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Wealden Local Plan Viability Assessment and CIL Review



Prepared for

Wealden District Council

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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 Regulation 18 consultation[1].

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 v*iability 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 Guidance[2].

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 has experienced a period of sustained growth following the coronavirus pandemic. Forecasts for future house price growth point to continuing growth in mainstream south-east housing markets, although there is a degree of short-term uncertainty following the coronavirus lockdown measures ending; supply chain issues and the UK's departure from the European Union which has resulted in labour shortages in many sectors, including construction; and the war in Ukraine which has impacted commodities pricing. 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 today's terms but also in the future.

Key findings

1.7 The key findings of the study are as follows:

[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'

- **Affordable housing:** We have appraised residential schemes with a range of affordable housing percentages from 0% to 50% with a tenure split of 40% affordable rent, 35% social rent and 25% shared ownership to inform a target percentage for the Council's emerging Affordable Housing Policy. In addition, we have tested replacing the 25% shared ownership units with First Homes to meet the Government's PPG requirement that 25% of all affordable housing provided on a site should be delivered as First Homes. There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values, 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 the emerging Plan.

- **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. This policy seeks on-site affordable housing on schemes providing 5-9 units in the High Weald National Landscape and our appraisals indicate that this approach is viable. We have 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, should this be an option pursued in the future. In other words, payments in lieu neither incentivise developers to take up the option of a payment, but nor does it penalise them.

- Emerging Plan Policy on specialist housing for older or vulnerable people seeks to apply the affordable housing requirement in the emerging Affordable Housing Policy to **residential care schemes**. Our appraisals indicate that these schemes should be able to provide an affordable housing contribution (either through on-site units or payment in lieu) but not necessarily at 35% in all cases. However, given that the Council's Affordable Housing Policy can be applied flexibly, we recommend that the same overall target is applied to care schemes.

- **First Homes** are required by planning guidance to be sold at a price not exceeding £250,000 to purchasers in receipt of gross household incomes not exceeding £80,000. The maximum discount in the First Homes PPG is 50%, but in many parts of the District, higher discounts would be required to meet the £250,000 capped property price. Furthermore, if the Council were to seek lower income thresholds (i.e. below £80,000), the discount required would rise above 50%. First Homes improve scheme viability modestly in low value areas, but then worsen viability as values increase, due to the higher discounts required to keep housing costs within the overall £250,000 cap. When schemes are marginally viable, the imposition of First Homes will have a negative impact on the overall percentage of affordable housing that can be delivered.

- **Affordable housing contributions on permanent resident caravan parks:** 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 of the pitches at permanently reduced pitch fees.

- **Self-build and custom build homes:** the requirement of emerging Plan Policy on self-build and custom build homes for housing sites of 20 (gross) dwellings to 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.

- **Net zero carbon:** Emerging Plan Policy on Net Zero Carbon requires that developments deliver reductions in carbon emissions[3]. Our appraisals reflect the net zero carbon requirement through a 5% increase in construction costs (covering operational emissions) and 15% (covering 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). 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%. 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.

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.

1.9 Viability in the lower residential band is more marginal after the impact of emerging policies is factored in, in comparison 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 £209.29 per square metre (indexed as of January 2024). In the higher residential banding, developments could readily absorb an increase from the current rate of £278.29 (indexed as of January 2024) to £325 per square metre. The Council may therefore wish to review the adopted CIL Charging Schedule alongside the development of the Local Plan.

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 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 £40 per square metre could be applied.

1.12 All of the proposed revised CIL rates 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.

[3] 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). Non-residential development to achieve total energy intensity use of less than 55kWh per square metre per year and maximum space heating demand of 15 kWh per square metre per year; and no more than 600 kg of CO2 per square metre of upfront embodied carbon (increasing to 350 kg per square metre from 2030).

Table 1.13.1: Proposed CIL rates

Development type	Zone	Adopted rate	Indexed rate January 2024	Proposed rate
Residential	Higher Band	£200	£278.98	£325.00
Residential	Lower Band	£150	£209.29	£209.29
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 and logistics	Whole District	Nil	Nil	£40
Standard rate (all uses not mentioned above)	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. 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 guidance[4], 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 The positive economic start to 2020 was curtailed by the outbreak of COVID-19, declared a global pandemic by the World Health Organisation in March 2020. The long-term consequences of the virus continues to impact global financial markets and supply chains. The FTSE 100 initially fell from 6,474 points to 5,152 points between 9 to 19 March 2020, representing a fall of 20.42% - the largest fall since the 2008 financial crisis. The Bank of England ("BoE") responded to the COVID-19 outbreak by lowering the base rate to 0.25% and introducing financial arrangements to help bridge the downward economic pressure caused by COVID-19. These changes to the base rate have since been reversed as a result of factors discussed below.

2.7 The UK Government introduced a series of restrictive and economically disruptive measures to slow and mitigate the spread of the COVID-19. The UK Government pledged a support package of £350bn to stabilise the economy during the shock caused by COVID-19. The Chancellor's Winter Economy Plan included a six-month Job Support Scheme, as well as other tax cuts and grants/loans to support businesses, including the furlough scheme which has since ended. Importantly for the housing market, a Stamp Duty holiday ran from June 2020 until the end of June 2021 tapering until

[4] 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.

September 2021. The successful vaccine production and subsequent rollout programme allowed for the full easing of restrictions within the UK, which has in turn led to a positive rebound in economic activity.

2.8 However, the rebound in economic activity has seen inflation rates increase above the BoE's inflation target of 2%, with inflation standing at 6.9% in January 2024, having exceeded 10% earlier in 2023.

2.9 Despite the economic headwinds facing the UK, the housing market outperformed expectations in 2020, 2021 and 2022. According to the Office of National Statistics reporting on Land Registry Data ("ONS Data"), in 2020, house prices grew by 8.5% in 2020, 10.7% in 2021, 6.9% in 2022 and reduced by 0.1% in 2023.

2.10 However, in the first half of 2023, the annual rate of house price growth has fallen significantly largely (although not exclusively) as a result of the Government's September 2022 'Fiscal Event' which saw unfunded cuts to taxes and a consequent fall in sterling and increase in bond yields. Nationwide's Chief Economist, Robert Gardener, commented in Nationwide's February 2023 House Price Index Report that "annual house price growth slipped into negative territory for the first time since June 2020, with prices down 1.1% in February compared with the same month last year. Moreover, February saw a further monthly price fall (-0.5%) – the sixth in a row – which leaves prices 3.7% below their August peak (after taking account of seasonal effects). The recent run of weak house price data began with the financial market turbulence in response to the mini-Budget at the end of September last year. While financial market conditions normalised some time ago, housing market activity has remained subdued". In October 2023, the Nationwide reported a monthly increase in average prices of 0.9%, reducing the annual fall in prices to just 3.3%. Over 2023 as a whole, house prices are likely to see far lower reductions than had been predicted at the beginning of the year.

2.11 The appointment of a new Chancellor (and Prime Minister) in October 2022, who effectually reversed the majority of the proposals in the Mini Budget, led to a degree of stability. However significant headwinds remain domestically and globally.

2.12 Both Nationwide and Halifax indicate that whilst the market remains resilient, house price growth is expected to continue to be somewhat muted as a result of continuing pressure on household budgets and the impact of higher interest rate rises. Robert Gardner (Nationwide) comments in August 2023 that "it will be hard for the market to regain much momentum in the near term since consumer confidence remains weak and household budgets remain under pressure from high inflation. Housing affordability also remains stretched, where mortgage rates remain well above the lows prevailing at this point last year".

2.13 Halifax observe the resilience the UK housing market assisted in Q1 2023 by the easing of mortgage rates and increase in mortgage approvals. However, Kim Kinnaird, Director of Mortgages also comments; "predicting exactly where house prices go next is more difficult. While the increased cost of living continues to put significant pressure on personal finances, the likely drop in energy prices – and inflation more generally – in the coming months should offer a little more headroom in household budgets. While the path for interest rates is uncertain, mortgage costs are unlikely to get significantly cheaper in the short-term and the performance of the housing market will continue to reflect these new norms of higher borrowing costs and lower demand. Therefore, we still expect to see a continued slowdown through this year".

2.14 In their April 2023 Housing Market Update, Savills reflect the weakening market is largely a consequence of the challenging mortgage environment leading to a softening of demand in contrast to supply. They do also note that demand is recovering reflected by an increase in mortgage approvals (albeit still below pre covid levels). However, Knight Frank's October 2023 UK House Price Forecast indicates that sentiment will be more positive over the forthcoming year. Their forecast is cumulative growth in the five years to 2027 of 1.4%.

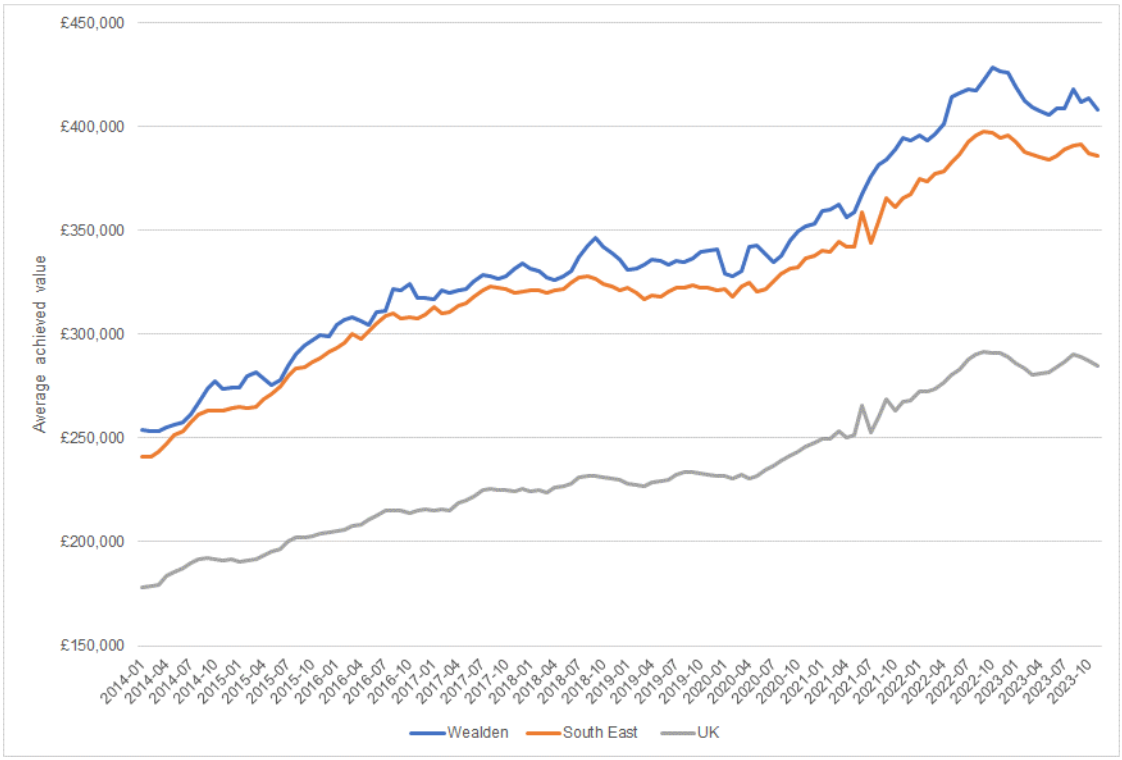
2.15 On a broader economic scale CBRE offer a cautiously optimistic medium-term view in their Q2 2023 Economic Outlook stating that "although inflation is declining gradually, it remains persistently high. Despite this, and the recent instability in the global banking sector, we are more optimistic about the

economic outlook and now expect the UK to avoid a recession this year. This partly reflects improving business confidence and the resilient labour market. Moreover, as inflation returns to sufficiently low levels, GDP will start to recover more substantially. In 2024, we expect GDP growth of 1.2%".

Local Housing Market Context

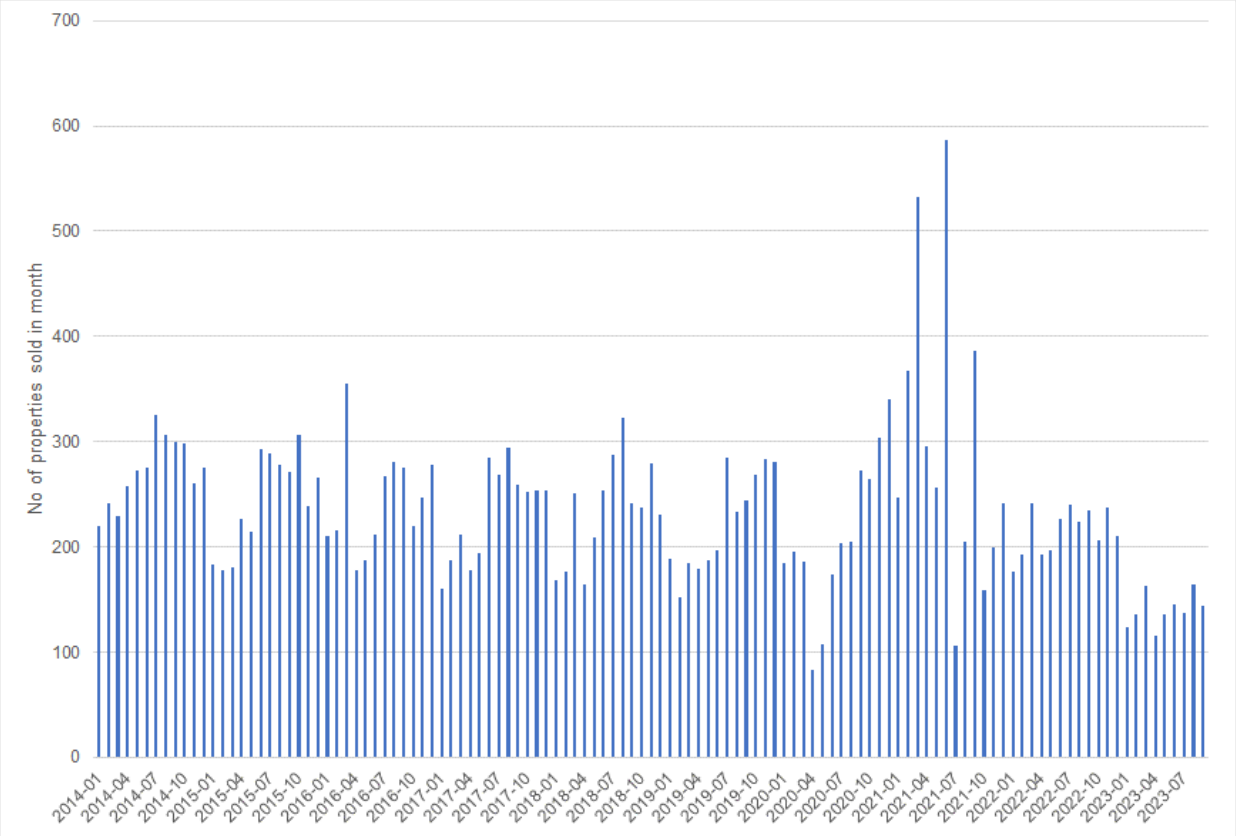
2.16 House prices in Wealden District have followed recent national trends, with values increasing between 2014 and 2018, as shown in Figure 2.16.1. Values remained broadly flat between 2018 and 2021 and subsequently increased sharply up to the end of 2022. Sales volumes fell below historic levels in 2020, but have since recovered (see Figure 2.16.2), although somewhat volatile during the period after the first coronavirus lockdown. Between February 2020 and November 2023 (the most recently available data), sales values in Wealden increased by 24%, compared to 20% across the south east and 23% across the UK.

Figure 2.16.1: Average sales value in Wealden District



Source: Land Registry

Figure 2.16.2: Sales volumes in Wealden District (sales per month)



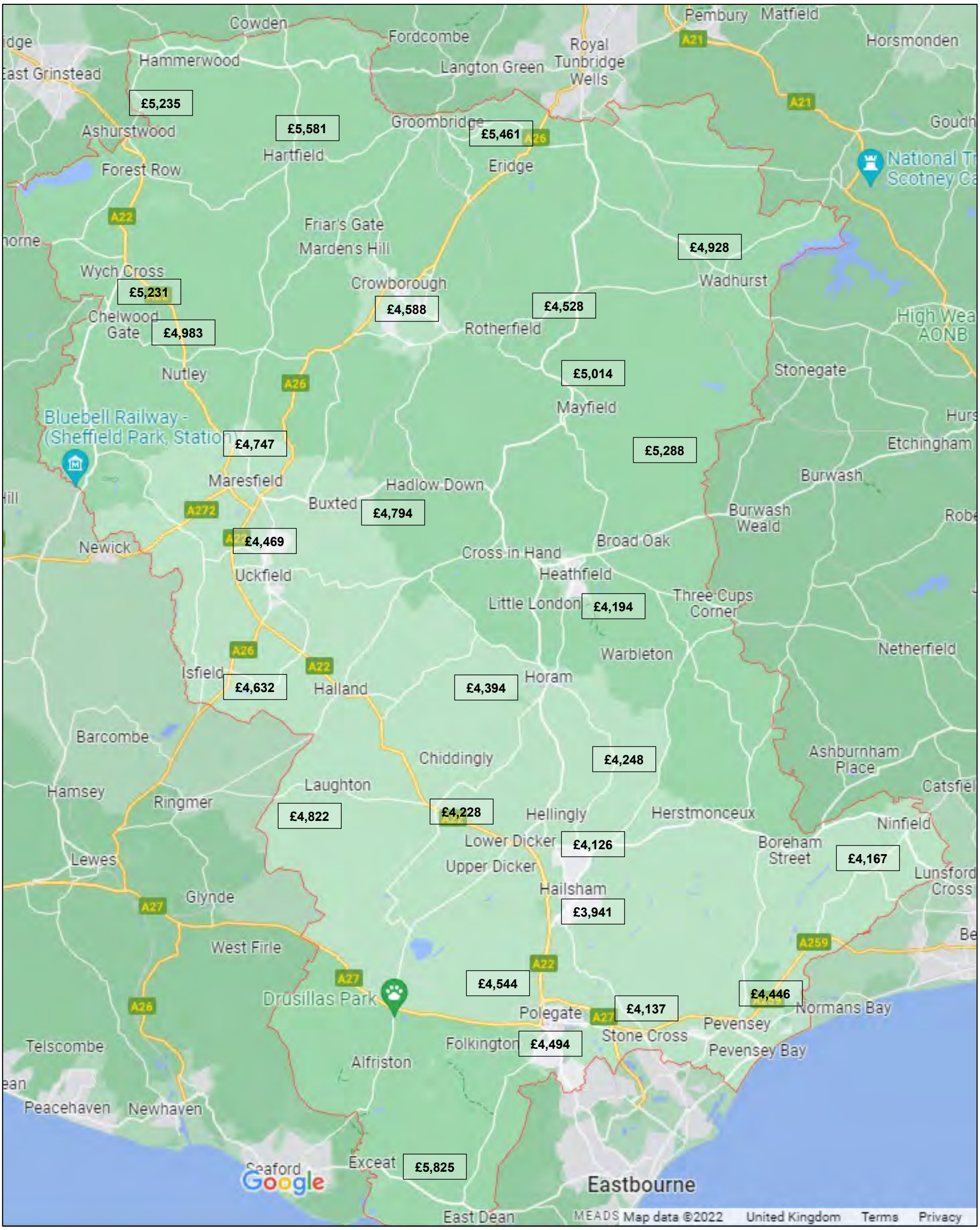
Source: Land Registry

2.17 The future trajectory of house prices is currently uncertain, although Savills' *Housing Market Update January 2024* 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 2024 and 2028. Savills predict that values in south-east markets will fall by 3.0% in 2024, and increase by 3.0% in 2025, 4.5% in 2026, 6.5% in 2027 and 5.5% in 2028. This equates to cumulative growth of 16.7% between 2024 and 2028 inclusive.

2.18 In common with other districts, there are variations in sales values between different parts of Wealden District, as shown in Figure 2.18.1. Values range from £3,941 to £5,825 per square metre. Highest sales values are achieved in the north of the District and also in the far south (East Dean)[5]. 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.

[5] 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.

Figure 2.18.1: Sales values in Wealden District (approx. £s per square metre) Sources: Map – Google; Values – Land Registry; Molior London



National Policy Context

The National Planning Policy Framework

2.19 In February 2019, the government published a revised NPPF and revised PPG, with subsequent updates to the NPPF most recently in December 2023 and to the PPG in May and September 2019.

2.20 Paragraph 34 of the NPPF (December 2023) 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*".

2.21 Paragraph 58 of the NPPF (December 2023) 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*".

2.22 In urban areas[6], 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 emerging Affordable Housing policy requires that sites providing 10 or more units should provide on-site affordable housing with a tenure mix of 40% affordable rent, 35% social rent and 25% intermediate housing (which can include First Homes at a discount of at least 30%). The policy requirement is to be applied on a 'subject to viability' basis having regards to site-specific circumstances. This enables schemes that cannot provide the full target level of affordable housing to still come forward rather than being sterilised by a fixed or 'quota' based approach to affordable housing.

2.23 Prior to the publication of the updated NPPF in 2019, the meaning of a "*competitive return*" had been the subject of considerable debate. For the purposes of testing the viability of a Local Plan, the Local Housing Delivery Group[7] concluded that the existing use value of a site plus an appropriate uplift (or a credible alternative use value), represents a competitive return to a landowner. Some members of the RICS considered that a competitive return should be determined by market value[8], although there was no consensus around this view. The revised NPPF (December 2023) removes the requirement for "competitive returns" and is silent on how landowner returns should be assessed. 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 adopted[9] in 2012 but have adopted policies based on the most viable outcome of 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; in other words, schemes that could have delivered more would not do so.

[6] Wealden District is almost equally split between urban areas and rural areas.

[7] Viability Testing Local Plans: Advice for planning practitioners, June 2012

[8] RICS Guidance Note: Financial Viability in Planning, August 2012

[9] And also 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.

CIL Policy Context

2.24 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.

2.25 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)[10] and at paragraph 57 of the NPPF (December 2023), and to the provision of affordable housing.

2.26 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).

2.27 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.

2.28 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.

2.29 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.

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

2.31 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*

[10] Known formally as The Community Infrastructure Levy Regulations 2010 (as amended).

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.

2.32 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.

2.33 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."*

2.34 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 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.

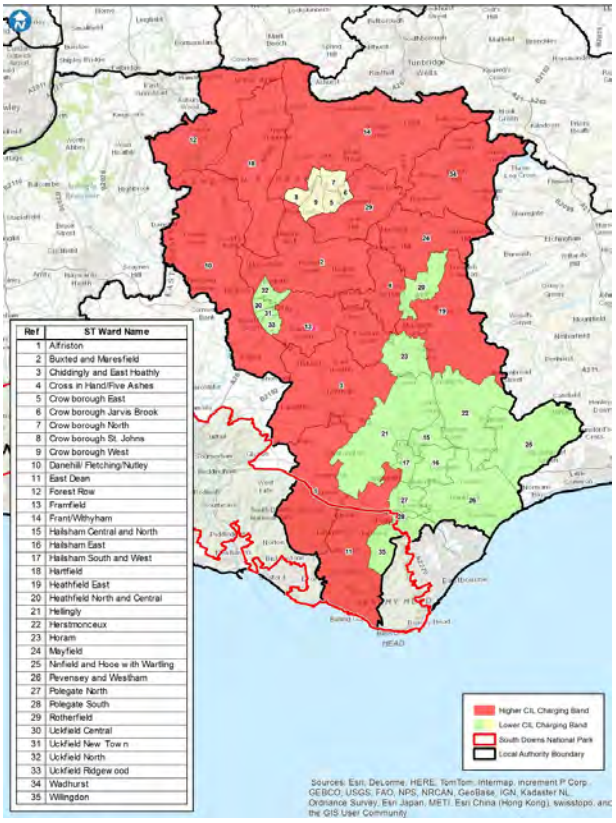
Wealden CIL

2.35 The Council approved it's CIL Charging Schedule on 25 November 2015 and it came into effect on 1 April 2016. Table 2.35.1 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 2.35.2) 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 2.35.1: CIL rates per net additional square metre in the Charging Schedule

Development type	Zone	Adopted rate	Indexed rate January 2024
Residential	Higher Band	£200	£278.98
Residential	Lower Band	£150	£209.29
Convenience retail	Whole District	£100	£139.53
Comparison retail	Whole District	£20	£27.90
Standard rate	Whole District	Nil	Nil

Figure 2.35.2: CIL charging zones (Source: CIL Charging Schedule 2015)



Local Policy context

2.36 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.

2.37 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.

2.38 The Council undertook a 'Direction of Travel' consultation between 23 November 2020 and 18 January 2021. The Council subsequently considered the consultation responses and at the time of writing is drafting its Regulation 18 Draft Local Plan, which is due to be published in March 2024. The emerging regulation 18 Local Plan policies are summarised at Appendix 1 and the policies with specific implications for development are identified below[11]:

- **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 – 9,999swm 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 as 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, include 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.

- **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 40% affordable rent, 35% social rent and 25% intermediate housing (which can include First Homes at a discount of at least 30%). Financial contributions will be sought on developments of

[11] Using policy references at the time of drafting this report. We note that these may change.

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

2.39 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).

2.40 Part of Wealden District (Alfriston, 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.

2.41 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')[12]. 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').

2.42 As is expected in a part-rural district, the predominant land use in many parts of Wealden is for agriculture including viticulture.

2.43 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 2023, the Council's 5-year housing land supply included 103 sites with planning permission above 5 (net) dwellings[13], 28 of which provide 100 or more units and 75 of which comprised between 5 and 99 units.

[12] The Ashdown Forest is also designated an as Special Area of Conservation ('SAC') and Site of Scientific Special Interest ('SSSI').
[13] Or a resolution to grant planning permission.

2.44 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.

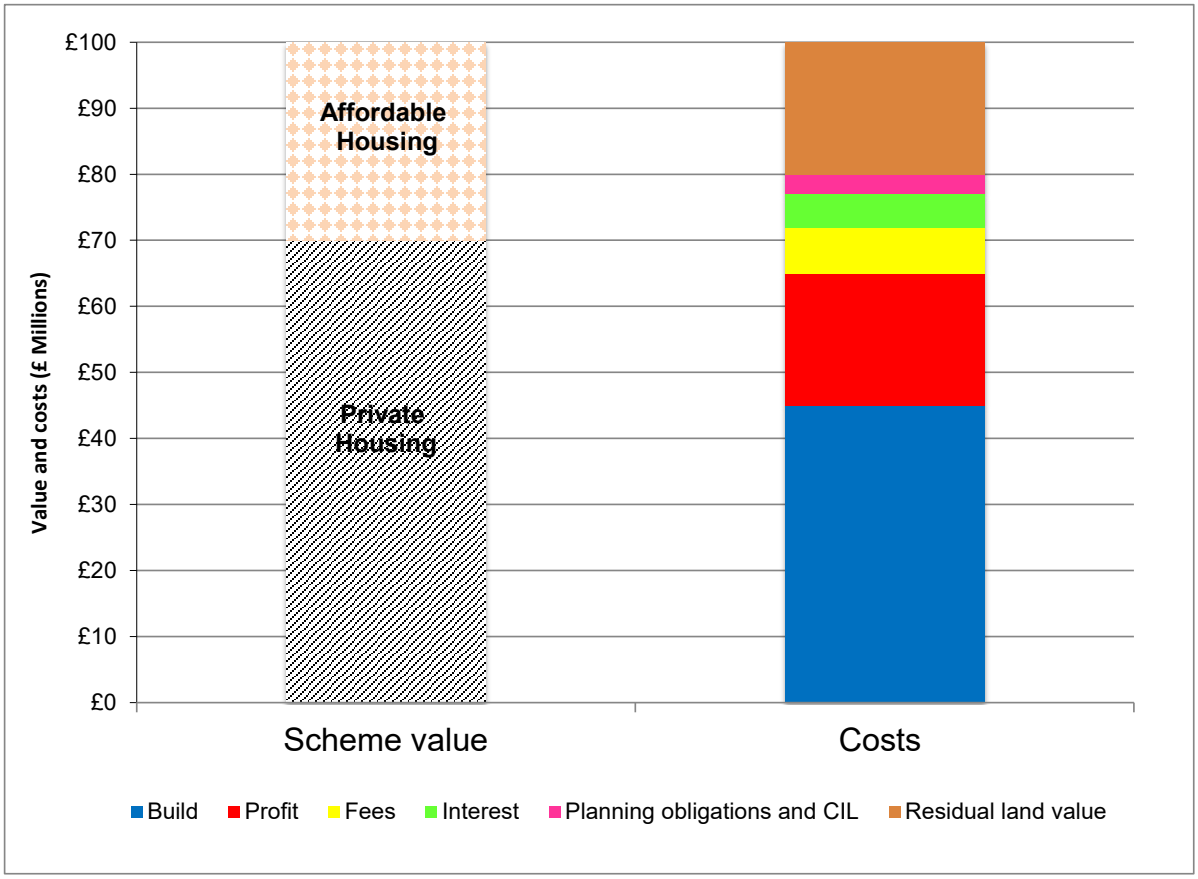
3 Methodology and appraisal approach

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, scheme 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'[14] 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 Clearly, 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 still 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 2023), the government published a revised NPPF, which indicates at paragraph 34 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 guidance[15] in June 2012, which provides guidance on testing 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*".

[14] 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'.

[15] 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).

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 the 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 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. 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.

- 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 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 Polices 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. 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 £3,940 per square metre (£366 per square foot) to £5,825 per square metre (£541 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 2022	2 2023	3 2024	4 2025	5 2026	6 2027 and each year thereafter
Values	3.0%	2.5%	2.0%	1.5%	1.0%	4.0%
Costs	2.0%	2.0%	2.5%	2.5%	2.5%	2.5%

Table 4.3.2: Downside scenarios

Year	1 2022	2 2023	3 2024	4 2025	5 2026	6 2027 and each year thereafter
Values	0.0%	1.0%	1.0%	2.0%	3.0%	3.0%
Costs	2.0%	2.0%	2.5%	2.5%	2.5%	2.5%

Affordable housing tenure and values

4.4 The emerging Affordable Housing Policy 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 40% affordable rent, 35% social rent and 25% intermediate. The intermediate element can (and likely will) include First Homes at a discount of at least 30%. We have also considered the impact of higher First Homes discounts of 40% and 50%.

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 ind, 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 ind, 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[16])	£115.07	£149.59	£195.62	£230.14
Social rent	£74.67	£85.67	£102.09	£113.09

4.6 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 summarises the capital values that each tenure would generate. These capital values reflect the 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)	£194	£186	£207	£224	£188
Social Rent	£122	£101	£102	£104	£103
Overall blended value (40% of AH units provided as Affordable Rent and 35% as Social Rent)					£148

4.8 The Homes England '*Affordable Homes Programme 2021-2026*' document clearly states that Registered Providers 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 month[17] (£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;

[16] Sussex East Broad Rental Market Area
[17] 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.

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	£311	6.00%	12
Supermarkets	£250	4.00%	6
Office	£180	6.00%	12
Industrial and warehousing	£121	4.00%	12

4.14 Transactions of hotels in the area indicate a range of £45,555 to £168,293 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 £140,000 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
Cooden Beach Hotel	Bexhill on Sea	1928	6/4/21	£168,293	12.5	3
Hotel Indigo	Brighton	u/c	15/3/22	£142,857	37.74	4
Cecil House Hotel	Brighton	1980	20/10/20	£78,906	37.74	3
Horse Shoe Inn	Hailsham	1953	27/1/22	£66,500	unknown	3
The Pier Hotel	Eastbourne	1880	30/11/20	£45,555	35	3
Oban Hotel	Eastbourne	1890	1/6/22	£43,667	38.38	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	£1,542	15%	£1,773
Flats – fewer than 6 storeys	816 Flats -3-5 storeys	£1,757	10%	£1,933
Retail	345 Shops	£1,556	10%	£1,712
Supermarkets	344 Supermarkets generally	£1,701	10%	£1,871
Offices	320 Offices air conditioned generally	£2,408	10%	£2,649
B2 industrial	282 Factories generally	£1,092	10%	£1,201
B8 storage and warehousing	284 Warehouses/ stores	£923	10%	£1,015
Community facilities	532 Community centres generally	£2,551	10%	£2,806

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), developers typically incur additional costs for utilities upgrades, estate roads and other related infrastructure. We have incorporated an allowance amounting to 15% of base construction costs to address these requirements.

Zero carbon and BREEAM

4.18 At this stage, the Council has not commissioned any specialist analysis of the costs of meeting net zero carbon development. We have therefore drawn upon capital cost figures from studies undertaken for other authorities (the '*Cornwall Climate Emergency DPD – Energy review and modelling'* by Currie Brown and Etude (February 2021)). The following uplifts are for the lowest cost modelled route to net zero (Cornwall Scenario 2) from a range of baselines:

- 2.1% uplift from a baseline of Part L 2025 (35% CO2 reduction);
- 2.8% uplift from a baseline of Part L 2021;
- 4.9% uplift from a baseline of Part L 2013;
- 6% uplift based on Currie & Brown route to net zero regulated and unregulated emissions using Standard Assessment Procedure ('SAP') 10 emissions factors and air sourced heat pumps.

4.19 For non-residential development, the Council could apply net zero carbon using a hierarchy of fabric, renewables and then financial off-sets. The cost data from the Currie and Brown report indicates the following uplifts are applicable:

- Energy efficiency (Minimum carbon reduction of 15%): 2%;
- On-site saving (total carbon reduction of 35%): 1%;
- Allowable solutions (offset 65% of regulated CO2 emissions): 2-4%;
- BREEAM (BREEAM Excellent rating): 1-2%.

4.20 Although the costs of operational and embodied carbon are somewhat unclear, we have adopted the following assumptions for testing purposes:

- Cost uplift for operational carbon: 5% of build costs for domestic and 5% for non-domestic;
- Cost uplift for operational and embodied carbon: 15% of build costs for domestic and 15% for non-domestic.

Accessibility standards

4.21 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%

4.22 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

4.23 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 a 10% 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

4.24 Our appraisals assume that development finance can be secured at a rate of 6%, inclusive of arrangement and exit fees, reflective of current funding conditions.

Marketing costs

4.25 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.

Wealden District CIL

4.26 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 4.26.1 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 4.26.1: CIL rates per net additional square metre in the Charging Schedule

Development type	Zone	Adopted rate	Indexed rate January 2024	Alter-native rate 1	Alter-native rate 2	Alter-native rate 3
Residential	Higher Band	£200	£278.98	£275	£300	£325
Residential	Lower Band	£150	£209.29	£225	£250	£275
Convenience retail	Whole District	£100	£139.53	£150	£175	£200
Comparison retail	Whole District	£20	£27.90	£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

4.27 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

4.28 To account for residual Section 106 requirements, we have included an allowance of up to £25 per square metre for non-residential development and £2,500 per unit for residential development comprising 40 or more dwellings. The actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.

4.29 Parts of the District fall within 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.

4.30 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

4.31 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 costs[18]. 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.

Development and sales periods

4.32 Development and sales periods vary between type 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

4.33 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).

4.34 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.

4.35 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.

4.36 Our assumed return on the affordable housing GDV is 6%. A lower return on the 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

4.37 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

[18] Central Estimate – see Table 20 of DEFRA Impact Assessment

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

4.38 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.

4.39 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.

4.40 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.

4.41 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)[19]. 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.

4.42 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;

[19] See, for example, Savills 'Farmland Market' report, January 2022

- 2.5 year void and rent free period;
- £750 per square metre (£70 per square foot) for essential refurbishment including M&E;
- Purchaser's costs deducted at 6.8%;
- 15% lettings agent and letting legal fees; and
- 20% premium on resulting capital value.

4.43 The capital value generated is £750,000 including premium.

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

- Brownfield sites: £0.75 million per hectare;
- Higher value greenfield (smaller sites): £370,000 per hectare; and
- Lower value greenfield (larger sites): £250,000 per 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 and 9. 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) the following levels of affordable housing to test the 35% target in the emerging Affordable Housing Policy, which seeks a tenure split of 40% affordable rent, 35% social rent and 25% intermediate, including First Homes:

- 0% affordable to 50% affordable; 40% Affordable Rent, 35% Social Rent and 25% Shared Ownership;
- 0% affordable to 50% affordable; 40% Affordable Rent, 35% Social Rent and 25% First Homes at a discount of 30%, 40% and 50%;

5.3 For small sites that fall below the 10-unit threshold, we have factored in the 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, but the method of calculation reflects our approach for viability testing[20].

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 are summarised in Table 5.6.1 below.

Table 5.6.1: Alternative CIL rates

Development type	Zone	Adopted rate	Indexed rate January 2024	Alter-native rate 1	Alter-native rate 2	Alter-native rate 3
Residential	Higher Band	£200	£278.98	£275	£300	£325
Residential	Lower Band	£150	£209.29	£225	£250	£275
Convenience retail	Whole District	£100	£139.53	£150	£175	£200
Comparison retail	Whole District	£20	£27.90	£35	£45	£55
Standard rate	Whole District	Nil	Nil	Nil	Nil	Nil

[20] 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.

Development type	Zone	Adopted rate	Indexed rate January 2024	Alter-native rate 1	Alter-native rate 2	Alter-native rate 3
Offices	Whole District	Nil	Nil	£20	£40	£60
Industrial	Whole District	Nil	Nil	£20	£40	£60
Hotels	Whole District	Nil	Nil	£20	£40	£60

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 15 and 16.

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 Regulation 18 Local Plan consultation.

Affordable housing

6.2 As noted in Section 5, we have tested a series of tenure scenarios, as follows:

- 40% Affordable Rent, 35% Social Rent and 25% shared ownership; and
- 40% Affordable Rent, 35% Social Rent and 25% First Homes.

6.3 The results for the appraisals with 40% Affordable Rent, 35% Social Rent and 25% First Homes 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 £3,940 per square metre to £5,825 per square metre. The results for the appraisals with 40% and 50% First Homes discounts are attached at Appendix 7 and Appendix 8 and the results with an alternative tenure split of 40% Affordable Rent, 35% Social Rent and 25% Shared Ownership are attached at Appendix 9. 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 (£3,940 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 (£5,825 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 6.11.1 to 6.12.9, there is no uniform level of affordable housing where it can be said most schemes are viable. Setting any percentage below the current 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 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.

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 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, 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).

Table 6.3.1: Appraisal results – 40% Affordable Rent, 35% Social Rent and 25% First Homes (values of £3,940 per square metre) – See Appendix 6 for accessible text version

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £3,940 psm AH tenure Rented 75% SO 0% Frst Hms 25%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000	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	£75,000	185,661	165,256	145,359	125,971	107,093	88,724	70,864	53,512	36,670	20,269	3,642
2	Five unit development - edge of village	5	£200,000	309,435	275,426	242,265	209,953	178,488	147,873	118,106	89,187	61,116	33,781	6,070
3	Eight unit development - village centre	8	£320,000	408,470	358,548	309,897	262,516	216,405	171,565	127,997	85,698	44,671	4,741	- 36,514
4	Ten unit development - edge of village	10	£400,000	594,684	531,274	469,468	409,264	350,664	293,667	238,272	184,481	132,293	81,489	29,929
5	Ten unit development - rural site	10	£500,000	594,684	531,274	469,468	409,264	350,664	293,667	238,272	184,481	132,293	81,489	29,929
6	Fifteen unit development - edge of village	15	£600,000	892,027	796,912	704,202	613,897	525,997	440,500	357,409	276,721	198,439	122,235	44,894
7	Twenty unit development - within town/village boundary	20	£666,667	1,122,282	1,000,282	881,380	764,752	651,160	540,693	433,354	329,140	228,052	129,664	29,761
8	Thirty unit development - town centre	30	£750,000	3,839,870	3,392,819	2,953,880	2,523,052	2,100,336	1,685,730	1,279,235	880,852	490,579	108,418	- 269,391
9	Fifty unit development within town/village boundary	50	£1,666,667	1,764,122	1,492,806	1,228,716	971,852	720,840	473,085	227,692	- 12,940	- 251,783	- 485,614	- 714,433
10	One hundred unit development - edge of town	100	£4,166,667	2,582,495	2,030,536	1,488,315	960,657	447,838	- 50,850	- 543,232	- 1,024,983	- 1,491,474	- 1,944,802	- 2,405,682
11	Three hundred unit scheme - edge of town	300	£12,500,000	6,628,168	5,314,373	3,840,983	2,405,702	1,000,416	- 369,253	- 1,726,766	- 3,050,307	- 4,347,129	- 5,630,174	- 6,949,064
12	Caravan Park - 20 units	20	£375,000	763,540	763,540	763,540	763,540	763,540	763,540	763,540	763,540	763,540	763,540	763,540
13	Caravan Park - 40 units	40	£750,000	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343
14	Caravan Park - 100 units	100	£1,875,000	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356
15	C2 care scheme - flatted scheme in town centre	60	£500,000	- 2,801,167	- 2,964,494	- 3,124,123	- 3,280,053	- 3,432,285	- 3,580,818	- 3,725,653	- 3,866,790	- 4,004,227	- 4,137,967	- 4,268,008
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	- 3,734,889	- 3,952,659	- 4,165,497	- 4,373,403	- 4,576,379	- 4,774,423	- 4,967,537	- 5,155,720	- 5,338,970	- 5,517,290	- 5,690,678
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	1,604,726	1,360,302	1,121,295	888,857	662,986	443,683	230,948	24,781	- 177,293	- 374,179	- 577,920

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	185,661	165,256	145,359	125,971	107,093	88,724	70,864	53,512	36,670	20,269	3,642
2	Five unit development - edge of village	5	£98,667	309,435	275,426	242,265	209,953	178,488	147,873	118,106	89,187	61,116	33,781	6,070
3	Eight unit development - village centre	8	£157,867	408,470	358,548	309,897	262,516	216,405	171,565	127,997	85,698	44,671	4,741	- 36,514
4	Ten unit development - edge of village	10	£197,333	594,684	531,274	469,468	409,264	350,664	293,667	238,272	184,481	132,293	81,489	29,929
5	Ten unit development - rural site	10	£246,667	594,684	531,274	469,468	409,264	350,664	293,667	238,272	184,481	132,293	81,489	29,929
6	Fifteen unit development - edge of village	15	£296,000	892,027	796,912	704,202	613,897	525,997	440,500	357,409	276,721	198,439	122,235	44,894
7	Twenty unit development - within town/village boundary	20	£328,889	1,122,282	1,000,282	881,380	764,752	651,160	540,693	433,354	329,140	228,052	129,664	29,761
8	Thirty unit development - town centre	30	£370,000	3,839,870	3,392,819	2,953,880	2,523,052	2,100,336	1,685,730	1,279,235	880,852	490,579	108,418	- 269,391
9	Fifty unit development within town/village boundary	50	£822,222	1,764,122	1,492,806	1,228,716	971,852	720,840	473,085	227,692	- 12,940	- 251,783	- 485,614	- 714,433
10	One hundred unit development - edge of town	100	£2,055,556	2,582,495	2,030,536	1,488,315	960,657	447,838	- 50,850	- 543,232	- 1,024,983	- 1,491,474	- 1,944,802	- 2,405,682
11	Three hundred unit scheme - edge of town	300	£6,166,667	6,628,168	5,314,373	3,840,983	2,405,702	1,000,416	- 369,253	- 1,726,766	- 3,050,307	- 4,347,129	- 5,630,174	- 6,949,064
12	Caravan Park - 20 units	20	£185,000	763,540	763,540	763,540	763,540	763,540	763,540	763,540	763,540	763,540	763,540	763,540
13	Caravan Park - 40 units	40	£370,000	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343
14	Caravan Park - 100 units	100	£925,000	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 2,801,167	- 2,964,494	- 3,124,123	- 3,280,053	- 3,432,285	- 3,580,818	- 3,725,653	- 3,866,790	- 4,004,227	- 4,137,967	- 4,268,008
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 3,734,889	- 3,952,659	- 4,165,497	- 4,373,403	- 4,576,379	- 4,774,423	- 4,967,537	- 5,155,720	- 5,338,970	- 5,517,290	- 5,690,678
17	C2 care scheme - houses - edge of town/village	50	£578,125	1,604,726	1,360,302	1,121,295	888,857	662,986	443,683	230,948	24,781	- 177,293	- 374,179	- 577,920

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	185,661	165,256	145,359	125,971	107,093	88,724	70,864	53,512	36,670	20,269	3,642
2	Five unit development - edge of village	-	£66,667	309,435	275,426	242,265	209,953	178,488	147,873	118,106	89,187	61,116	33,781	6,070
3	Eight unit development - village centre	-	£106,667	408,470	358,548	309,897	262,516	216,405	171,565	127,997	85,698	44,671	4,741	- 36,514
4	Ten unit development - edge of village	-	£133,333	594,684	531,274	469,468	409,264	350,664	293,667	238,272	184,481	132,293	81,489	29,929
5	Ten unit development - rural site	-	£166,667	594,684	531,274	469,468	409,264	350,664	293,667	238,272	184,481	132,293	81,489	29,929
6	Fifteen unit development - edge of village	-	£200,000	892,027	796,912	704,202	613,897	525,997	440,500	357,409	276,721	198,439	122,235	44,894
7	Twenty unit development - within town/village boundary	-	£222,222	1,122,282	1,000,282	881,380	764,752	651,160	540,693	433,354	329,140	228,052	129,664	29,761
8	Thirty unit development - town centre	-	£250,000	3,839,870	3,392,819	2,953,880	2,523,052	2,100,336	1,685,730	1,279,235	880,852	490,579	108,418	- 269,391
9	Fifty unit development within town/village boundary	-	£555,556	1,764,122	1,492,806	1,228,716	971,852	720,840	473,085	227,692	- 12,940	- 251,783	- 485,614	- 714,433
10	One hundred unit development - edge of town	-	£1,388,889	2,582,495	2,030,536	1,488,315	960,657	447,838	- 50,850	- 543,232	- 1,024,983	- 1,491,474	- 1,944,802	- 2,405,682
11	Three hundred unit scheme - edge of town	-	£4,166,667	6,628,168	5,314,373	3,840,983	2,405,702	1,000,416	- 369,253	- 1,726,766	- 3,050,307	- 4,347,129	- 5,630,174	- 6,949,064
12	Caravan Park - 20 units	-	£125,000	763,540	763,540	763,540	763,540	763,540	763,540	763,540	763,540	763,540	763,540	763,540
13	Caravan Park - 40 units	-	£250,000	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343
14	Caravan Park - 100 units	-	£625,000	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356
15	C2 care scheme - flatted scheme in town centre	-	£166,667	- 2,801,167	- 2,964,494	- 3,124,123	- 3,280,053	- 3,432,285	- 3,580,818	- 3,725,653	- 3,866,790	- 4,004,227	- 4,137,967	- 4,268,008
16	C2 care scheme - flatted scheme edge of town/village	-	£333,333	- 3,734,889	- 3,952,659	- 4,165,497	- 4,373,403	- 4,576,379	- 4,774,423	- 4,967,537	- 5,155,720	- 5,338,970	- 5,517,290	- 5,690,678
17	C2 care scheme - houses - edge of town/village	-	£390,625	1,604,726	1,360,302	1,121,295	888,857	662,986	443,683	230,948	24,781	- 177,293	- 374,179	- 577,920

Table 6.3.2: Appraisal results – 40% Affordable Rent, 35% Social Rent and 25% First Homes (values of £4,180 per square metre) – See Appendix 6 for text version

WEALDEN LOCAL PLAN VIABILITY TESTING — Sales value £4,180 psm — AH tenure — Rented 75% — SO 0% Frst Hms 25%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000 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	£75,000	238,427	214,889	191,913	169,496	147,642	126,348	105,615	85,444	65,833	46,784	28,296
2	Five unit development - edge of village	5	£200,000	397,379	358,149	319,854	282,495	246,069	210,580	176,026	142,406	109,722	77,973	47,158
3	Eight unit development - village centre	8	£320,000	543,812	485,854	429,303	374,154	320,409	268,069	217,133	167,601	119,473	72,749	27,429
4	Ten unit development - edge of village	10	£400,000	763,861	690,409	618,726	548,813	480,670	414,296	349,693	286,858	225,795	166,500	108,975
5	Ten unit development - rural site	10	£500,000	763,861	690,409	618,726	548,813	480,670	414,296	349,693	286,858	225,795	166,500	108,975
6	Fifteen unit development - edge of village	15	£600,000	1,145,792	1,035,612	928,088	823,220	721,005	621,445	524,539	430,288	338,692	249,750	163,463
7	Twenty unit development - within town/village boundary	20	£666,667	1,450,993	1,309,480	1,171,388	1,036,718	905,469	777,642	652,350	530,363	411,830	296,751	185,126
8	Thirty unit development - town centre	30	£750,000	5,110,308	4,603,310	4,101,514	3,608,850	3,125,320	2,650,922	2,185,657	1,729,524	1,282,525	844,659	415,926
9	Fifty unit development within town/village boundary	50	£1,666,667	2,538,576	2,221,285	1,911,984	1,610,673	1,317,350	1,032,019	754,676	482,338	218,050	- 38,695	- 290,327
10	One hundred unit development - edge of town	100	£4,166,667	4,154,777	3,509,481	2,880,424	2,267,606	1,670,064	1,083,939	514,222	- 39,642	- 587,178	- 1,122,637	- 1,641,221
11	Three hundred unit scheme - edge of town	300	£12,500,000	11,141,762	9,382,670	7,667,927	5,993,106	4,355,366	2,762,316	1,203,886	- 318,180	- 1,827,014	- 3,303,404	- 4,755,044
12	Caravan Park - 20 units	20	£375,000	834,343	834,343	834,343	834,343	834,343	834,343	834,343	834,343	834,343	834,343	834,343
13	Caravan Park - 40 units	40	£750,000	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949
14	Caravan Park - 100 units	100	£1,875,000	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372
15	C2 care scheme - flatted scheme in town centre	60	£500,000	- 2,113,928	- 2,311,711	- 2,505,245	- 2,694,529	- 2,879,564	- 3,060,350	- 3,236,884	- 3,409,171	- 3,577,207	- 3,740,994	- 3,900,532
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	- 2,618,571	- 3,082,282	- 3,340,327	- 3,592,706	- 3,839,419	- 4,080,466	- 4,315,847	- 4,545,562	- 4,769,610	- 4,987,992	- 5,200,709
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	2,342,246	2,055,128	1,775,239	1,502,577	1,236,750	976,068	722,690	476,615	237,843	6,376	- 220,670

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	238,427	214,889	191,913	169,496	147,642	126,348	105,615	85,444	65,833	46,784	28,296
2	Five unit development - edge of village	5	£98,667	397,379	358,149	319,854	282,495	246,069	210,580	176,026	142,406	109,722	77,973	47,158
3	Eight unit development - village centre	8	£157,867	543,812	485,854	429,303	374,154	320,409	268,069	217,133	167,601	119,473	72,749	27,429
4	Ten unit development - edge of village	10	£197,333	763,861	690,409	618,726	548,813	480,670	414,296	349,693	286,858	225,795	166,500	108,975
5	Ten unit development - rural site	10	£246,667	763,861	690,409	618,726	548,813	480,670	414,296	349,693	286,858	225,795	166,500	108,975
6	Fifteen unit development - edge of village	15	£296,000	1,145,792	1,035,612	928,088	823,220	721,005	621,445	524,539	430,288	338,692	249,750	163,463
7	Twenty unit development - within town/village boundary	20	£328,889	1,450,993	1,309,480	1,171,388	1,036,718	905,469	777,642	652,350	530,363	411,830	296,751	185,126
8	Thirty unit development - town centre	30	£370,000	5,110,308	4,603,310	4,101,514	3,608,850	3,125,320	2,650,922	2,185,657	1,729,524	1,282,525	844,659	415,926
9	Fifty unit development within town/village boundary	50	£822,222	2,538,576	2,221,285	1,911,984	1,610,673	1,317,350	1,032,019	754,676	482,338	218,050	- 38,695	- 290,327
10	One hundred unit development - edge of town	100	£2,055,556	4,154,777	3,509,481	2,880,424	2,267,606	1,670,064	1,083,939	514,222	- 39,642	- 587,178	- 1,122,637	- 1,641,221
11	Three hundred unit scheme - edge of town	300	£6,166,667	11,141,762	9,382,670	7,667,927	5,993,106	4,355,366	2,762,316	1,203,886	- 318,180	- 1,827,014	- 3,303,404	- 4,755,044
12	Caravan Park - 20 units	20	£185,000	834,343	834,343	834,343	834,343	834,343	834,343	834,343	834,343	834,343	834,343	834,343
13	Caravan Park - 40 units	40	£370,000	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949
14	Caravan Park - 100 units	100	£925,000	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 2,113,928	- 2,311,711	- 2,505,245	- 2,694,529	- 2,879,564	- 3,060,350	- 3,236,884	- 3,409,171	- 3,577,207	- 3,740,994	- 3,900,532
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 2,818,571	- 3,082,282	- 3,340,327	- 3,592,706	- 3,839,419	- 4,080,466	- 4,315,847	- 4,545,562	- 4,769,610	- 4,987,992	- 5,200,709
17	C2 care scheme - houses - edge of town/village	50	£578,125	2,342,246	2,055,128	1,775,239	1,502,577	1,236,750	976,068	722,690	476,615	237,843	6,376	- 220,670

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	238,427	214,889	191,913	169,496	147,642	126,348	105,615	85,444	65,833	46,784	28,296
2	Five unit development - edge of village	-	£66,667	397,379	358,149	319,854	282,495	246,069	210,580	176,026	142,406	109,722	77,973	47,158
3	Eight unit development - village centre	-	£106,667	543,812	485,854	429,303	374,154	320,409	268,069	217,133	167,601	119,473	72,749	27,429
4	Ten unit development - edge of village	-	£133,333	763,861	690,409	618,726	548,813	480,670	414,296	349,693	286,858	225,795	166,500	108,975
5	Ten unit development - rural site	-	£166,667	763,861	690,409	618,726	548,813	480,670	414,296	349,693	286,858	225,795	166,500	108,975
6	Fifteen unit development - edge of village	-	£200,000	1,145,792	1,035,612	928,088	823,220	721,005	621,445	524,539	430,288	338,692	249,750	163,463
7	Twenty unit development - within town/village boundary	-	£222,222	1,450,993	1,309,480	1,171,388	1,036,718	905,469	777,642	652,350	530,363	411,830	296,751	185,126
8	Thirty unit development - town centre	-	£250,000	5,110,308	4,603,310	4,101,514	3,608,850	3,125,320	2,650,922	2,185,657	1,729,524	1,282,525	844,659	415,926
9	Fifty unit development within town/village boundary	-	£555,556	2,538,576	2,221,285	1,911,984	1,610,673	1,317,350	1,032,019	754,676	482,338	218,050	- 38,695	- 290,327
10	One hundred unit development - edge of town	-	£1,388,889	4,154,777	3,509,481	2,880,424	2,267,606	1,670,064	1,083,939	514,222	- 39,642	- 587,178	- 1,122,637	- 1,641,221
11	Three hundred unit scheme - edge of town	-	£4,166,667	11,141,762	9,382,670	7,667,927	5,993,106	4,355,366	2,762,316	1,203,886	- 318,180	- 1,827,014	- 3,303,404	- 4,755,044
12	Caravan Park - 20 units	-	£125,000	834,343	834,343	834,343	834,343	834,343	834,343	834,343	834,343	834,343	834,343	834,343
13	Caravan Park - 40 units	-	£250,000	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949
14	Caravan Park - 100 units	-	£625,000	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372
15	C2 care scheme - flatted scheme in town centre	-	£166,667	- 2,113,928	- 2,311,711	- 2,505,245	- 2,694,529	- 2,879,564	- 3,060,350	- 3,236,884	- 3,409,171	- 3,577,207	- 3,740,994	- 3,900,532
16	C2 care scheme - flatted scheme edge of town/village	-	£333,333	- 2,818,571	- 3,082,282	- 3,340,327	- 3,592,706	- 3,839,419	- 4,080,466	- 4,315,847	- 4,545,562	- 4,769,610	- 4,987,992	- 5,200,709
17	C2 care scheme - houses - edge of town/village	-	£390,625	2,342,246	2,055,128	1,775,239	1,502,577	1,236,750	976,068	722,690	476,615	237,843	6,376	- 220,670

Table 6.3.3: Appraisal results – 40% Affordable Rent, 35% Social Rent and 25% First Homes (values of £4,410 per square metre) – See Appendix 6 for text version

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £4,410 psm AH tenure Rented 75% SO 0% Frst Hms 25%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000	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	£75,000	288,996	262,456	236,527	211,208	186,502	162,405	138,919	116,045	93,782	72,128	AAAWWWWWWWW
2	Five unit development - edge of village	5	£200,000	481,659	437,426	394,211	352,014	310,835	270,675	231,532	193,409	156,302	120,215	85,145
3	Eight unit development - village centre	8	£320,000	673,514	607,857	543,733	481,140	420,080	360,552	302,555	246,091	191,158	137,757	85,888
4	Ten unit development - edge of village	10	£400,000	925,989	842,911	761,765	682,546	605,259	529,900	456,470	384,971	315,401	247,760	182,048
5	Ten unit development - rural site	10	£500,000	925,989	842,911	761,765	682,546	605,259	529,900	456,470	384,971	315,401	247,760	182,048
6	Fifteen unit development - edge of village	15	£600,000	1,388,982	1,264,367	1,142,646	1,023,820	907,887	794,849	684,705	577,456	473,101	371,640	273,073
7	Twenty unit development - within town/village boundary	20	£666,667	1,766,007	1,605,793	1,449,311	1,296,562	1,147,545	1,002,259	860,706	722,884	587,951	456,467	328,752
8	Thirty unit development - town centre	30	£750,000	6,317,600	5,750,332	5,193,083	4,645,858	4,107,597	3,575,899	3,054,311	2,542,837	2,041,474	1,550,224	1,069,084
9	Fifty unit development within town/village boundary	50	£1,666,667	3,280,760	2,919,411	2,566,783	2,222,876	1,887,690	1,561,224	1,243,480	934,458	633,571	338,664	52,581
10	One hundred unit development - edge of town	100	£4,166,667	5,661,546	4,926,804	4,209,784	3,510,490	2,828,918	2,165,071	1,518,075	883,296	266,427	- 337,238	- 934,496
11	Three hundred unit scheme - edge of town	300	£12,500,000	15,257,061	13,263,845	11,310,725	9,403,384	7,544,422	5,732,260	3,957,165	2,230,663	539,312	- 1,127,446	- 2,759,583
12	Caravan Park - 20 units	20	£375,000	902,197	902,197	902,197	902,197	902,197	902,197	902,197	902,197	902,197	902,197	902,197
13	Caravan Park - 40 units	40	£750,000	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655
14	Caravan Park - 100 units	100	£1,875,000	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635
15	C2 care scheme - flatted scheme in town centre	60	£500,000	- 1,455,325	- 1,686,129	- 1,912,155	- 2,133,403	- 2,349,874	- 2,561,567	- 2,768,483	- 2,970,619	- 3,167,980	- 3,360,562	- 3,548,366
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	- 1,940,432	- 2,248,171	- 2,549,539	- 2,844,538	- 3,133,165	- 3,415,422	- 3,691,310	- 3,960,827	- 4,223,973	- 4,480,749	- 4,731,155
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	3,049,035	2,719,960	2,398,810	2,085,584	1,780,282	1,482,905	1,193,453	909,621	633,310	365,008	104,715

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	288,996	262,456	236,527	211,208	186,502	162,405	138,919	116,045	93,782	72,128	AAAWWWWWWWW
2	Five unit development - edge of village	5	£98,667	481,659	437,426	394,211	352,014	310,835	270,675	231,532	193,409	156,302	120,215	85,145
3	Eight unit development - village centre	8	£157,867	673,514	607,857	543,733	481,140	420,080	360,552	302,555	246,091	191,158	137,757	85,888
4	Ten unit development - edge of village	10	£197,333	925,989	842,911	761,765	682,546	605,259	529,900	456,470	384,971	315,401	247,760	182,048
5	Ten unit development - rural site	10	£246,667	925,989	842,911	761,765	682,546	605,259	529,900	456,470	384,971	315,401	247,760	182,048
6	Fifteen unit development - edge of village	15	£296,000	1,388,982	1,264,367	1,142,646	1,023,820	907,887	794,849	684,705	577,456	473,101	371,640	273,073
7	Twenty unit development - within town/village boundary	20	£328,889	1,766,007	1,605,793	1,449,311	1,296,562	1,147,545	1,002,259	860,706	722,884	587,951	456,467	328,752
8	Thirty unit development - town centre	30	£370,000	6,317,600	5,750,332	5,193,083	4,645,858	4,107,597	3,575,899	3,054,311	2,542,837	2,041,474	1,550,224	1,069,084
9	Fifty unit development within town/village boundary	50	£822,222	3,280,760	2,919,411	2,566,783	2,222,876	1,887,690	1,561,224	1,243,480	934,458	633,571	338,664	52,581
10	One hundred unit development - edge of town	100	£2,055,556	5,661,546	4,926,804	4,209,784	3,510,490	2,828,918	2,165,071	1,518,075	883,296	266,427	- 337,238	- 934,496
11	Three hundred unit scheme - edge of town	300	£6,166,667	15,257,061	13,263,845	11,310,725	9,403,384	7,544,422	5,732,260	3,957,165	2,230,663	539,312	- 1,127,446	- 2,759,583
12	Caravan Park - 20 units	20	£185,000	902,197	902,197	902,197	902,197	902,197	902,197	902,197	902,197	902,197	902,197	902,197
13	Caravan Park - 40 units	40	£370,000	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655
14	Caravan Park - 100 units	100	£925,000	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 1,455,325	- 1,686,129	- 1,912,155	- 2,133,403	- 2,349,874	- 2,561,567	- 2,768,483	- 2,970,619	- 3,167,980	- 3,360,562	- 3,548,366
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 1,940,432	- 2,248,171	- 2,549,539	- 2,844,538	- 3,133,165	- 3,415,422	- 3,691,310	- 3,960,827	- 4,223,973	- 4,480,749	- 4,731,155
17	C2 care scheme - houses - edge of town/village	50	£578,125	3,049,035	2,719,960	2,398,810	2,085,584	1,780,282	1,482,905	1,193,453	909,621	633,310	365,008	104,715

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	288,996	262,456	236,527	211,208	186,502	162,405	138,919	116,045	93,782	72,128	AAAWWWWWWWW
2	Five unit development - edge of village	-	£66,667	481,659	437,426	394,211	352,014	310,835	270,675	231,532	193,409	156,302	120,215	85,145
3	Eight unit development - village centre	-	£106,667	673,514	607,857	543,733	481,140	420,080	360,552	302,555	246,091	191,158	137,757	85,888
4	Ten unit development - edge of village	-	£133,333	925,989	842,911	761,765	682,546	605,259	529,900	456,470	384,971	315,401	247,760	182,048
5	Ten unit development - rural site	-	£166,667	925,989	842,911	761,765	682,546	605,259	529,900	456,470	384,971	315,401	247,760	182,048
6	Fifteen unit development - edge of village	-	£200,000	1,388,982	1,264,367	1,142,646	1,023,820	907,887	794,849	684,705	577,456	473,101	371,640	273,073
7	Twenty unit development - within town/village boundary	-	£222,222	1,766,007	1,605,793	1,449,311	1,296,562	1,147,545	1,002,259	860,706	722,884	587,951	456,467	328,752
8	Thirty unit development - town centre	-	£250,000	6,317,600	5,750,332	5,193,083	4,645,858	4,107,597	3,575,899	3,054,311	2,542,837	2,041,474	1,550,224	1,069,084
9	Fifty unit development within town/village boundary	-	£555,556	3,280,760	2,919,411	2,566,783	2,222,876	1,887,690	1,561,224	1,243,480	934,458	633,571	338,664	52,581
10	One hundred unit development - edge of town	-	£1,388,889	5,661,546	4,926,804	4,209,784	3,510,490	2,828,918	2,165,071	1,518,075	883,296	266,427	- 337,238	- 934,496
11	Three hundred unit scheme - edge of town	-	£4,166,667	15,257,061	13,263,845	11,310,725	9,403,384	7,544,422	5,732,260	3,957,165	2,230,663	539,312	- 1,127,446	- 2,759,583
12	Caravan Park - 20 units	-	£125,000	902,197	902,197	902,197	902,197	902,197	902,197	902,197	902,197	902,197	902,197	902,197
13	Caravan Park - 40 units	-	£250,000	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655
14	Caravan Park - 100 units	-	£625,000	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635
15	C2 care scheme - flatted scheme in town centre	-	£166,667	- 1,455,325	- 1,686,129	- 1,912,155	- 2,133,403	- 2,349,874	- 2,561,567	- 2,768,483	- 2,970,619	- 3,167,980	- 3,360,562	- 3,548,366
16	C2 care scheme - flatted scheme edge of town/village	-	£333,333	- 1,940,432	- 2,248,171	- 2,549,539	- 2,844,538	- 3,133,165	- 3,415,422	- 3,691,310	- 3,960,827	- 4,223,973	- 4,480,749	- 4,731,155
17	C2 care scheme - houses - edge of town/village	-	£390,625	3,049,035	2,719,960	2,398,810	2,085,584	1,780,282	1,482,905	1,193,453	909,621	633,310	365,008	104,715

Table 6.3.4: Appraisal results – 40% Affordable Rent, 35% Social Rent and 25% First Homes (values of £4,650 per square metre) – See Appendix 6 for text version

WEALDEN LOCAL PLAN VIABILITY TESTING — Sales value £4,650 psm — AH tenure — Rented 75% — SO 0% Frst Hms 25%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000 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	£75,000	341,762	312,090	283,080	254,733	227,050	200,030	173,672	147,976	122,945	98,576	74,869
2	Five unit development - edge of village	5	£200,000	569,603	520,149	471,800	424,556	378,416	333,382	289,453	246,628	204,908	164,293	124,783
3	Eight unit development - village centre	8	£320,000	808,855	735,164	663,138	592,779	524,084	457,056	391,692	327,992	265,959	205,592	146,889
4	Ten unit development - edge of village	10	£400,000	1,095,164	1,002,045	911,022	822,095	735,263	650,529	567,891	487,348	408,903	332,552	258,300
5	Ten unit development - rural site	10	£500,000	1,095,164	1,002,045	911,022	822,095	735,263	650,529	567,891	487,348	408,903	332,552	258,300
6	Fifteen unit development - edge of village	15	£600,000	1,642,747	1,503,067	1,366,532	1,233,141	1,102,895	975,793	851,836	731,023	613,354	498,830	387,449
7	Twenty unit development - within town/village boundary	20	£666,667	2,094,718	1,914,991	1,739,320	1,567,704	1,400,145	1,236,642	1,077,195	921,805	770,469	623,129	478,623
8	Thirty unit development - town centre	30	£750,000	7,577,384	6,946,976	6,327,599	5,719,253	5,121,937	4,535,653	3,960,400	3,391,510	2,833,421	2,286,464	1,750,642
9	Fifty unit development within town/village boundary	50	£1,666,667	4,055,214	3,647,890	3,250,051	2,861,696	2,482,826	2,113,440	1,753,537	1,403,120	1,062,187	730,739	406,171
10	One hundred unit development - edge of town	100	£4,166,667	7,224,078	6,401,210	5,596,943	4,807,412	4,037,153	3,286,167	2,554,455	1,842,016	1,145,473	464,637	- 199,504
11	Three hundred unit scheme - edge of town	300	£12,500,000	19,534,171	17,286,851	15,091,879	12,949,256	10,855,302	8,806,001	6,809,366	4,861,035	2,955,504	1,095,952	- 732,965
12	Caravan Park - 20 units	20	£375,000	972,999	972,999	972,999	972,999	972,999	972,999	972,999	972,999	972,999	972,999	972,999
13	Caravan Park - 40 units	40	£750,000	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260
14	Caravan Park - 100 units	100	£1,875,000	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650
15	C2 care scheme - flatted scheme in town centre	60	£500,000	- 769,089	- 1,033,346	- 1,293,278	- 1,547,880	- 1,797,153	- 2,041,099	- 2,279,714	- 2,513,001	- 2,740,960	- 2,963,589	- 3,180,890
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	- 1,025,453	- 1,377,794	- 1,724,370	- 2,063,839	- 2,396,205	- 2,721,464	- 3,039,619	- 3,350,669	- 3,654,613	- 3,951,453	- 4,241,186
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	3,786,554	3,413,698	3,049,493	2,693,939	2,347,036	2,008,785	1,679,185	1,358,237	1,045,940	739,234	441,241

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	341,762	312,090	283,080	254,733	227,050	200,030	173,672	147,976	122,945	98,576	74,869
2	Five unit development - edge of village	5	£98,667	569,603	520,149	471,800	424,556	378,416	333,382	289,453	246,628	204,908	164,293	124,783
3	Eight unit development - village centre	8	£157,867	808,855	735,164	663,138	592,779	524,084	457,056	391,692	327,992	265,959	205,592	146,889
4	Ten unit development - edge of village	10	£197,333	1,095,164	1,002,045	911,022	822,095	735,263	650,529	567,891	487,348	408,903	332,552	258,300
5	Ten unit development - rural site	10	£246,667	1,095,164	1,002,045	911,022	822,095	735,263	650,529	567,891	487,348	408,903	332,552	258,300
6	Fifteen unit development - edge of village	15	£296,000	1,642,747	1,503,067	1,366,532	1,233,141	1,102,895	975,793	851,836	731,023	613,354	498,830	387,449
7	Twenty unit development - within town/village boundary	20	£328,889	2,094,718	1,914,991	1,739,320	1,567,704	1,400,145	1,236,642	1,077,195	921,805	770,469	623,129	478,623
8	Thirty unit development - town centre	30	£370,000	7,577,384	6,946,976	6,327,599	5,719,253	5,121,937	4,535,653	3,960,400	3,391,510	2,833,421	2,286,464	1,750,642
9	Fifty unit development within town/village boundary	50	£822,222	4,055,214	3,647,890	3,250,051	2,861,696	2,482,826	2,113,440	1,753,537	1,403,120	1,062,187	730,739	406,171
10	One hundred unit development - edge of town	100	£2,055,556	7,224,078	6,401,210	5,596,943	4,807,412	4,037,153	3,286,167	2,554,455	1,842,016	1,145,473	464,637	- 199,504
11	Three hundred unit scheme - edge of town	300	£6,166,667	19,534,171	17,286,851	15,091,879	12,949,256	10,855,302	8,806,001	6,809,366	4,861,035	2,955,504	1,095,952	- 732,965
12	Caravan Park - 20 units	20	£185,000	972,999	972,999	972,999	972,999	972,999	972,999	972,999	972,999	972,999	972,999	972,999
13	Caravan Park - 40 units	40	£370,000	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260
14	Caravan Park - 100 units	100	£925,000	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 769,089	- 1,033,346	- 1,293,278	- 1,547,880	- 1,797,153	- 2,041,099	- 2,279,714	- 2,513,001	- 2,740,960	- 2,963,589	- 3,180,890
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 1,025,453	- 1,377,794	- 1,724,370	- 2,063,839	- 2,396,205	- 2,721,464	- 3,039,619	- 3,350,669	- 3,654,613	- 3,951,453	- 4,241,186
17	C2 care scheme - houses - edge of town/village	50	£578,125	3,786,554	3,413,698	3,049,493	2,693,939	2,347,036	2,008,785	1,679,185	1,358,237	1,045,940	739,234	441,241

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	341,762	312,090	283,080	254,733	227,050	200,030	173,672	147,976	122,945	98,576	74,869
2	Five unit development - edge of village	-	£66,667	569,603	520,149	471,800	424,556	378,416	333,382	289,453	246,628	204,908	164,293	124,783
3	Eight unit development - village centre	-	£106,667	808,855	735,164	663,138	592,779	524,084	457,056	391,692	327,992	265,959	205,592	146,889
4	Ten unit development - edge of village	-	£133,333	1,095,164	1,002,045	911,022	822,095	735,263	650,529	567,891	487,348	408,903	332,552	258,300
5	Ten unit development - rural site	-	£166,667	1,095,164	1,002,045	911,022	822,095	735,263	650,529	567,891	487,348	408,903	332,552	258,300
6	Fifteen unit development - edge of village	-	£200,000	1,642,747	1,503,067	1,366,532	1,233,141	1,102,895	975,793	851,836	731,023	613,354	498,830	387,449
7	Twenty unit development - within town/village boundary	-	£222,222	2,094,718	1,914,991	1,739,320	1,567,704	1,400,145	1,236,642	1,077,195	921,805	770,469	623,129	478,623
8	Thirty unit development - town centre	-	£250,000	7,577,384	6,946,976	6,327,599	5,719,253	5,121,937	4,535,653	3,960,400	3,391,510	2,833,421	2,286,464	1,750,642
9	Fifty unit development within town/village boundary	-	£555,556	4,055,214	3,647,890	3,250,051	2,861,696	2,482,826	2,113,440	1,753,537	1,403,120	1,062,187	730,739	406,171
10	One hundred unit development - edge of town	-	£1,388,889	7,224,078	6,401,210	5,596,943	4,807,412	4,037,153	3,286,167	2,554,455	1,842,016	1,145,473	464,637	- 199,504
11	Three hundred unit scheme - edge of town	-	£4,166,667	19,534,171	17,286,851	15,091,879	12,949,256	10,855,302	8,806,001	6,809,366	4,861,035	2,955,504	1,095,952	- 732,965
12	Caravan Park - 20 units	-	£125,000	972,999	972,999	972,999	972,999	972,999	972,999	972,999	972,999	972,999	972,999	972,999
13	Caravan Park - 40 units	-	£250,000	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260
14	Caravan Park - 100 units	-	£625,000	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650
15	C2 care scheme - flatted scheme in town centre	-	£166,667	- 769,089	- 1,033,346	- 1,293,278	- 1,547,880	- 1,797,153	- 2,041,099	- 2,279,714	- 2,513,001	- 2,740,960	- 2,963,589	- 3,180,890
16	C2 care scheme - flatted scheme edge of town/village	-	£333,333	- 1,025,453	- 1,377,794	- 1,724,370	- 2,063,839	- 2,396,205	- 2,721,464	- 3,039,619	- 3,350,669	- 3,654,613	- 3,951,453	- 4,241,186
17	C2 care scheme - houses - edge of town/village	-	£390,625	3,786,554	3,413,698	3,049,493	2,693,939	2,347,036	2,008,785	1,679,185	1,358,237	1,045,940	739,234	441,241

Table 6.3.5: Appraisal results – 40% Affordable Rent, 35% Social Rent and 25% First Homes (values of £4,880 per square metre) – See Appendix 6 for text version

WEALDEN LOCAL PLAN VIABILITY TESTING — Sales value £4,880 psm — AH tenure — Rented 75% — SO 0% Frst Hms 25%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

				£750,000 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	£75,000	375,972	344,268	313,262	282,951	253,339	224,422	196,202	168,679	141,852	115,722	90,288
2	Five unit development - edge of village	5	£200,000	626,619	573,780	522,103	471,586	422,231	374,037	327,003	281,131	236,420	192,870	150,481
3	Eight unit development - village centre	8	£320,000	894,971	816,168	739,116	663,813	590,262	518,459	448,408	380,106	313,555	248,754	185,703
4	Ten unit development - edge of village	10	£400,000	1,202,810	1,103,300	1,005,992	910,887	817,985	727,284	638,786	552,491	468,397	386,506	306,817
5	Ten unit development - rural site	10	£500,000	1,202,810	1,103,300	1,005,992	910,887	817,985	727,284	638,786	552,491	468,397	386,506	306,817
6	Fifteen unit development - edge of village	15	£600,000	1,804,215	1,654,951	1,508,989	1,366,331	1,226,977	1,090,927	958,179	828,735	702,596	579,759	460,226
7	Twenty unit development - within town/village boundary	20	£666,667	2,302,377	2,110,323	1,922,530	1,738,996	1,559,723	1,384,712	1,213,961	1,047,471	885,241	727,272	573,179
8	Thirty unit development - town centre	30	£750,000	8,365,995	7,699,933	7,045,457	6,402,566	5,771,263	5,151,544	4,543,412	3,946,867	3,357,694	2,779,212	2,212,424
9	Fifty unit development within town/village boundary	50	£1,666,667	4,527,406	4,093,774	3,668,263	3,252,702	2,847,093	2,451,437	2,065,731	1,689,978	1,324,175	968,325	622,426
10	One hundred unit development - edge of town	100	£4,166,667	8,197,207	7,316,571	6,456,031	5,614,803	4,789,333	3,984,101	3,199,106	2,434,349	1,689,832	960,231	248,947
11	Three hundred unit scheme - edge of town	300	£12,500,000	22,164,063	19,760,623	17,412,123	15,118,564	12,879,945	10,687,818	8,547,520	6,462,490	4,422,517	2,433,424	485,383
12	Caravan Park - 20 units	20	£375,000	953,052	953,052	953,052	953,052	953,052	953,052	953,052	953,052	953,052	953,052	953,052
13	Caravan Park - 40 units	40	£750,000	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367
14	Caravan Park - 100 units	100	£1,875,000	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916
15	C2 care scheme - flatted scheme in town centre	60	£500,000	- 444,695	- 720,032	- 990,477	- 1,258,160	- 1,520,311	- 1,776,928	- 2,028,013	- 2,273,565	- 2,513,584	- 2,748,071	- 2,977,025
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	- 592,927	- 960,044	- 1,320,637	- 1,677,547	- 2,027,680	- 2,369,237	- 2,704,017	- 3,031,420	- 3,351,446	- 3,664,095	- 3,969,367
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	4,230,249	3,831,053	3,440,946	3,059,928	2,687,997	2,325,156	1,971,404	1,626,740	1,291,166	964,133	643,484

				£370,000 PER HA	Residual land values										
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	375,972	344,268	313,262	282,951	253,339	224,422	196,202	168,679	141,852	115,722	90,288
2	Five unit development - edge of village	5	£98,667	626,619	573,780	522,103	471,586	422,231	374,037	327,003	281,131	236,420	192,870	150,481
3	Eight unit development - village centre	8	£157,867	894,971	816,168	739,116	663,813	590,262	518,459	448,408	380,106	313,555	248,754	185,703
4	Ten unit development - edge of village	10	£197,333	1,202,810	1,103,300	1,005,992	910,887	817,985	727,284	638,786	552,491	468,397	386,506	306,817
5	Ten unit development - rural site	10	£246,667	1,202,810	1,103,300	1,005,992	910,887	817,985	727,284	638,786	552,491	468,397	386,506	306,817
6	Fifteen unit development - edge of village	15	£296,000	1,804,215	1,654,951	1,508,989	1,366,331	1,226,977	1,090,927	958,179	828,735	702,596	579,759	460,226
7	Twenty unit development - within town/village boundary	20	£328,889	2,302,377	2,110,323	1,922,530	1,738,996	1,559,723	1,384,712	1,213,961	1,047,471	885,241	727,272	573,179
8	Thirty unit development - town centre	30	£370,000	8,365,995	7,699,933	7,045,457	6,402,566	5,771,263	5,151,544	4,543,412	3,946,867	3,357,694	2,779,212	2,212,424
9	Fifty unit development within town/village boundary	50	£822,222	4,527,406	4,093,774	3,668,263	3,252,702	2,847,093	2,451,437	2,065,731	1,689,978	1,324,175	968,325	622,426
10	One hundred unit development - edge of town	100	£2,055,556	8,197,207	7,316,571	6,456,031	5,614,803	4,789,333	3,984,101	3,199,106	2,434,349	1,689,832	960,231	248,947
11	Three hundred unit scheme - edge of town	300	£6,166,667	22,164,063	19,760,623	17,412,123	15,118,564	12,879,945	10,687,818	8,547,520	6,462,490	4,422,517	2,433,424	485,383
12	Caravan Park - 20 units	20	£185,000	953,052	953,052	953,052	953,052	953,052	953,052	953,052	953,052	953,052	953,052	953,052
13	Caravan Park - 40 units	40	£370,000	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367
14	Caravan Park - 100 units	100	£925,000	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 444,695	- 720,032	- 990,477	- 1,258,160	- 1,520,311	- 1,776,928	- 2,028,013	- 2,273,565	- 2,513,584	- 2,748,071	- 2,977,025
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 592,927	- 960,044	- 1,320,637	- 1,677,547	- 2,027,680	- 2,369,237	- 2,704,017	- 3,031,420	- 3,351,446	- 3,664,095	- 3,969,367
17	C2 care scheme - houses - edge of town/village	50	£578,125	4,230,249	3,831,053	3,440,946	3,059,928	2,687,997	2,325,156	1,971,404	1,626,740	1,291,166	964,133	643,484

				£250,000	Residual land values										
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	375,972	344,268	313,262	282,951	253,339	224,422	196,202	168,679	141,852	115,722	90,288
2	Five unit development - edge of village	-	£66,667	626,619	573,780	522,103	471,586	422,231	374,037	327,003	281,131	236,420	192,870	150,481
3	Eight unit development - village centre	-	£106,667	894,971	816,168	739,116	663,813	590,262	518,459	448,408	380,106	313,555	248,754	185,703
4	Ten unit development - edge of village	-	£133,333	1,202,810	1,103,300	1,005,992	910,887	817,985	727,284	638,786	552,491	468,397	386,506	306,817
5	Ten unit development - rural site	-	£166,667	1,202,810	1,103,300	1,005,992	910,887	817,985	727,284	638,786	552,491	468,397	386,506	306,817
6	Fifteen unit development - edge of village	-	£200,000	1,804,215	1,654,951	1,508,989	1,366,331	1,226,977	1,090,927	958,179	828,735	702,596	579,759	460,226
7	Twenty unit development - within town/village boundary	-	£222,222	2,302,377	2,110,323	1,922,530	1,738,996	1,559,723	1,384,712	1,213,961	1,047,471	885,241	727,272	573,179
8	Thirty unit development - town centre	-	£250,000	8,365,995	7,699,933	7,045,457	6,402,566	5,771,263	5,151,544	4,543,412	3,946,867	3,357,694	2,779,212	2,212,424
9	Fifty unit development within town/village boundary	-	£555,556	4,527,406	4,093,774	3,668,263	3,252,702	2,847,093	2,451,437	2,065,731	1,689,978	1,324,175	968,325	622,426
10	One hundred unit development - edge of town	-	£1,388,889	8,197,207	7,316,571	6,456,031	5,614,803	4,789,333	3,984,101	3,199,106	2,434,349	1,689,832	960,231	248,947
11	Three hundred unit scheme - edge of town	-	£4,166,667	22,164,063	19,760,623	17,412,123	15,118,564	12,879,945	10,687,818	8,547,520	6,462,490	4,422,517	2,433,424	485,383
12	Caravan Park - 20 units	-	£125,000	953,052	953,052	953,052	953,052	953,052	953,052	953,052	953,052	953,052	953,052	953,052
13	Caravan Park - 40 units	-	£250,000	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367
14	Caravan Park - 100 units	-	£625,000	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916
15	C2 care scheme - flatted scheme in town centre	-	£166,667	- 444,695	- 720,032	- 990,477	- 1,258,160	- 1,520,311	- 1,776,928	- 2,028,013	- 2,273,565	- 2,513,584	- 2,748,071	- 2,977,025
16	C2 care scheme - flatted scheme edge of town/village	-	£333,333	- 592,927	- 960,044	- 1,320,637	- 1,677,547	- 2,027,680	- 2,369,237	- 2,704,017	- 3,031,420	- 3,351,446	- 3,664,095	- 3,969,367
17	C2 care scheme - houses - edge of town/village	-	£390,625	4,230,249	3,831,053	3,440,946	3,059,928	2,687,997	2,325,156	1,971,404	1,626,740	1,291,166	964,133	643,484

Table 6.3.6: Appraisal results – 40% Affordable Rent, 35% Social Rent and 25% First Homes (values of £5,120 per square metre) – See Appendix 6 for text version

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £5,120 psm AH tenure Rented 75% SO 0% Frst Hms 25%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000	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	£75,000	428,738	393,902	359,815	326,477	293,888	262,047	230,954	200,610	171,015	142,169	114,071
2	Five unit development - edge of village	5	£200,000	714,563	656,504	599,692	544,129	489,813	436,745	384,923	334,351	285,026	236,949	190,119
3	Eight unit development - village centre	8	£320,000	1,030,312	943,475	858,521	775,452	694,265	614,962	537,544	462,008	388,357	316,588	246,703
4	Ten unit development - edge of village	10	£400,000	1,371,676	1,262,434	1,155,250	1,050,436	947,989	847,913	750,206	654,868	561,899	471,299	383,068
5	Ten unit development - rural site	10	£500,000	1,371,676	1,262,434	1,155,250	1,050,436	947,989	847,913	750,206	654,868	561,899	471,299	383,068
6	Fifteen unit development - edge of village	15	£600,000	2,057,514	1,893,651	1,732,875	1,575,653	1,421,985	1,271,871	1,125,309	982,302	842,849	706,948	574,602
7	Twenty unit development - within town/village boundary	20	£666,667	2,631,088	2,419,520	2,212,537	2,010,139	1,812,324	1,619,096	1,430,450	1,246,391	1,066,915	892,026	721,719
8	Thirty unit development - town centre	30	£750,000	9,625,779	8,896,577	8,179,971	7,475,962	6,784,547	6,105,730	5,439,507	4,785,882	4,144,851	3,515,453	2,893,981
9	Fifty unit development within town/village boundary	50	£1,666,667	5,295,145	4,816,463	4,348,427	3,891,036	3,442,229	3,003,651	2,575,789	2,158,641	1,752,208	1,356,490	971,486
10	One hundred unit development - edge of town	100	£4,166,667	9,755,868	8,782,703	7,831,172	6,901,275	5,993,011	5,105,197	4,234,615	3,385,821	2,558,814	1,753,595	965,807
11	Three hundred unit scheme - edge of town	300	£12,500,000	26,428,662	23,781,250	21,185,639	18,646,606	16,166,730	13,746,009	11,384,445	9,069,771	6,813,968	4,611,631	2,458,977
12	Caravan Park - 20 units	20	£375,000	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855
13	Caravan Park - 40 units	40	£750,000	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972
14	Caravan Park - 100 units	100	£1,875,000	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930
15	C2 care scheme - flatted scheme in town centre	60	£500,000	229,107	- 83,180	- 390,064	- 688,303	- 981,031	- 1,266,527	- 1,543,248	- 1,815,946	- 2,086,564	- 2,351,098	- 2,609,548
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	305,476	- 110,907	- 520,086	- 917,738	- 1,308,042	- 1,688,704	- 2,057,663	- 2,421,262	- 2,782,085	- 3,134,798	- 3,479,397
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	4,963,387	4,523,039	4,091,628	3,668,282	3,254,751	2,851,036	2,457,136	2,073,052	1,698,784	1,334,331	979,694

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	428,738	393,902	359,815	326,477	293,888	262,047	230,954	200,610	171,015	142,169	114,071
2	Five unit development - edge of village	5	£98,667	714,563	656,504	599,692	544,129	489,813	436,745	384,923	334,351	285,026	236,949	190,119
3	Eight unit development - village centre	8	£157,867	1,030,312	943,475	858,521	775,452	694,265	614,962	537,544	462,008	388,357	316,588	246,703
4	Ten unit development - edge of village	10	£197,333	1,371,676	1,262,434	1,155,250	1,050,436	947,989	847,913	750,206	654,868	561,899	471,299	383,068
5	Ten unit development - rural site	10	£246,667	1,371,676	1,262,434	1,155,250	1,050,436	947,989	847,913	750,206	654,868	561,899	471,299	383,068
6	Fifteen unit development - edge of village	15	£296,000	2,057,514	1,893,651	1,732,875	1,575,653	1,421,985	1,271,871	1,125,309	982,302	842,849	706,948	574,602
7	Twenty unit development - within town/village boundary	20	£328,889	2,631,088	2,419,520	2,212,537	2,010,139	1,812,324	1,619,096	1,430,450	1,246,391	1,066,915	892,026	721,719
8	Thirty unit development - town centre	30	£370,000	9,625,779	8,896,577	8,179,971	7,475,962	6,784,547	6,105,730	5,439,507	4,785,882	4,144,851	3,515,453	2,893,981
9	Fifty unit development within town/village boundary	50	£822,222	5,295,145	4,816,463	4,348,427	3,891,036	3,442,229	3,003,651	2,575,789	2,158,641	1,752,208	1,356,490	971,486
10	One hundred unit development - edge of town	100	£2,055,556	9,755,868	8,782,703	7,831,172	6,901,275	5,993,011	5,105,197	4,234,615	3,385,821	2,558,814	1,753,595	965,807
11	Three hundred unit scheme - edge of town	300	£6,166,667	26,428,662	23,781,250	21,185,639	18,646,606	16,166,730	13,746,009	11,384,445	9,069,771	6,813,968	4,611,631	2,458,977
12	Caravan Park - 20 units	20	£185,000	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855
13	Caravan Park - 40 units	40	£370,000	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972
14	Caravan Park - 100 units	100	£925,000	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930
15	C2 care scheme - flatted scheme in town centre	60	£246,667	229,107	- 83,180	- 390,064	- 688,303	- 981,031	- 1,266,527	- 1,543,248	- 1,815,946	- 2,086,564	- 2,351,098	- 2,609,548
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	305,476	- 110,907	- 520,086	- 917,738	- 1,308,042	- 1,688,704	- 2,057,663	- 2,421,262	- 2,782,085	- 3,134,798	- 3,479,397
17	C2 care scheme - houses - edge of town/village	50	£578,125	4,963,387	4,523,039	4,091,628	3,668,282	3,254,751	2,851,036	2,457,136	2,073,052	1,698,784	1,334,331	979,694

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	428,738	393,902	359,815	326,477	293,888	262,047	230,954	200,610	171,015	142,169	114,071
2	Five unit development - edge of village	-	£66,667	714,563	656,504	599,692	544,129	489,813	436,745	384,923	334,351	285,026	236,949	190,119
3	Eight unit development - village centre	-	£106,667	1,030,312	943,475	858,521	775,452	694,265	614,962	537,544	462,008	388,357	316,588	246,703
4	Ten unit development - edge of village	-	£133,333	1,371,676	1,262,434	1,155,250	1,050,436	947,989	847,913	750,206	654,868	561,899	471,299	383,068
5	Ten unit development - rural site	-	£166,667	1,371,676	1,262,434	1,155,250	1,050,436	947,989	847,913	750,206	654,868	561,899	471,299	383,068
6	Fifteen unit development - edge of village	-	£200,000	2,057,514	1,893,651	1,732,875	1,575,653	1,421,985	1,271,871	1,125,309	982,302	842,849	706,948	574,602
7	Twenty unit development - within town/village boundary	-	£222,222	2,631,088	2,419,520	2,212,537	2,010,139	1,812,324	1,619,096	1,430,450	1,246,391	1,066,915	892,026	721,719
8	Thirty unit development - town centre	-	£250,000	9,625,779	8,896,577	8,179,971	7,475,962	6,784,547	6,105,730	5,439,507	4,785,882	4,144,851	3,515,453	2,893,981
9	Fifty unit development within town/village boundary	-	£555,556	5,295,145	4,816,463	4,348,427	3,891,036	3,442,229	3,003,651	2,575,789	2,158,641	1,752,208	1,356,490	971,486
10	One hundred unit development - edge of town	-	£1,388,889	9,755,868	8,782,703	7,831,172	6,901,275	5,993,011	5,105,197	4,234,615	3,385,821	2,558,814	1,753,595	965,807
11	Three hundred unit scheme - edge of town	-	£4,166,667	26,428,662	23,781,250	21,185,639	18,646,606	16,166,730	13,746,009	11,384,445	9,069,771	6,813,968	4,611,631	2,458,977
12	Caravan Park - 20 units	-	£125,000	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855
13	Caravan Park - 40 units	-	£250,000	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972
14	Caravan Park - 100 units	-	£625,000	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930
15	C2 care scheme - flatted scheme in town centre	-	£166,667	229,107	- 83,180	- 390,064	- 688,303	- 981,031	- 1,266,527	- 1,543,248	- 1,815,946	- 2,086,564	- 2,351,098	- 2,609,548
16	C2 care scheme - flatted scheme edge of town/village	-	£333,333	305,476	- 110,907	- 520,086	- 917,738	- 1,308,042	- 1,688,704	- 2,057,663	- 2,421,262	- 2,782,085	- 3,134,798	- 3,479,397
17	C2 care scheme - houses - edge of town/village	-	£390,625	4,963,387	4,523,039	4,091,628	3,668,282	3,254,751	2,851,036	2,457,136	2,073,052	1,698,784	1,334,331	979,694

Table 6.3.7: Appraisal results – 40% Affordable Rent, 35% Social Rent and 25% First Homes (values of £5,350 per square metre) – See Appendix 6 for text version

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £5,350 psm AH tenure Rented 75% SO 0% Frst Hms 25%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000	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	£75,000	479,305	441,468	404,429	368,188	332,746	298,103	264,258	231,211	198,963	167,514	136,863
2	Five unit development - edge of village	5	£200,000	798,842	735,780	674,048	613,647	554,578	496,839	440,431	385,353	331,607	279,190	228,105
3	Eight unit development - village centre	8	£320,000	1,159,571	1,065,477	972,952	882,438	793,936	707,446	622,966	540,498	460,042	381,596	305,163
4	Ten unit development - edge of village	10	£400,000	1,532,387	1,413,798	1,297,724	1,184,164	1,072,578	963,517	856,984	752,980	651,505	552,559	456,142
5	Ten unit development - rural site	10	£500,000	1,532,387	1,413,798	1,297,724	1,184,164	1,072,578	963,517	856,984	752,980	651,505	552,559	456,142
6	Fifteen unit development - edge of village	15	£600,000	2,298,581	2,120,698	1,946,586	1,776,245	1,608,868	1,445,275	1,285,476	1,129,470	977,258	828,839	684,213
7	Twenty unit development - within town/village boundary	20	£666,667	2,946,102	2,715,834	2,490,462	2,269,983	2,054,400	1,843,712	1,637,920	1,437,023	1,241,020	1,049,914	863,702
8	Thirty unit development - town centre	30	£750,000	10,833,071	10,043,361	9,267,214	8,504,631	7,755,612	7,020,157	6,298,265	5,589,937	4,895,173	4,213,972	3,546,335
9	Fifty unit development within town/village boundary	50	£1,666,667	6,030,895	5,508,537	4,997,549	4,497,931	4,009,682	3,532,804	3,064,593	2,607,776	2,162,405	1,728,480	1,306,002
10	One hundred unit development - edge of town	100	£4,166,667	11,249,584	10,187,747	9,149,015	8,133,391	7,140,871	6,171,458	5,225,151	4,297,648	3,391,590	2,508,804	1,649,292
11	Three hundred unit scheme - edge of town	300	£12,500,000	30,503,625	27,614,307	24,787,908	22,024,428	19,316,566	16,668,680	14,083,992	11,562,498	9,095,992	6,687,152	4,336,304
12	Caravan Park - 20 units	20	£375,000	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707
13	Caravan Park - 40 units	40	£750,000	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677
14	Caravan Park - 100 units	100	£1,875,000	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194
15	C2 care scheme - flatted scheme in town centre	60	£500,000	868,888	519,782	179,830	- 153,101	- 479,294	- 796,918	- 1,109,489	- 1,412,634	- 1,706,353	- 1,990,647	- 2,265,514
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	1,158,517	693,042	239,774	- 204,136	- 639,059	- 1,062,557	- 1,479,319	- 1,883,512	- 2,275,138	- 2,654,195	- 3,020,685
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	5,663,231	5,181,337	4,709,881	4,248,859	3,797,890	3,355,003	2,922,630	2,500,769	2,089,419	1,688,582	1,298,257

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	479,305	441,468	404,429	368,188	332,746	298,103	264,258	231,211	198,963	167,514	136,863
2	Five unit development - edge of village	5	£98,667	798,842	735,780	674,048	613,647	554,578	496,839	440,431	385,353	331,607	279,190	228,105
3	Eight unit development - village centre	8	£157,867	1,159,571	1,065,477	972,952	882,438	793,936	707,446	622,966	540,498	460,042	381,596	305,163
4	Ten unit development - edge of village	10	£197,333	1,532,387	1,413,798	1,297,724	1,184,164	1,072,578	963,517	856,984	752,980	651,505	552,559	456,142
5	Ten unit development - rural site	10	£246,667	1,532,387	1,413,798	1,297,724	1,184,164	1,072,578	963,517	856,984	752,980	651,505	552,559	456,142
6	Fifteen unit development - edge of village	15	£296,000	2,298,581	2,120,698	1,946,586	1,776,245	1,608,868	1,445,275	1,285,476	1,129,470	977,258	828,839	684,213
7	Twenty unit development - within town/village boundary	20	£328,889	2,946,102	2,715,834	2,490,462	2,269,983	2,054,400	1,843,712	1,637,920	1,437,023	1,241,020	1,049,914	863,702
8	Thirty unit development - town centre	30	£370,000	10,833,071	10,043,361	9,267,214	8,504,631	7,755,612	7,020,157	6,298,265	5,589,937	4,895,173	4,213,972	3,546,335
9	Fifty unit development within town/village boundary	50	£822,222	6,030,895	5,508,537	4,997,549	4,497,931	4,009,682	3,532,804	3,064,593	2,607,776	2,162,405	1,728,480	1,306,002
10	One hundred unit development - edge of town	100	£2,055,556	11,249,584	10,187,747	9,149,015	8,133,391	7,140,871	6,171,458	5,225,151	4,297,648	3,391,590	2,508,804	1,649,292
11	Three hundred unit scheme - edge of town	300	£6,166,667	30,503,625	27,614,307	24,787,908	22,024,428	19,316,566	16,668,680	14,083,992	11,562,498	9,095,992	6,687,152	4,336,304
12	Caravan Park - 20 units	20	£185,000	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707
13	Caravan Park - 40 units	40	£370,000	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677
14	Caravan Park - 100 units	100	£925,000	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194
15	C2 care scheme - flatted scheme in town centre	60	£246,667	868,888	519,782	179,830	- 153,101	- 479,294	- 796,918	- 1,109,489	- 1,412,634	- 1,706,353	- 1,990,647	- 2,265,514
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	1,158,517	693,042	239,774	- 204,136	- 639,059	- 1,062,557	- 1,479,319	- 1,883,512	- 2,275,138	- 2,654,195	- 3,020,685
17	C2 care scheme - houses - edge of town/village	50	£578,125	5,663,231	5,181,337	4,709,881	4,248,859	3,797,890	3,355,003	2,922,630	2,500,769	2,089,419	1,688,582	1,298,257

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	479,305	441,468	404,429	368,188	332,746	298,103	264,258	231,211	198,963	167,514	136,863
2	Five unit development - edge of village	-	£66,667	798,842	735,780	674,048	613,647	554,578	496,839	440,431	385,353	331,607	279,190	228,105
3	Eight unit development - village centre	-	£106,667	1,159,571	1,065,477	972,952	882,438	793,936	707,446	622,966	540,498	460,042	381,596	305,163
4	Ten unit development - edge of village	-	£133,333	1,532,387	1,413,798	1,297,724	1,184,164	1,072,578	963,517	856,984	752,980	651,505	552,559	456,142
5	Ten unit development - rural site	-	£166,667	1,532,387	1,413,798	1,297,724	1,184,164	1,072,578	963,517	856,984	752,980	651,505	552,559	456,142
6	Fifteen unit development - edge of village	-	£200,000	2,298,581	2,120,698	1,946,586	1,776,245	1,608,868	1,445,275	1,285,476	1,129,470	977,258	828,839	684,213
7	Twenty unit development - within town/village boundary	-	£222,222	2,946,102	2,715,834	2,490,462	2,269,983	2,054,400	1,843,712	1,637,920	1,437,023	1,241,020	1,049,914	863,702
8	Thirty unit development - town centre	-	£250,000	10,833,071	10,043,361	9,267,214	8,504,631	7,755,612	7,020,157	6,298,265	5,589,937	4,895,173	4,213,972	3,546,335
9	Fifty unit development within town/village boundary	-	£555,556	6,030,895	5,508,537	4,997,549	4,497,931	4,009,682	3,532,804	3,064,593	2,607,776	2,162,405	1,728,480	1,306,002
10	One hundred unit development - edge of town	-	£1,388,889	11,249,584	10,187,747	9,149,015	8,133,391	7,140,871	6,171,458	5,225,151	4,297,648	3,391,590	2,508,804	1,649,292
11	Three hundred unit scheme - edge of town	-	£4,166,667	30,503,625	27,614,307	24,787,908	22,024,428	19,316,566	16,668,680	14,083,992	11,562,498	9,095,992	6,687,152	4,336,304
12	Caravan Park - 20 units	-	£125,000	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707
13	Caravan Park - 40 units	-	£250,000	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677
14	Caravan Park - 100 units	-	£625,000	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194
15	C2 care scheme - flatted scheme in town centre	-	£166,667	868,888	519,782	179,830	- 153,101	- 479,294	- 796,918	- 1,109,489	- 1,412,634	- 1,706,353	- 1,990,647	- 2,265,514
16	C2 care scheme - flatted scheme edge of town/village	-	£333,333	1,158,517	693,042	239,774	- 204,136	- 639,059	- 1,062,557	- 1,479,319	- 1,883,512	- 2,275,138	- 2,654,195	- 3,020,685
17	C2 care scheme - houses - edge of town/village	-	£390,625	5,663,231	5,181,337	4,709,881	4,248,859	3,797,890	3,355,003	2,922,630	2,500,769	2,089,419	1,688,582	1,298,257

Table 6.3.8: Appraisal results – 40% Affordable Rent, 35% Social Rent and 25% First Homes (values of £5,590 per square metre) – See Appendix 6 for text version

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £5,590 psm AH tenure Rented 75% SO 0% Frst Hms 25%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000	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	£75,000	532,072	491,103	450,983	411,714	373,296	335,728	299,011	263,144	228,128	193,961	160,646
2	Five unit development - edge of village	5	£200,000	886,787	818,504	751,637	686,190	622,159	559,547	498,351	438,572	380,212	323,269	267,743
3	Eight unit development - village centre	8	£320,000	1,293,731	1,191,690	1,091,760	994,003	897,940	803,949	712,102	622,400	534,843	449,431	366,163
4	Ten unit development - edge of village	10	£400,000	1,700,086	1,571,542	1,445,677	1,322,492	1,201,986	1,084,146	968,404	855,358	745,007	637,352	532,393
5	Ten unit development - rural site	10	£500,000	1,700,086	1,571,542	1,445,677	1,322,492	1,201,986	1,084,146	968,404	855,358	745,007	637,352	532,393
6	Fifteen unit development - edge of village	15	£600,000	2,550,129	2,357,313	2,168,517	1,983,739	1,802,979	1,626,219	1,452,606	1,283,037	1,117,511	956,028	798,589
7	Twenty unit development - within town/village boundary	20	£666,667	3,274,813	3,025,032	2,780,469	2,541,125	2,307,001	2,078,096	1,854,410	1,635,943	1,422,695	1,214,667	1,011,857
8	Thirty unit development - town centre	30	£750,000	12,092,855	11,240,005	10,401,729	9,578,026	8,768,897	7,974,341	7,194,360	6,428,951	5,678,116	4,941,854	4,220,167
9	Fifty unit development within town/village boundary	50	£1,666,667	6,798,633	6,230,700	5,674,893	5,131,212	4,599,659	4,080,231	3,572,930	3,076,439	2,590,436	2,116,645	1,655,062
10	One hundred unit development - edge of town	100	£4,166,667	12,808,244	11,653,879	10,524,157	9,419,076	8,338,639	7,282,843	6,251,689	5,245,178	4,260,572	3,296,848	2,357,948
11	Three hundred unit scheme - edge of town	300	£12,500,000	34,755,759	31,614,020	28,539,390	25,531,870	22,591,459	19,718,159	16,900,908	14,150,805	11,468,114	8,846,601	6,283,799
12	Caravan Park - 20 units	20	£375,000	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511
13	Caravan Park - 40 units	40	£750,000	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284
14	Caravan Park - 100 units	100	£1,875,000	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209
15	C2 care scheme - flatted scheme in town centre	60	£500,000	1,532,758	1,147,748	768,824	399,713	40,415	- 313,444	- 657,922	- 996,750	- 1,326,524	- 1,646,195	- 1,955,763
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	2,043,677	1,530,331	1,025,098	532,950	53,686	- 417,925	- 877,229	- 1,328,999	- 1,768,698	- 2,194,927	- 2,607,684
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	6,393,503	5,868,259	5,354,169	4,851,236	4,359,460	3,878,839	3,408,362	2,947,080	2,497,038	2,058,234	1,630,670

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	532,072	491,103	450,983	411,714	373,296	335,728	299,011	263,144	228,128	193,961	160,646
2	Five unit development - edge of village	5	£98,667	886,787	818,504	751,637	686,190	622,159	559,547	498,351	438,572	380,212	323,269	267,743
3	Eight unit development - village centre	8	£157,867	1,293,731	1,191,690	1,091,760	994,003	897,940	803,949	712,102	622,400	534,843	449,431	366,163
4	Ten unit development - edge of village	10	£197,333	1,700,086	1,571,542	1,445,677	1,322,492	1,201,986	1,084,146	968,404	855,358	745,007	637,352	532,393
5	Ten unit development - rural site	10	£246,667	1,700,086	1,571,542	1,445,677	1,322,492	1,201,986	1,084,146	968,404	855,358	745,007	637,352	532,393
6	Fifteen unit development - edge of village	15	£296,000	2,550,129	2,357,313	2,168,517	1,983,739	1,802,979	1,626,219	1,452,606	1,283,037	1,117,511	956,028	798,589
7	Twenty unit development - within town/village boundary	20	£328,889	3,274,813	3,025,032	2,780,469	2,541,125	2,307,001	2,078,096	1,854,410	1,635,943	1,422,695	1,214,667	1,011,857
8	Thirty unit development - town centre	30	£370,000	12,092,855	11,240,005	10,401,729	9,578,026	8,768,897	7,974,341	7,194,360	6,428,951	5,678,116	4,941,854	4,220,167
9	Fifty unit development within town/village boundary	50	£822,222	6,798,633	6,230,700	5,674,893	5,131,212	4,599,659	4,080,231	3,572,930	3,076,439	2,590,436	2,116,645	1,655,062
10	One hundred unit development - edge of town	100	£2,055,556	12,808,244	11,653,879	10,524,157	9,419,076	8,338,639	7,282,843	6,251,689	5,245,178	4,260,572	3,296,848	2,357,948
11	Three hundred unit scheme - edge of town	300	£6,166,667	34,755,759	31,614,020	28,539,390	25,531,870	22,591,459	19,718,159	16,900,908	14,150,805	11,468,114	8,846,601	6,283,799
12	Caravan Park - 20 units	20	£185,000	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511
13	Caravan Park - 40 units	40	£370,000	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284
14	Caravan Park - 100 units	100	£925,000	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209
15	C2 care scheme - flatted scheme in town centre	60	£246,667	1,532,758	1,147,748	768,824	399,713	40,415	- 313,444	- 657,922	- 996,750	- 1,326,524	- 1,646,195	- 1,955,763
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	2,043,677	1,530,331	1,025,098	532,950	53,686	- 417,925	- 877,229	- 1,328,999	- 1,768,698	- 2,194,927	- 2,607,684
17	C2 care scheme - houses - edge of town/village	50	£578,125	6,393,503	5,868,259	5,354,169	4,851,236	4,359,460	3,878,839	3,408,362	2,947,080	2,497,038	2,058,234	1,630,670

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	532,072	491,103	450,983	411,714	373,296	335,728	299,011	263,144	228,128	193,961	160,646
2	Five unit development - edge of village	-	£66,667	886,787	818,504	751,637	686,190	622,159	559,547	498,351	438,572	380,212	323,269	267,743
3	Eight unit development - village centre	-	£106,667	1,293,731	1,191,690	1,091,760	994,003	897,940	803,949	712,102	622,400	534,843	449,431	366,163
4	Ten unit development - edge of village	-	£133,333	1,700,086	1,571,542	1,445,677	1,322,492	1,201,986	1,084,146	968,404	855,358	745,007	637,352	532,393
5	Ten unit development - rural site	-	£166,667	1,700,086	1,571,542	1,445,677	1,322,492	1,201,986	1,084,146	968,404	855,358	745,007	637,352	532,393
6	Fifteen unit development - edge of village	-	£200,000	2,550,129	2,357,313	2,168,517	1,983,739	1,802,979	1,626,219	1,452,606	1,283,037	1,117,511	956,028	798,589
7	Twenty unit development - within town/village boundary	-	£222,222	3,274,813	3,025,032	2,780,469	2,541,125	2,307,001	2,078,096	1,854,410	1,635,943	1,422,695	1,214,667	1,011,857
8	Thirty unit development - town centre	-	£250,000	12,092,855	11,240,005	10,401,729	9,578,026	8,768,897	7,974,341	7,194,360	6,428,951	5,678,116	4,941,854	4,220,167
9	Fifty unit development within town/village boundary	-	£555,556	6,798,633	6,230,700	5,674,893	5,131,212	4,599,659	4,080,231	3,572,930	3,076,439	2,590,436	2,116,645	1,655,062
10	One hundred unit development - edge of town	-	£1,388,889	12,808,244	11,653,879	10,524,157	9,419,076	8,338,639	7,282,843	6,251,689	5,245,178	4,260,572	3,296,848	2,357,948
11	Three hundred unit scheme - edge of town	-	£4,166,667	34,755,759	31,614,020	28,539,390	25,531,870	22,591,459	19,718,159	16,900,908	14,150,805	11,468,114	8,846,601	6,283,799
12	Caravan Park - 20 units	-	£125,000	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511
13	Caravan Park - 40 units	-	£250,000	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284
14	Caravan Park - 100 units	-	£625,000	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209
15	C2 care scheme - flatted scheme in town centre	-	£166,667	1,532,758	1,147,748	768,824	399,713	40,415	- 313,444	- 657,922	- 996,750	- 1,326,524	- 1,646,195	- 1,955,763
16	C2 care scheme - flatted scheme edge of town/village	-	£333,333	2,043,677	1,530,331	1,025,098	532,950	53,686	- 417,925	- 877,229	- 1,328,999	- 1,768,698	- 2,194,927	- 2,607,684
17	C2 care scheme - houses - edge of town/village	-	£390,625	6,393,503	5,868,259	5,354,169	4,851,236	4,359,460	3,878,839	3,408,362	2,947,080	2,497,038	2,058,234	1,630,670

Table 6.3.9: Appraisal results – 40% Affordable Rent, 35% Social Rent and 25% First Homes (values of £5,825 per square metre) – See Appendix 6 for text version

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £5,825 psm AH tenure Rented 75% SO 0% Frst Hms 25%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000	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	£75,000	583,739	539,702	496,567	454,332	413,000	372,568	333,038	294,410	256,683	219,857	183,933
2	Five unit development - edge of village	5	£200,000	972,898	899,503	827,610	757,220	688,332	620,947	555,064	490,683	427,805	366,429	306,555
3	Eight unit development - village centre	8	£320,000	1,425,094	1,315,255	1,207,677	1,102,360	999,305	898,441	799,331	702,596	608,086	515,852	425,893
4	Ten unit development - edge of village	10	£400,000	1,864,291	1,726,000	1,590,549	1,457,940	1,328,171	1,201,244	1,077,157	955,603	836,561	720,378	607,055
5	Ten unit development - rural site	10	£500,000	1,864,291	1,726,000	1,590,549	1,457,940	1,328,171	1,201,244	1,077,157	955,603	836,561	720,378	607,055
6	Fifteen unit development - edge of village	15	£600,000	2,796,436	2,588,999	2,385,824	2,186,909	1,992,256	1,801,865	1,615,736	1,433,404	1,254,842	1,080,568	910,583
7	Twenty unit development - within town/village boundary	20	£666,667	3,596,676	3,327,787	3,064,435	2,806,618	2,554,339	2,307,596	2,066,389	1,830,719	1,600,585	1,375,988	1,156,927
8	Thirty unit development - town centre	30	£750,000	13,326,382	12,411,719	11,512,607	10,629,053	9,761,072	8,908,647	8,071,785	7,250,486	6,444,748	5,654,574	4,879,961
9	Fifty unit development within town/village boundary	50	£1,666,667	7,550,378	6,937,818	6,338,126	5,751,300	5,177,343	4,616,253	4,068,031	3,532,676	3,009,551	2,496,722	1,996,850
10	One hundred unit development - edge of town	100	£4,166,667	14,334,432	13,089,467	11,870,649	10,677,977	9,511,451	8,371,073	7,256,841	6,168,756	5,106,817	4,068,475	3,051,840
11	Three hundred unit scheme - edge of town	300	£12,500,000	38,918,307	35,530,404	32,212,715	28,966,239	25,790,977	22,686,929	19,654,093	16,685,189	13,782,778	10,951,906	8,185,244
12	Caravan Park - 20 units	20	£375,000	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838
13	Caravan Park - 40 units	40	£750,000	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939
14	Caravan Park - 100 units	100	£1,875,000	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849
15	C2 care scheme - flatted scheme in town centre	60	£500,000	2,178,071	1,755,473	1,343,209	938,919	542,748	157,035	- 221,308	- 591,269	- 954,608	- 1,308,919	- 1,652,465
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	2,904,094	2,340,631	1,790,945	1,251,892	723,664	209,380	- 295,078	- 788,358	- 1,272,810	- 1,745,227	- 2,203,287
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	7,108,562	6,540,868	5,985,036	5,441,064	4,908,953	4,388,702	3,880,313	3,383,783	2,896,165	2,420,186	1,956,158

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	583,739	539,702	496,567	454,332	413,000	372,568	333,038	294,410	256,683	219,857	183,933
2	Five unit development - edge of village	5	£98,667	972,898	899,503	827,610	757,220	688,332	620,947	555,064	490,683	427,805	366,429	306,555
3	Eight unit development - village centre	8	£157,867	1,425,094	1,315,255	1,207,677	1,102,360	999,305	898,441	799,331	702,596	608,086	515,852	425,893
4	Ten unit development - edge of village	10	£197,333	1,864,291	1,726,000	1,590,549	1,457,940	1,328,171	1,201,244	1,077,157	955,603	836,561	720,378	607,055
5	Ten unit development - rural site	10	£246,667	1,864,291	1,726,000	1,590,549	1,457,940	1,328,171	1,201,244	1,077,157	955,603	836,561	720,378	607,055
6	Fifteen unit development - edge of village	15	£296,000	2,796,436	2,588,999	2,385,824	2,186,909	1,992,256	1,801,865	1,615,736	1,433,404	1,254,842	1,080,568	910,583
7	Twenty unit development - within town/village boundary	20	£328,889	3,596,676	3,327,787	3,064,435	2,806,618	2,554,339	2,307,596	2,066,389	1,830,719	1,600,585	1,375,988	1,156,927
8	Thirty unit development - town centre	30	£370,000	13,326,382	12,411,719	11,512,607	10,629,053	9,761,072	8,908,647	8,071,785	7,250,486	6,444,748	5,654,574	4,879,961
9	Fifty unit development within town/village boundary	50	£822,222	7,550,378	6,937,818	6,338,126	5,751,300	5,177,343	4,616,253	4,068,031	3,532,676	3,009,551	2,496,722	1,996,850
10	One hundred unit development - edge of town	100	£2,055,556	14,334,432	13,089,467	11,870,649	10,677,977	9,511,451	8,371,073	7,256,841	6,168,756	5,106,817	4,068,475	3,051,840
11	Three hundred unit scheme - edge of town	300	£6,166,667	38,918,307	35,530,404	32,212,715	28,966,239	25,790,977	22,686,929	19,654,093	16,685,189	13,782,778	10,951,906	8,185,244
12	Caravan Park - 20 units	20	£185,000	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838
13	Caravan Park - 40 units	40	£370,000	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939
14	Caravan Park - 100 units	100	£925,000	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849
15	C2 care scheme - flatted scheme in town centre	60	£246,667	2,178,071	1,755,473	1,343,209	938,919	542,748	157,035	- 221,308	- 591,269	- 954,608	- 1,308,919	- 1,652,465
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	2,904,094	2,340,631	1,790,945	1,251,892	723,664	209,380	- 295,078	- 788,358	- 1,272,810	- 1,745,227	- 2,203,287
17	C2 care scheme - houses - edge of town/village	50	£578,125	7,108,562	6,540,868	5,985,036	5,441,064	4,908,953	4,388,702	3,880,313	3,383,783	2,896,165	2,420,186	1,956,158

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	583,739	539,702	496,567	454,332	413,000	372,568	333,038	294,410	256,683	219,857	183,933
2	Five unit development - edge of village	-	£66,667	972,898	899,503	827,610	757,220	688,332	620,947	555,064	490,683	427,805	366,429	306,555
3	Eight unit development - village centre	-	£106,667	1,425,094	1,315,255	1,207,677	1,102,360	999,305	898,441	799,331	702,596	608,086	515,852	425,893
4	Ten unit development - edge of village	-	£133,333	1,864,291	1,726,000	1,590,549	1,457,940	1,328,171	1,201,244	1,077,157	955,603	836,561	720,378	607,055
5	Ten unit development - rural site	-	£166,667	1,864,291	1,726,000	1,590,549	1,457,940	1,328,171	1,201,244	1,077,157	955,603	836,561	720,378	607,055
6	Fifteen unit development - edge of village	-	£200,000	2,796,436	2,588,999	2,385,824	2,186,909	1,992,256	1,801,865	1,615,736	1,433,404	1,254,842	1,080,568	910,583
7	Twenty unit development - within town/village boundary	-	£222,222	3,596,676	3,327,787	3,064,435	2,806,618	2,554,339	2,307,596	2,066,389	1,830,719	1,600,585	1,375,988	1,156,927
8	Thirty unit development - town centre	-	£250,000	13,326,382	12,411,719	11,512,607	10,629,053	9,761,072	8,908,647	8,071,785	7,250,486	6,444,748	5,654,574	4,879,961
9	Fifty unit development within town/village boundary	-	£555,556	7,550,378	6,937,818	6,338,126	5,751,300	5,177,343	4,616,253	4,068,031	3,532,676	3,009,551	2,496,722	1,996,850
10	One hundred unit development - edge of town	-	£1,388,889	14,334,432	13,089,467	11,870,649	10,677,977	9,511,451	8,371,073	7,256,841	6,168,756	5,106,817	4,068,475	3,051,840
11	Three hundred unit scheme - edge of town	-	£4,166,667	38,918,307	35,530,404	32,212,715	28,966,239	25,790,977	22,686,929	19,654,093	16,685,189	13,782,778	10,951,906	8,185,244
12	Caravan Park - 20 units	-	£125,000	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838
13	Caravan Park - 40 units	-	£250,000	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939
14	Caravan Park - 100 units	-	£625,000	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849
15	C2 care scheme - flatted scheme in town centre	-	£166,667	2,178,071	1,755,473	1,343,209	938,919	542,748	157,035	- 221,308	- 591,269	- 954,608	- 1,308,919	- 1,652,465
16	C2 care scheme - flatted scheme edge of town/village	-	£333,333	2,904,094	2,340,631	1,790,945	1,251,892	723,664	209,380	- 295,078	- 788,358	- 1,272,810	- 1,745,227	- 2,203,287
17	C2 care scheme - houses - edge of town/village	-	£390,625	7,108,562	6,540,868	5,985,036	5,441,064	4,908,953	4,388,702	3,880,313	3,383,783	2,896,165	2,420,186	1,956,158

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 £5,000 per square metre and then affordable housing can only be delivered at around 25% 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. This target can, however, be met in limited circumstances, so it would be appropriate to retain this overall target, recognising that developers may present viability 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)

			Indicative value area								
Plots	Site area (ha)	BLV	£3,940	£4,180	£4,410	£4,650	£4,880	£5,120	£5,350	£5,590	£5,825
20	0.50	£375,000	763,540	834,343	902,197	972,999	953,052	1,023,855	1,091,707	1,162,511	1,231,838
40	1.00	£750,000	1,439,343	1,580,949	1,716,655	1,858,260	1,818,367	1,959,972	2,095,677	2,237,284	2,375,939
100	2.50	£1,875,000	3,598,356	3,952,372	4,291,635	4,645,650	4,545,916	4,899,930	5,239,194	5,593,209	5,939,849

Table 6.12.2: Park home development surplus against benchmark land value

		Indicative value area								
Plots	Site area (ha)	£3,940	£4,180	£4,410	£4,650	£4,880	£5,120	£5,350	£5,590	£5,825
20	0.50	388,540	459,343	527,197	597,999	578,052	648,855	716,707	787,511	856,838
40	1.00	689,343	830,949	966,655	1,108,260	1,068,367	1,209,972	1,345,677	1,487,284	1,625,939
100	2.50	1,723,356	2,077,372	2,416,635	2,770,650	2,670,916	3,024,930	3,364,194	3,718,209	4,064,849

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

		Indicative value area								
Plots	Site area (ha)	£3,940	£4,180	£4,410	£4,650	£4,880	£5,120	£5,350	£5,590	£5,825
20	0.50	19,427	22,967	26,360	29,900	28,903	32,443	35,835	39,376	42,842
40	1.00	35,984	39,524	42,916	46,457	45,459	48,999	52,392	55,932	59,398
100	2.50	35,984	39,524	42,916	46,457	45,459	48,999	52,392	55,932	59,398

Park home operators setting up new parks could therefore viably make financial contributions in lieu of affordable housing ranging from £19,427 to £59,398 per pitch, depending on area and density.

First Homes

6.13 On 24 May 2021, the Government published the PPG on First Homes. This PPG defines First Homes as a form of discounted market sale housing which must be (a) discounted by a minimum of 30% below market value; (b) sold to eligible households (first time buyers in receipt of a gross household income not exceeding £80,000 per annum); and (c) not exceed a sale value of £250,000 on first sale. The initial discount on first sale is to be passed on to future purchasers through a restrictive covenant on the title.

6.14 The PPG indicates that 25% of all affordable housing delivered by a development should be in the form of First Homes. For the purposes of appraising the impact of First Homes, we have assumed that they will replace the shared ownership units, so that the overall tenure mix equates to 75% rented (40% affordable rent and 35% social rent) and 25% First Homes.

6.15 When market values are low, First Homes will generate slightly higher receipts for the Developer in comparison to shared ownership, depending on the extent of discount applied, as summarised in Table 6.15.1. However, as property prices increase, First Homes are no longer able to be delivered within the £250,000 property price cap at a 30% discount and higher discounts would be required. As a result of the application of a higher discount, the values generated by First Homes would be significantly lower than shared ownership as shown in Table 6.15.1.

Table 6.15.1: Comparison of value of First Homes and Shared Ownership

Unrestricted market value per square metre	Shared Ownership value per square metre	First Homes value per square metre (30% discount)	First Homes value per square metre (50% discount)
£3,940	£2,364	£2,758	£1,970
£4,180	£2,508	£2,791*	£2,090
£4,410	£2,646	£2,791*	£2,205
£4,650	£2,790	£2,791*	£2,325
£4,880	£2,928	£2,791*	£2,440
£5,120	£3,072	£2,791*	£2,560
£5,350	£3,210	£2,791*	£2,675
£5,590	£3,354	£2,791*	£2,791
£5,825	£3,495	£2,791*	£2,791*

*these units are impacted by the £250,000 property price cap and require a higher discount than stated in the relevant column heading.

6.16 In addition to differentials in capital values, the profit margin applied to First Homes is higher, reflecting the risk of disposing of the First Homes resting with the Developer, rather than being sold through a single transaction to a RP. For testing purposes, we have assumed that a profit margin of 12% is

applied, which is lower than the 17.5% of GDV applied to market housing, but higher than the profit applied to affordable housing sold to RPs of 6% that carries less risk. In addition, the sales will complete following practical completion, whereas RPs will typically pay for traditional forms of affordable housing over the construction period. In comparison to 'traditional' forms of affordable housing, First Homes are therefore less effective at reducing developers' finance costs.

6.17 Table 6.17.1 provides a comparison of appraisal outputs assuming a tenure mix of 75% rented and 25% shared ownership to an alternative mix of 75% rented and 25% First Homes (at 30% discount, or a higher discount if required to ensure that the property value remains within the £250,000 cap). Substituting 25% of the shared ownership units with First Homes has a marginally negative impact on residual land values, which may result in a need for an overall reduction in provision of affordable housing on schemes at the margins of viability. This negative impact worsens slightly as residential sales values increase, as the amount of discount required to avoid breaching the £250,000 cap increases.

6.18 There is also a clear downside associated with First Homes in terms of affordability. In most cases, purchasers would need to be in receipt of household incomes at the full £80,000 capped amount to keep the level of discount required within the maximum permitted range of 50%. First Homes are therefore unlikely to be accessible to households on lower incomes and there would be a significant reduction in availability of housing to purchase within the shared ownership sector.

Affordable housing on small sites

6.19 The Council's emerging Affordable Housing Plan 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 the District of Wealden, smaller housing schemes do make an important contribution towards meeting the overall housing target in its emerging Local Plan.

6.20 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.

6.21 The appraisal results in tables 6.3.1 to 6.3.9 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.

6.22 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 Plan 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.

6.23 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.

6.24 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 6.24.1.

Table 6.17.1: Comparison of residual land values with 25% Shared Ownership and 25% First Homes (all appraisals assume 35% affordable housing) – See Appendix 10 for text version

All appraisals assume 35% Aff Hsg, FHs discounted by min 30%

Residual land values generated at each value per square metre

			£3,940		£4,180		£4,410		£4,650		£4,880		£5,120		£5,350		£5,590		£5,825	
LP Ref	Site	No of units	25% SO	25% FH	25% SO	25% FH	25% SO	25% FH	25% SO	25% FH	25% SO	25% FH	25% SO	25% FH	25% SO	25% FH	25% SO	25% FH	25% SO	25% FH
1	Three unit development within town/village boundary	3	£50,457	£53,512	£85,341	£85,444	£118,772	£116,045	£153,656	£147,976	£177,187	£168,679	£212,071	£200,610	£245,502	£231,211	£280,387	£263,144	£314,543	£294,410
2	Five unit development - edge of village	5	£84,095	£89,187	£142,235	£142,406	£197,953	£193,409	£256,093	£246,628	£295,313	£281,131	£353,453	£334,351	£409,170	£385,353	£467,310	£438,572	£524,240	£490,683
3	Eight unit development - village centre	8	£82,603	£85,698	£172,378	£167,601	£258,413	£246,091	£348,189	£327,992	£407,847	£380,106	£497,623	£462,008	£583,657	£540,498	£673,432	£622,400	£760,705	£702,596
4	Ten unit development - edge of village	10	£178,220	£184,481	£290,294	£286,858	£397,697	£384,971	£509,771	£487,348	£584,205	£552,491	£696,279	£654,868	£803,682	£752,980	£914,951	£855,358	£1,023,673	£955,603
5	Ten unit development - rural site	10	£178,220	£184,481	£290,294	£286,858	£397,697	£384,971	£509,771	£487,348	£584,205	£552,491	£696,279	£654,868	£803,682	£752,980	£914,951	£855,358	£1,023,673	£955,603
6	Fifteen unit development - edge of village	15	£267,330	£276,721	£435,441	£430,288	£596,546	£577,456	£764,657	£731,023	£876,307	£828,735	£1,044,418	£982,302	£1,205,523	£1,129,470	£1,372,427	£1,283,037	£1,535,510	£1,433,404
7	Twenty unit development - within town/village boundary	20	£319,943	£329,140	£540,416	£530,363	£749,638	£722,884	£967,523	£921,805	£1,111,364	£1,047,471	£1,329,249	£1,246,391	£1,538,055	£1,437,023	£1,755,940	£1,635,943	£1,969,285	£1,830,719
8	Thirty unit development - town centre	30	£819,941	£880,852	£1,664,904	£1,729,524	£2,474,660	£2,542,837	£3,319,245	£3,391,510	£3,866,130	£3,946,867	£4,701,173	£4,785,882	£5,501,424	£5,589,937	£6,336,467	£6,428,951	£7,154,114	£7,250,486
9	Fifty unit development within town/village boundary	50	-£47,374	-£12,940	£473,654	£482,338	£966,743	£934,458	£1,480,352	£1,403,120	£1,810,284	£1,689,978	£2,323,894	£2,158,641	£2,815,480	£2,607,776	£3,324,468	£3,076,439	£3,822,852	£3,532,676
10	One hundred unit development - edge of town	100	-£1,056,171	-£1,024,983	£21,033	-£39,642	£1,032,317	£883,296	£2,077,066	£1,842,016	£2,757,139	£2,434,349	£3,800,165	£3,385,821	£4,793,582	£4,297,648	£5,827,335	£5,245,178	£6,839,551	£6,168,756
11	Three hundred unit scheme - edge of town	300	-£3,130,093	-£3,050,307	-£143,930	-£318,180	£2,638,183	£2,230,863	£5,513,051	£4,861,035	£7,350,763	£6,462,490	£10,203,593	£9,069,771	£12,922,582	£11,562,498	£15,759,788	£14,150,805	£18,522,056	£16,685,189
12	Caravan Park - 20 units	20	£1,270,935	£1,077,576	£1,333,352	£1,128,214	£1,393,168	£1,176,742	£1,455,585	£1,227,381	£1,460,432	£1,220,630	£1,522,848	£1,271,269	£1,582,665	£1,319,797	£1,645,081	£1,370,435	£1,706,198	£1,420,018
13	Caravan Park - 40 units	40	£2,455,356	£2,068,636	£2,580,189	£2,169,913	£2,699,821	£2,266,970	£2,824,654	£2,368,247	£2,834,349	£2,354,746	£2,959,183	£2,456,023	£3,078,814	£2,553,080	£3,203,647	£2,654,356	£3,325,880	£2,753,524
14	Caravan Park - 100 units	100	£6,138,390	£5,171,592	£6,450,474	£5,424,783	£6,749,553	£5,667,426	£7,061,636	£5,920,618	£7,085,873	£5,886,866	£7,397,957	£6,140,058	£7,697,037	£6,382,700	£8,009,120	£6,635,892	£8,314,701	£6,883,809
15	C2 care scheme - flatted scheme in town centre	60	-£3,836,242	-£3,866,790	-£3,376,764	-£3,409,171	-£2,936,429	-£2,970,619	-£2,476,950	-£2,513,001	-£2,235,731	-£2,273,565	-£1,776,251	-£1,815,946	-£1,335,918	-£1,412,634	-£876,438	-£996,750	-£431,373	-£591,269
16	C2 care scheme - flatted scheme edge of town/village	80	-£5,114,990	-£5,155,720	-£4,502,351	-£4,545,562	-£3,915,240	-£3,960,827	-£3,302,601	-£3,350,669	-£2,980,974	-£3,031,420	-£2,368,335	-£2,421,262	-£1,781,224	-£1,883,512	-£1,168,584	-£1,328,999	-£575,164	-£788,358
17	C2 care scheme - houses - edge of town/village	50	£67,002	£24,781	£565,896	£476,615	£1,041,932	£909,621	£1,534,613	£1,358,237	£1,847,552	£1,626,740	£2,340,232	£2,073,052	£2,812,156	£2,500,769	£3,299,766	£2,947,080	£3,777,220	£3,383,783

Percentage change in residual land values

			£3,940		£4,180		£4,410		£4,650		£4,880		£5,120		£5,350		£5,590		£5,825	
LP Ref	Site	No of units		% change		% change		% change		% change		% change		% change		% change		% change		% change
1	One unit scheme (houses)	365		6.05%		0.12%		-2.30%		-3.70%		-4.80%		-5.40%		-5.82%		-6.15%		-6.40%
2	Two unit scheme (houses)	585		6.06%		0.12%		-2.30%		-3.70%		-4.80%		-5.40%		-5.82%		-6.15%		-6.40%
3	Two unit scheme (flats)	393		3.75%		-2.77%		-4.77%		-5.80%		-6.80%		-7.16%		-7.39%		-7.58%		-7.64%
4	Three unit scheme (houses)	1,020		3.51%		-1.18%		-3.20%		-4.40%		-5.43%		-5.95%		-6.31%		-6.51%		-6.65%
5	Three unit scheme (flats)	260		3.51%		-1.18%		-3.20%		-4.40%		-5.43%		-5.95%		-6.31%		-6.51%		-6.65%
6	Four unit scheme (houses)	324		3.51%		-1.18%		-3.20%		-4.40%		-5.43%		-5.95%		-6.31%		-6.51%		-6.65%
7	Four unit scheme (flats)	636		2.87%		-1.86%		-3.57%		-4.73%		-5.75%		-6.23%		-6.57%		-6.83%		-7.04%
8	Five unit scheme (houses)	1,080		7.43%		3.88%		2.75%		2.18%		2.09%		1.80%		1.61%		1.46%		1.35%
9	Five unit scheme (flats)	918		-72.69%		1.83%		-3.34%		-5.22%		-6.65%		-7.11%		-7.38%		-7.46%		-7.59%
10	Seven unit scheme (houses)	300		-2.95%		-288.48%		-14.44%		-11.32%		-11.71%		-10.90%		-10.35%		-9.99%		-9.81%
11	Seven unit scheme (flats)	299		-2.55%		121.07%		-15.44%		-11.83%		-12.08%		-11.11%		-10.52%		-10.21%		-9.92%
12	Ten unit scheme (houses)	1,186		-15.21%		-15.39%		-15.53%		-15.68%		-16.42%		-16.52%		-16.61%		-16.69%		-16.77%
13	Ten unit scheme (flats)	274		-15.75%		-15.90%		-16.03%		-16.16%		-16.92%		-17.00%		-17.08%		-17.15%		-17.21%
14	Twenty unit scheme (houses and flats)	1,029		-15.75%		-15.90%		-16.03%		-16.16%		-16.92%		-17.00%		-17.08%		-17.15%		-17.21%
15	Twenty unit scheme (flats)	352		0.80%		0.96%		1.16%		1.46%		1.69%		2.23%		5.74%		13.73%		37.07%
16	Thirty unit scheme (flats with community use on ground floor	277		0.80%		0.96%		1.16%		1.46%		1.69%		2.23%		5.74%		13.73%		37.07%
17	Fifty unit scheme (flats - lower density)	2,219		-63.01%		-15.78%		-12.70%		-11.49%		-11.95%		-11.42%		-11.07%		-10.69%		-10.42%

Figure 6.24.1: Formula for calculating payments in lieu

X = ((A – B) x C) – ((A x C) x 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 housing[21])

6.25 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 Plan Policy, the agreed affordable housing percentage would 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 an assumption of 2 units of affordable housing.

Impact of other emerging Local Plan policies

6.26 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 6.26.1 to 6.26.5). These appraisals all assume provision of 35% affordable housing (40% affordable rent; 35% social rent; and 25% First Homes). 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.

6.27 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.

6.28 The tables show a 'baseline' residual land value for each typology, tested at each of the nine price points, ranging from A (£3,940 per square metre) to I (£5,825 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.

6.29 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 6.29.1.

[21] Developer's profit it 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%).

Table 6.29.1: 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 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% Three bed: 40% Four bed: 25% Affordable - rented (schemes 50+ units):	This housing mix is reflected in the appraisals

Policy	Policy name	Summary of requirement	Approach adopted in the appraisals
		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 AH on developments with 10 or more units (6 or more units in 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 residential caravan parks delivering 10+ units (or 0.5 hectares or more in size). Tenure mix of 40% affordable rent, 35% social rent and 25% intermediate housing (can include First Homes). First Homes discount to be at least 30% in line with PPG. 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 Community Facilities and open space, sports and recreation	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 the appraisals. Land use issue

Policy	Policy name	Summary of requirement	Approach adopted in the appraisals
	provision		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

6.30 Table 6.12.2 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 3%. The impact can be more significant when the starting residual land value is very low.

Accessibility standards

6.31 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).

6.32 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.

6.33 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 £4,880 per square metre and 35% affordable housing, the baseline residual land value is £2.53 million. When the costs of meeting the residential accessibility standards policy are incorporated, the residual land value falls to £2.37 million, a reduction of 6.3%.

Electric Vehicle Charging Points

6.34 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 6.26.3.

6.35 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%.

Table 6.26.1: Biodiversity Net Gain – See Appendix 11 for text version

Biodiversity Net Gain Sales value (£ psm):

BLV: PREVIOUSLY DEVELOPED LAND				£3,940 psm		£4,180 psm		£4,410 psm		£4,650 psm		£4,880 psm		£5,120 psm		£5,350 psm		£5,590 psm		£5,825 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	£0.0956	£0.0891	£0.1305	£0.1240	£0.1639	£0.1575	£0.1988	£0.1923	£0.2224	£0.2159	£0.2572	£0.2508	£0.2907	£0.2842	£0.3256	£0.3191	£0.3597	£0.3532
2	Five unit development - edge of village	5	0.05	£0.57	£0.1594	£0.1486	£0.2175	£0.2067	£0.2732	£0.2624	£0.3314	£0.3206	£0.3706	£0.3598	£0.4287	£0.4179	£0.4844	£0.4736	£0.5426	£0.5318	£0.5995	£0.5887
3	Eight unit development - village centre	8	0.04	£0.46	£0.2552	£0.2377	£0.2927	£0.2754	£0.3763	£0.3418	£0.4685	£0.4513	£0.5233	£0.5108	£0.6058	£0.6007	£0.7033	£0.6858	£0.7723	£0.7752	£0.8784	£0.8523
4	Ten unit development - edge of village	10	0.08	£0.86	£0.3265	£0.3053	£0.4386	£0.4173	£0.5460	£0.5247	£0.6581	£0.6368	£0.7325	£0.7112	£0.8438	£0.8228	£0.9502	£0.9292	£1.0612	£1.0402	£1.1699	£1.1489
5	Ten unit development - rural site	10	0.04	£0.49	£0.3265	£0.3053	£0.4386	£0.4173	£0.5460	£0.5247	£0.6581	£0.6368	£0.7325	£0.7112	£0.8438	£0.8228	£0.9502	£0.9292	£1.0612	£1.0402	£1.1699	£1.1489
6	Fifteen unit development - edge of village	15	0.10	£1.14	£0.4896	£0.4579	£0.6579	£0.6260	£0.8190	£0.7871	£0.9871	£0.9552	£1.0988	£1.0669	£1.2658	£1.2341	£1.4253	£1.3938	£1.5918	£1.5603	£1.7549	£1.7234
7	Twenty unit development - within town/village boun	20	0.06	£0.65	£0.6132	£0.5715	£0.8311	£0.7894	£1.0399	£0.9982	£1.2578	£1.2161	£1.4016	£1.3599	£1.6195	£1.5778	£1.8283	£1.7866	£2.0462	£2.0045	£2.2595	£2.2179
8	Thirty unit development - town centre	30	0.13	£1.43	£1.9913	£1.8137	£2.8362	£2.6587	£3.6392	£3.4641	£4.4742	£4.2992	£5.0211	£4.8460	£5.8562	£5.6811	£6.6564	£6.4813	£7.4914	£7.3164	£8.3091	£8.1340
9	Fifty unit development within town/village boundary	50	0.07	£0.81	£0.6775	£0.5715	£1.1814	£1.0852	£1.6535	£1.5774	£2.1875	£2.0910	£2.5271	£2.4210	£3.0361	£2.9312	£3.5239	£3.4199	£4.0329	£3.9280	£4.5313	£4.4284
10	One hundred unit development - edge of town	100	0.18	£2.00	£0.5158	£0.2857	£1.5654	£1.3382	£2.5650	£2.3377	£3.6080	£3.3808	£4.2839	£4.0590	£5.3176	£5.0928	£6.3083	£6.0835	£7.3421	£7.1172	£8.3543	£8.1294
11	Three hundred unit scheme - edge of town	300	0.10	£1.14	£1.2259	£0.5904	£4.1122	£3.4832	£6.8533	£6.2301	£9.7006	£9.0825	£11.5306	£10.9125	£14.3678	£13.7497	£17.0748	£16.4611	£19.8950	£19.2813	£22.6564	£22.0427
12	Caravan Park - 20 units	20	0.25	£3.10	£1.2759	£1.2759	£1.3420	£1.3420	£1.4016	£1.4016	£1.4642	£1.4642	£1.4691	£1.4691	£1.5316	£1.5316	£1.5913	£1.5913	£1.6537	£1.6537	£1.7148	£1.7148
13	Caravan Park - 40 units	40	0.14	£1.77	£2.4727	£2.4727	£2.5975	£2.5975	£2.7171	£2.7171	£2.8420	£2.8420	£2.8517	£2.8517	£2.9765	£2.9765	£3.0961	£3.0961	£3.2210	£3.2210	£3.3432	£3.3432
14	Caravan Park - 100 units	100	0.33	£4.13	£6.1816	£6.1816	£6.4937	£6.4937	£6.7928	£6.7928	£7.1049	£7.1049	£7.1291	£7.1291	£7.4412	£7.4412	£7.7403	£7.7403	£8.0524	£8.0524	£8.3580	£8.3580
15	C2 care scheme - flatted scheme in town centre	60	0.22	£2.75	-£2.9816	-£3.1197	-£2.5220	-£2.6602	-£2.0617	-£2.2199	-£1.5223	-£1.7604	-£1.5210	-£1.5192	-£0.9215	-£1.0597	-£0.4844	-£0.6207	-£0.0318	-£0.1681	£0.4057	£0.2719
16	C2 care scheme - flatted scheme edge of town/villa	80	0.33	£4.13	-£3.9753	-£4.1596	-£3.3627	-£3.5470	-£2.7756	-£2.9599	-£2.1629	-£2.3472	-£1.8413	-£2.0256	-£1.2287	-£1.4129	-£0.6459	-£0.8276	-£0.0424	-£0.2241	£0.5410	£0.3618
17	C2 care scheme - houses - edge of town/village	50	0.56	£6.88	£0.7706	£0.6677	£1.2635	£1.1621	£1.7357	£1.6343	£2.2284	£2.1270	£2.5413	£2.4399	£3.0289	£2.9290	£3.4962	£3.3963	£3.9839	£3.8839	£4.4613	£4.3613
18	Class E (retail) development - town centre	-	0.42	£5.16	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957
19	Class E (light industrial) development - town centre	-	0.78	£9.63	-£0.2552	-£0.2888	-£0.2552	-£0.2888	-£0.2552	-£0.2888	-£0.2552	-£0.2888	-£0.2552	-£0.2888	-£0.2552	-£0.2888	-£0.2552	-£0.2888	-£0.2552	-£0.2888	-£0.2552	-£0.2888
20	Class E (retail) development - edge of town	-	0.58	£7.23	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119
21	Class E (office) development - town centre	-	1.11	£13.76	-£0.4130	-£0.4251	-£0.4130	-£0.4251	-£0.4130	-£0.4251	-£0.4130	-£0.4251	-£0.4130	-£0.4251	-£0.4130	-£0.4251	-£0.4130	-£0.4251	-£0.4130	-£0.4251	-£0.4130	-£0.4251
22	Class E (office) development - town centre	-	0.83	£10.32	-£1.7700	-£1.8219	-£1.7700	-£1.8219	-£1.7700	-£1.8219	-£1.7700	-£1.8219	-£1.7700	-£1.8219	-£1.7700	-£1.8219	-£1.7700	-£1.8219	-£1.7700	-£1.8219	-£1.7700	-£1.8219
23	Class E (office) development - edge of town	-	1.67	£20.64	-£2.9501	-£3.0366	-£2.9501	-£3.0366	-£2.9501	-£3.0366	-£2.9501	-£3.0366	-£2.9501	-£3.0366	-£2.9501	-£3.0366	-£2.9501	-£3.0366	-£2.9501	-£3.0366	-£2.9501	-£3.0366
24	Industrial (B2/B8) out of town	-	2.50	£30.97	£2.7666	£2.7133	£2.7666	£2.7133	£2.7666	£2.7133	£2.7666	£2.7133	£2.7666	£2.7133	£2.7666	£2.7133	£2.7666	£2.7133	£2.7666	£2.7133	£2.7666	£2.7133
25	Industrial (B2/B8) within town/village boundary	-	3.33	£41.29	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774
26	Industrial (B2/B8) edge of town/village	-	5.00	£61.93	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427
27	Hotel (town centre) 50 rooms	-	1.00	£12.39	£0.3247	£0.2799	£0.3247	£0.2799	£0.3247	£0.2799	£0.3247	£0.2799	£0.3247	£0.2799	£0.3247	£0.2799	£0.3247	£0.2799	£0.3247	£0.2799	£0.3247	£0.2799
28	Hotel (town centre) 75 rooms	-	1.00	£12.39	£0.3962	£0.3319	£0.3962	£0.3319	£0.3962	£0.3319	£0.3962	£0.3319	£0.3962	£0.3319	£0.3962	£0.3319	£0.3962	£0.3319	£0.3962	£0.3319	£0.3962	£0.3319
29	Hotel (town centre) 100 rooms	-	1.00	£12.39	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425
30	Community use/leisure within town/village	-	1.00	£12.39	-£0.8100	-£0.8503	-£0.8100	-£0.8503	-£0.8100	-£0.8503	-£0.8100	-£0.8503	-£0.8100	-£0.8503	-£0.8100	-£0.8503	-£0.8100	-£0.8503	-£0.8100	-£0.8503	-£0.8100	-£0.8503

BLV: HIGHER GREENFIELD				£3,940 psm		£4,180 psm		£4,410 psm		£4,650 psm		£4,880 psm		£5,120 psm		£5,350 psm		£5,590 psm		£5,825 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	£0.0956	£0.0891	£0.1305	£0.1240	£0.1639	£0.1575	£0.1988	£0.1923	£0.2224	£0.2159	£0.2572	£0.2508	£0.2907	£0.2842	£0.3256	£0.3191	£0.3597	£0.3532
2	Five unit development - edge of village	5	0.05	£0.62	£0.1594	£0.1486	£0.2175	£0.2067	£0.2732	£0.2624	£0.3314	£0.3206	£0.3706	£0.3598	£0.4287	£0.4179	£0.4844	£0.4736	£0.5426	£0.5318	£0.5995	£0.5887
3	Eight unit development - village centre	8	0.04	£0.50	£0.2552	£0.2377	£0.2927	£0.2754	£0.3763	£0.3418	£0.4685	£0.4513	£0.5233	£0.5108	£0.6058	£0.6007	£0.7033	£0.6858	£0.7723	£0.7752	£0.8784	£0.8523
4	Ten unit development - edge of village	10	0.08	£0.93	£0.3265	£0.3053	£0.4386	£0.4173	£0.5460	£0.5247	£0.6581	£0.6368	£0.7325	£0.7112	£0.8438	£0.8228	£0.9502	£0.9292	£1.0612	£1.0402	£1.1699	£1.1489
5	Ten unit development - rural site	10	0.04	£0.53	£0.3265	£0.3053	£0.4386	£0.4173	£0.5460	£0.5247	£0.6581	£0.6368	£0.7325	£0.7112	£0.8438	£0.8228	£0.9502	£0.9292	£1.0612	£1.0402	£1.1699	£1.1489
6	Fifteen unit development - edge of village	15	0.10	£1.24	£0.4896	£0.4579	£0.6579	£0.6260	£0.8190	£0.7871	£0.9871	£0.9552	£1.0988	£1.0669	£1.2658	£1.2341	£1.4253	£1.3938	£1.5918	£1.5603	£1.7549	£1.7234
7	Twenty unit development - within town/village boun	20	0.06	£0.70	£0.6132	£0.5715	£0.8311	£0.7894	£1.0399	£0.9982	£1.2578	£1.2161	£1.4016	£1.3599	£1.6195	£1.5778	£1.8283	£1.7866	£2.0462	£2.0045	£2.2595	£2.2179
8	Thirty unit development - town centre	30	0.13	£1.55	£1.9913	£1.8137	£2.8362	£2.6587	£3.6392	£3.4641	£4.4742	£4.2992	£5.0211	£4.8460	£5.8562	£5.6811	£6.6564	£6.4813	£7.4914	£7.3164	£8.3091	£8.1340
9	Fifty unit development within town/village boundary	50	0.07	£0.88	£0.6775	£0.5715	£1.1814	£1.0852	£1.6535	£1.5774	£2.1875	£2.0910	£2.5271	£2.4210	£3.0361	£2.9312	£3.5239	£3.4199	£4.0329	£3.9280	£4.5313	£4.4284
10	One hundred unit development - edge of town	100	0.18	£2.17	£0.5158	£0.2857	£1.5654	£1.3382	£2.5650	£2.3377	£3.6080	£3.3808	£4.2839	£4.0590	£5.3176	£5.0928	£6.3083	£6.0835	£7.3421	£7.1172	£8.3543	£8.1294
11	Three hundred unit scheme - edge of town	300	0.10	£1.24	£1.2259	£0.5904	£4.1122	£3.4832	£6.8533	£6.2301	£9.7006	£9.0825	£11.5306	£10.9125	£14.3678	£13.7497	£17.0748	£16.4611	£19.8950	£19.2813	£22.6564	£22.0427
12	Caravan Park - 20 units	20	0.25	£1.32	£1.2759	£1.2759	£1.3420	£1.3420	£1.4016	£1.4016	£1.4642	£1.4642	£1.4691	£1.4691	£1.5316	£1.5316	£1.5913	£1.5913	£1.6537	£1.6537	£1.7148	£1.7148
13	Caravan Park - 40 units	40	0.14	£0.75	£2.4727	£2.4727	£2.5975	£2.5975	£2.7171	£2.7171	£2.8420	£2.8420	£2.8517	£2.8517	£2.9765	£2.9765	£3.0961	£3.0961	£3.2210	£3.2210	£3.3432	£3.3432
14	Caravan Park - 100 units	100	0.33	£1.76	£6.1816	£6.1816	£6.4937	£6.4937	£6.7928	£6.7928	£7.1049	£7.1049	£7.1291	£7.1291	£7.4412	£7.4412	£7.7403	£7.7403	£8.0524	£8.0524	£8.3580	£8.3580
15	C2 care scheme - flatted scheme in town centre	60	0.22	£1.17	£2.9816	£3.1197	£2.5220	£2.6602	£2.0617	£2.2199	£1.5223	£1.7604	£1.5210	£1.5192	£0.9215	£1.0597	£0.4844	£0.6207	£0.0318	£0.1681	£0.4057	£0.2719
16	C2 care scheme - flatted scheme edge of town/villa	80	0.33	£1.76	£3.9753	£4.1596	£3.3627	£3.5470	£2.7756	£2.9599	£2.1629	£2.3472	£1.8413	£2.0256	£1.2287	£1.4129	£0.6459	£0.8276	£0.0424	£0.2241	£0.5410	£0.3618
17	C2 care scheme - houses - edge of town/village	50	0.56	£2.93	£0.7706	£0.6677	£1.2635	£1.1621	£1.7357	£1.6343	£2.2284	£2.1270	£2.5413	£2.4399	£3.0289	£2.9290	£3.4962	£3.3963	£3.9839	£3.8839	£4.4613	£4.3613
18	Class E (retail) development - town centre	-	0.42	£2.20	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957
19	Class E (light industrial) development - town centre	-	0.78	£4.10	-£0.2552	-£0.2888	-£0.2552	-£0.2888	-£0.2552	-£0.2888	-£0.2552	-£0.2888	-£0.2552	-£0.2888	-£0.2552	-£0.2888	-£0.2552	-£0.2888	-£0.2552	-£0.2888	-£0.2552	-£0.2888
20	Class E (retail) development - edge of town	-	0.58	£3.08	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119
21	Class E (office) development - town centre	-	1.11	£5.86	-£0.4130	-£0.4251	-£0.4130	-£0.4251	-£0.4130	-£0.4251	-£0.4130	-£0.4251	-£0.4130	-£0.4251	-£0.4130	-£0.4251	-£0.4130	-£0.4251	-£0.4130	-£0.4251	-£0.4130	-£0.4251
22	Class E (office) development - town centre	-	0.83	£4.40	-£1.7700	-£1.8219	-£1.7700	-£1.8219	-£1.7700	-£1.8219	-£1.7700	-£1.8219	-£1.7700	-£1.8219	-£1.7700	-£1.8219	-£1.7700	-£1.8219	-£1.7700	-£1.8219	-£1.7700	-£1.8219
23	Class E (office) development - edge of town	-	1.67	£8.79	-£2.9501	-£3.0366	-£2.9501	-£3.0366	-£2.9501	-£3.0366	-£2.9501	-£3.0366	-£2.9501	-£3.0366	-£2.9501	-£3.0366	-£2.9501	-£3.0366	-£2.9501	-£3.0366	-£2.9501	-£3.0366
24	Industrial (B2/B8) out of town	-	2.50	£13.19	£2.7666	£2.7133	£2.7666	£2.7133	£2.7666	£2.7133	£2.7666	£2.7133	£2.7666	£2.7133	£2.7666	£2.7133	£2.7666	£2.7133	£2.7666	£2.7133	£2.7666	£2.7133
25	Industrial (B2/B8) within town/village boundary	-	3.33	£17.59	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774
26	Industrial (B2/B8) edge of town/village	-	5.00	£26.38	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427
27	Hotel (town centre) 50 rooms	-	1.00	£5.28	£0.3247	£0.2799	£0.3247	£0.2799	£0.3247	£0.2799	£0.3247	£0.2799	£0.3247	£0.2799	£0.3247	£0.2799	£0.3247	£0.2799	£0.3247	£0.2799	£0.3247	£0.2799
28	Hotel (town centre) 75 rooms	-	1.00	£5.28	£0.3962	£0.3319	£0.3962	£0.3319	£0.3962	£0.3319	£0.3962	£0.3319	£0.3962	£0.3319	£0.3962	£0.3319	£0.3962	£0.3319	£0.3962	£0.3319	£0.3962	£0.3319
29	Hotel (town centre) 100 rooms	-	1.00	£5.28	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425
30	Community use/leisure within town/village	-	1.00	£5.28	-£0.8100	-£0.8503	-£0.8100	-£0.8503	-£0.8100	-£0.8503	-£0.8100	-£0.8503	-£0.8100	-£0.8503	-£0.8100	-£0.8503	-£0.8100	-£0.8503	-£0.8100	-£0.8503	-£0.8100	-£0.8503

BLV: LOWER GREENFIELD				£3,940 psm		£4,180 psm		£4,410 psm		£4,650 psm		£4,880 psm		£5,120 psm		£5,350 psm		£5,590 psm		£5,825 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	£0.18	£0.0956	£0.0891	£0.1305	£0.1240	£0.1639	£0.1575	£0.1988	£0.1923	£0.2224	£0.2159	£0.2572	£0.2508	£0.2907	£0.2842	£0.3256	£0.3191	£0.3597	£0.3532
2	Five unit development - edge of village	5	0.05	£0.26	£0.1594	£0.1486	£0.2175	£0.2067	£0.2732	£0.2624	£0.3314	£0.3206	£0.3706	£0.3598	£0.4287	£0.4179	£0.4844	£0.4736	£0.5426	£0.5318	£0.5995	£0.5887
3	Eight unit development - village centre	8	0.04	£0.21	£0.2552	£0.2377	£0.2927	£0.2754	£0.3763	£0.3418	£0.4685	£0.4513	£0.5233	£0.5108	£0.6058	£0.6007	£0.7033	£0.6858	£0.7723	£0.7752	£0.8784	£0.8523
4	Ten unit development - edge of village	10	0.08	£0.40	£0.3265	£0.3053	£0.4386	£0.4173	£0.5460	£0.5247	£0.6581	£0.6368	£0.7325	£0.7112	£0.8438	£0.8228	£0.9502	£0.9292	£1.0612	£1.0402	£1.1699	£1.1489
5	Ten unit development - rural site	10	0.04	£0.23	£0.3265	£0.3053	£0.4386	£0.4173	£0.5460	£0.5247	£0.6581	£0.6368	£0.7325	£0.7112	£0.8438	£0.8228	£0.9502	£0.9292	£1.0612	£1.0402	£1.1699	£1.1489
6	Fifteen unit development - edge of village	15	0.10	£0.53	£0.4896	£0.4579	£0.6579	£0.6260	£0.8190	£0.7871	£0.9871	£0.9552	£1.0988	£1.0669	£1.2658	£1.2341	£1.4253	£1.3938	£1.5918	£1.5603	£1.7549	£1.7234
7	Twenty unit development - within town/village boun	20	0.06	£0.30	£0.6132	£0.5715	£0.8311	£0.7894	£1.0399	£0.9982	£1.2578	£1.2161	£1.4016	£1.3599	£1.6195	£1.5778	£1.8283	£1.7866	£2.0462	£2.0045	£2.2595	£2.2179
8	Thirty unit development - town centre	30	0.13	£0.66	£1.9913	£1.8137	£2.8362	£2.6587	£3.6392	£3.4641	£4.4742	£4.2992	£5.0211	£4.8460	£5.8562	£5.6811	£6.6564	£6.4813	£7.4914	£7.3164	£8.3091	£8.1340
9	Fifty unit development within town/village boundary	50	0.07	£0.38	£0.6775	£0.5715	£1.1814	£1.0852	£1.6535	£1.5774	£2.1875	£2.0910	£2.5271	£2.4210	£3.0361	£2.9312	£3.5239	£3.4199	£4.0329	£3.9280	£4.5313	£4.4284
10	One hundred unit development - edge of town	100	0.18	£0.92	£0.5158	£0.2857	£1.5654	£1.3382	£2.5650	£2.3377	£3.6080	£3.3808	£4.2839	£4.0590	£5.3176	£5.0928	£6.3083	£6.0835	£7.3421	£7.1172	£8.3543	£8.1294
11	Three hundred unit scheme - edge of town	300	0.10	£0.53	£1.2259	£0.5904	£4.1122	£3.4832	£6.8533	£6.2301	£9.7006	£9.0825	£11.5306	£10.9125	£14.3678	£13.7497	£17.0748	£16.4611	£19.8950	£19.2813	£22.6564	£22.0427
12	Caravan Park - 20 units	20	0.25	£1.32	£1.2759	£1.2759	£1.3420	£1.3420	£1.4016	£1.4016	£1.4642	£1.4642	£1.4691	£1.4691	£1.5316	£1.5316	£1.5913	£1.5913	£1.6537	£1.6537	£1.7148	£1.7148
13	Caravan Park - 40 units	40	0.14	£0.75	£2.4727	£2.4727	£2.5975	£2.5975	£2.7171	£2.7171	£2.8420	£2.8420	£2.8517	£2.8517	£2.9765	£2.9765	£3.0961	£3.0961	£3.2210	£3.2210	£3.3432	£3.3432
14	Caravan Park - 100 units	100	0.33	£1.76	£6.1816	£6.1816	£6.4937	£6.4937	£6.7928	£6.7928	£7.1049	£7.1049	£7.1291	£7.1291	£7.4412	£7.4412	£7.7403	£7.7403	£8.0524	£8.0524	£8.3580	£8.3580
15	C2 care scheme - flatted scheme in town centre	60	0.22	£1.17	£2.9816	£3.1197	£2.5220	£2.6602	£2.0617	£2.2199	£1.5223	£1.7604	£1.5210	£1.5192	£0.9215	£1.0597	£0.4844	£0.6207	£0.0318	£0.1681	£0.4057	£0.2719
16	C2 care scheme - flatted scheme edge of town/villa	80	0.33	£1.76	£3.9753	£4.1596	£3.3627	£3.5470	£2.7756	£2.9599	£2.1629	£2.3472	£1.8413	£2.0256	£1.2287	£1.4129	£0.6459	£0.8276	£0.0424	£0.2241	£0.5410	£0.3618
17	C2 care scheme - houses - edge of town/village	50	0.56	£2.93	£0.7706	£0.6677	£1.2635	£1.1621	£1.7357	£1.6343	£2.2284	£2.1270	£2.5413	£2.4399	£3.0289	£2.9290	£3.4962	£3.3963	£3.9839	£3.8839	£4.4613	£4.3613
18	Class E (retail) development - town centre	-	0.42	£2.20	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957
19	Class E (light industrial) development - town centre	-	0.78	£4.10	-£0.2552	-£0.2888	-£0.2552	-£0.2888	-£0.2552	-£0.2888	-£0.2552	-£0.2888	-£0.2552	-£0.2888	-£0.2552	-£0.2888	-£0.2552	-£0.2888	-£0.2552	-£0.2888	-£0.2552	-£0.2888
20	Class E (retail) development - edge of town	-	0.58	£3.08	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119
21	Class E (office) development - town centre	-	1.11	£5.86	-£0.4130	-£0.4251	-£0.4130	-£0.4251	-£0.4130	-£0.4251	-£0.4130	-£0.4251	-£0.4130	-£0.4251	-£0.4130	-£0.4251	-£0.4130	-£0.4251	-£0.4130	-£0.4251	-£0.4130	-£0.4251
22	Class E (office) development - town centre	-	0.83	£4.40	-£1.7700	-£1.8219	-£1.7700	-£1.8219	-£1.7700	-£1.8219	-£1.7700	-£1.8219	-£1.7700	-£1.8219	-£1.7700	-£1.8219	-£1.7700	-£1.8219	-£1.7700	-£1.8219	-£1.7700	-£1.8219
23	Class E (office) development - edge of town	-	1.67	£8.79	-£2.9501	-£3.0366	-£2.9501	-£3.0366	-£2.9501	-£3.0366	-£2.9501	-£3.0366	-£2.9501	-£3.0366	-£2.9501	-£3.0366	-£2.9501	-£3.0366	-£2.9501	-£3.0366	-£2.9501	-£3.0366
24	Industrial (B2/B8) out of town	-	2.50	£13.19	£2.7666	£2.7133	£2.7666	£2.7133	£2.7666	£2.7133	£2.7666	£2.7133	£2.7666	£2.7133	£2.7666	£2.7133	£2.7666	£2.7133	£2.7666	£2.7133	£2.7666	£2.7133
25	Industrial (B2/B8) within town/village boundary	-	3.33	£17.59	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774
26	Industrial (B2/B8) edge of town/village	-	5.00	£26.38	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427
27	Hotel (town centre) 50 rooms	-	1.00	£5.28	£0.3247	£0.2799	£0.3247	£0.2799	£0.3247	£0.2799	£0.3247	£0.2799	£0.3247	£0.2799	£0.3247	£0.2799	£0.3247	£0.2799	£0.3247	£0.2799	£0.3247	£0.2799
28	Hotel (town centre) 75 rooms	-	1.00	£5.28	£0.3962	£0.3319	£0.3962	£0.3319	£0.3962	£0.3319	£0.3962	£0.3319	£0.3962	£0.3319	£0.3962	£0.3319	£0.3962	£0.3319	£0.3962	£0.3319	£0.3962	£0.3319
29	Hotel (town centre) 100 rooms	-	1.00	£5.28	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425
30	Community use/leisure within town/village	-	1.00	£5.28	-£0.8100	-£0.8503	-£0.8100	-£0.8503	-£0.8100	-£0.8503	-£0.8100	-£0.8503	-£0.8100	-£0.8503	-£0.8100	-£0.8503	-£0.8100	-£0.8503	-£0.8100	-£0.8503	-£0.8100	-£0.8503

Table 6.26.2: Accessibility standards – See Appendix 11 for text version

Accessibility Sales value (£ psm):

BLV: PREVIOUSLY DEVELOPED LAND

	Description	No of units	Site area	BLV (£ m)	£3,940 psm		£4,180 psm		£4,410 psm		£4,650 psm		£4,880 psm		£5,120 psm		£5,350 psm		£5,590 psm		£5,825 psm	
					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	£0.0956	£0.0846	£0.1305	£0.1195	£0.1639	£0.1529	£0.1988	£0.1878	£0.2224	£0.2114	£0.2572	£0.2462	£0.2907	£0.2797	£0.3256	£0.3146	£0.3597	£0.3487
2	Five unit development - edge of village	5	0.05	£0.57	£0.1594	£0.1410	£0.2175	£0.1992	£0.2732	£0.2549	£0.3314	£0.3130	£0.3706	£0.3523	£0.4287	£0.4104	£0.4844	£0.4661	£0.5426	£0.5243	£0.5995	£0.5812
3	Eight unit development - village centre	8	0.04	£0.46	£0.2029	£0.1737	£0.2927	£0.2634	£0.3786	£0.3493	£0.4685	£0.4392	£0.5282	£0.4989	£0.6180	£0.5887	£0.7033	£0.6745	£0.7923	£0.7634	£0.8794	£0.8505
4	Ten unit development - edge of village	10	0.08	£0.86	£0.3265	£0.2904	£0.4386	£0.4025	£0.5460	£0.5099	£0.6581	£0.6220	£0.7325	£0.6964	£0.8438	£0.8082	£0.9502	£0.9146	£1.0612	£1.0256	£1.1699	£1.1343
5	Ten unit development - rural site	10	0.04	£0.49	£0.3265	£0.2904	£0.4386	£0.4025	£0.5460	£0.5099	£0.6581	£0.6220	£0.7325	£0.6964	£0.8438	£0.8082	£0.9502	£0.9146	£1.0612	£1.0256	£1.1699	£1.1343
6	Fifteen unit development - edge of village	15	0.10	£1.14	£0.4890	£0.4357	£0.6579	£0.6038	£0.8190	£0.7649	£0.9871	£0.9330	£1.0988	£1.0446	£1.2656	£1.2122	£1.4253	£1.3719	£1.5918	£1.5384	£1.7549	£1.7015
7	Twenty unit development - within town/village boun	20	0.06	£0.65	£0.6132	£0.5426	£0.8311	£0.7604	£1.0399	£0.9692	£1.2578	£1.1871	£1.4016	£1.3310	£1.6195	£1.5489	£1.8283	£1.7577	£2.0462	£1.9755	£2.2595	£2.1889
8	Thirty unit development - town centre	30	0.13	£1.43	£1.9913	£1.7483	£2.8362	£2.5933	£3.6392	£3.3996	£4.4742	£4.2347	£5.0211	£4.7816	£5.8562	£5.6166	£6.6564	£6.4169	£7.4914	£7.2519	£8.3091	£8.0696
9	Fifty unit development within town/village boundary	50	0.07	£0.88	£0.6775	£0.5158	£1.1814	£1.0324	£1.6838	£1.5246	£2.1872	£2.0382	£2.5271	£2.3681	£3.0361	£2.8790	£3.5239	£3.3668	£4.0329	£3.8758	£4.5313	£4.3741
10	One hundred unit development - edge of town	100	0.18	£2.00	£0.5158	£0.1707	£1.5654	£1.2246	£2.5650	£2.2242	£3.6080	£3.2672	£4.2839	£3.9467	£5.3176	£4.9804	£6.3083	£5.9711	£7.3421	£7.0048	£8.3543	£8.0171
11	Three hundred unit scheme - edge of town	300	0.10	£1.14	£1.2259	£0.2728	£4.1122	£3.1688	£8.8533	£5.9186	£9.7006	£8.7736	£11.5306	£10.6036	£14.3678	£13.4408	£17.0748	£16.1544	£19.8950	£18.9746	£22.6564	£21.7360
12	Caravan Park - 20 units	20	0.25	£2.85	£1.2795	£0.2728	£4.1122	£3.1688	£8.8533	£5.9186	£9.7006	£8.7736	£11.5306	£10.6036	£14.3678	£13.4408	£17.0748	£16.1544	£19.8950	£18.9746	£22.6564	£21.7360
13	Caravan Park - 40 units	40	0.14	£1.63	£2.4727	£2.4727	£2.5975	£2.5975	£2.7171	£2.7171	£2.8420	£2.8420	£2.8517	£2.8517	£2.9765	£2.9765	£3.0961	£3.0961	£3.2210	£3.2210	£3.3432	£3.3432
14	Caravan Park - 100 units	100	0.33	£4.13	£6.1816	£6.1816	£6.4937	£6.4937	£6.7928	£6.7928	£7.1049	£7.1049	£7.1291	£7.1291	£7.4412	£7.4412	£7.7403	£7.7403	£8.0524	£8.0524	£8.3580	£8.3580
15	C2 care scheme - flatted scheme in town centre	60	0.22	£2.54	£2.9815	£2.1502	£3.5220	£2.6707	£4.0617	£2.8304	£4.6222	£2.7709	£5.1610	£2.5297	£5.9215	£2.6762	£6.4844	£2.6311	£6.9318	£2.7784	£7.4057	£2.8527
16	C2 care scheme - flatted scheme edge of town/villa	80	0.33	£3.80	£3.9753	£4.1736	£3.3627	£3.5609	£2.7756	£2.9738	£2.1629	£2.3612	£1.8413	£2.0395	£1.2287	£1.4269	£0.6459	£0.8414	£0.0424	£0.2379	£0.5410	£0.3482
17	C2 care scheme - houses - edge of town/village	50	0.56	£6.34	£0.7706	£0.5962	£1.2635	£1.0916	£1.7357	£1.5638	£2.2264	£2.0565	£2.5413	£2.3694	£3.0289	£2.8594	£3.4962	£3.3267	£3.9839	£3.8143	£4.4613	£4.2918
18	Class E (retail) development - town centre	-	0.42	£4.75	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035
19	Class E (light industrial) development - town centre	-	0.78	£8.87	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552
20	Class E (retail) development - edge of town	-	0.58	£6.65	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681
21	Class E (office) development - town centre	-	1.11	£12.68	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130
22	Class E (office) development - town centre	-	0.83	£9.51	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700
23	Class E (office) development - edge of town	-	1.67	£19.01	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501
24	Industrial (B2/B8) out of town	-	2.50	£28.52	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606
25	Industrial (B2/B8) within town/village boundary	-	3.33	£38.03	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522
26	Industrial (B2/B8) edge of town/village	-	5.00	£57.04	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561
27	Hotel (town centre) 50 rooms	-	1.00	£11.41	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247
28	Hotel (town centre) 75 rooms	-	1.00	£11.41	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982
29	Hotel (town centre) 100 rooms	-	1.00	£11.41	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309
30	Community use/leisure within town/village	-	1.00	£11.41	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100

BLV: HIGHER GREENFIELD

	Description	No of units		BLV (£ m)	£3,940 psm		£4,180 psm		£4,410 psm		£4,650 psm		£4,880 psm		£5,120 psm		£5,350 psm		£5,590 psm		£5,825 psm	
					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	£0.0956	£0.0846	£0.1305	£0.1195	£0.1639	£0.1529	£0.1988	£0.1878	£0.2224	£0.2114	£0.2572	£0.2462	£0.2907	£0.2797	£0.3256	£0.3146	£0.3597	£0.3487
2	Five unit development - edge of village	5	0.05	£0.62	£0.1594	£0.1410	£0.2175	£0.1992	£0.2732	£0.2549	£0.3314	£0.3130	£0.3706	£0.3523	£0.4287	£0.4104	£0.4844	£0.4661	£0.5426	£0.5243	£0.5995	£0.5812
3	Eight unit development - village centre	8	0.04	£0.50	£0.2029	£0.1737	£0.2927	£0.2634	£0.3786	£0.3493	£0.4685	£0.4392	£0.5282	£0.4989	£0.6180	£0.5887	£0.7033	£0.6745	£0.7923	£0.7634	£0.8794	£0.8505
4	Ten unit development - edge of village	10	0.08	£0.93	£0.3265	£0.2904	£0.4386	£0.4025	£0.5460	£0.5099	£0.6581	£0.6220	£0.7325	£0.6964	£0.8438	£0.8082	£0.9502	£0.9146	£1.0612	£1.0256	£1.1699	£1.1343
5	Ten unit development - rural site	10	0.04	£0.53	£0.3265	£0.2904	£0.4386	£0.4025	£0.5460	£0.5099	£0.6581	£0.6220	£0.7325	£0.6964	£0.8438	£0.8082	£0.9502	£0.9146	£1.0612	£1.0256	£1.1699	£1.1343
6	Fifteen unit development - edge of village	15	0.10	£1.24	£0.4890	£0.4357	£0.6579	£0.6038	£0.8190	£0.7649	£0.9871	£0.9330	£1.0988	£1.0446	£1.2656	£1.2122	£1.4253	£1.3719	£1.5918	£1.5384	£1.7549	£1.7015
7	Twenty unit development - within town/village boun	20	0.06	£0.71	£0.6132	£0.5426	£0.8311	£0.7604	£1.0399	£0.9692	£1.2578	£1.1871	£1.4016	£1.3310	£1.6195	£1.5489	£1.8283	£1.7577	£2.0462	£1.9755	£2.2595	£2.1889
8	Thirty unit development - town centre	30	0.13	£1.55	£1.9913	£1.7483	£2.8362	£2.5933	£3.6392	£3.3996	£4.4742	£4.2347	£5.0211	£4.7816	£5.8562	£5.6166	£6.6564	£6.4169	£7.4914	£7.2519	£8.3091	£8.0696
9	Fifty unit development within town/village boundary	50	0.07	£0.88	£0.6775	£0.5158	£1.1814	£1.0324	£1.6838	£1.5246	£2.1872	£2.0382	£2.5271	£2.3681	£3.0361	£2.8790	£3.5239	£3.3668	£4.0329	£3.8758	£4.5313	£4.3741
10	One hundred unit development - edge of town	100	0.18	£2.17	£0.5158	£0.1707	£1.5654	£1.2246	£2.5650	£2.2242	£3.6080	£3.2672	£4.2839	£3.9467	£5.3176	£4.9804	£6.3083	£5.9711	£7.3421	£7.0048	£8.3543	£8.0171
11	Three hundred unit scheme - edge of town	300	0.10	£1.24	£1.2259	£0.2728	£4.1122	£3.1688	£8.8533	£5.9186	£9.7006	£8.7736	£11.5306	£10.6036	£14.3678	£13.4408	£17.0748	£16.1544	£19.8950	£18.9746	£22.6564	£21.7360
12	Caravan Park - 20 units	20	0.25	£3.10	£1.2795	£1.2795	£1.3420	£1.3420	£1.4016	£1.4016	£1.4642	£1.4642	£1.4691	£1.4691	£1.5315	£1.5315	£1.5913	£1.5913	£1.6537	£1.6537	£1.7148	£1.7148
13	Caravan Park - 40 units	40	0.14	£1.77	£2.4727	£2.4727	£2.5975	£2.5975	£2.7171	£2.7171	£2.8420	£2.8420	£2.8517	£2.8517	£2.9765	£2.9765	£3.0961	£3.0961	£3.2210	£3.2210	£3.3432	£3.3432
14	Caravan Park - 100 units	100	0.33	£4.13	£6.1816	£6.1816	£6.4937	£6.4937	£6.7928	£6.7928	£7.1049	£7.1049	£7.1291	£7.1291	£7.4412	£7.4412	£7.7403	£7.7403	£8.0524	£8.0524	£8.3580	£8.3580
15	C2 care scheme - flatted scheme in town centre	60	0.22	£2.75	£2.9815	£2.1502	£3.5220	£2.6707	£4.0617	£2.8304	£4.6222	£2.7709	£5.1610	£2.5297	£5.9215	£2.6762	£6.4844	£2.6311	£6.9318	£2.7784	£7.4057	£2.8527
16	C2 care scheme - flatted scheme edge of town/villa	80	0.33	£4.13	£3.9753	£4.1736	£3.3627	£3.5609	£2.7756	£2.9738	£2.1629	£2.3612	£1.8413	£2.0395	£1.2287	£1.4269	£0.6459	£0.8414	£0.0424	£0.2379	£0.5410	£0.3482
17	C2 care scheme - houses - edge of town/village	50	0.56	£6.88	£0.7706	£0.5962	£1.2635	£1.0916	£1.7357	£1.5638	£2.2264	£2.0565	£2.5413	£2.3694	£3.0289	£2.8594	£3.4962	£3.3267	£3.9839	£3.8143	£4.4613	£4.2918
18	Class E (retail) development - town centre	-	0.42	£5.16	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035
19	Class E (light industrial) development - town centre	-	0.78	£9.63	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552
20	Class E (retail) development - edge of town	-	0.58	£7.23	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681
21	Class E (office) development - town centre	-	1.11	£13.76	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130
22	Class E (office) development - town centre	-	0.83	£10.32	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700
23	Class E (office) development - edge of town	-	1.67	£20.64	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501
24	Industrial (B2/B8) out of town	-	2.50	£30.97	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606
25	Industrial (B2/B8) within town/village boundary	-	3.33	£41.29	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522
26	Industrial (B2/B8) edge of town/village	-	5.00	£61.93	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561
27	Hotel (town centre) 50 rooms	-	1.00	£12.39	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247
28	Hotel (town centre) 75 rooms	-	1.00	£12.39	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982
29	Hotel (town centre) 100 rooms	-	1.00	£12.39	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309
30	Community use/leisure within town/village	-	1.00	£12.39	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100

BLV: LOWER GREENFIELD

	Description	No of units		BLV (£ m)	£3,940 psm		£4,180 psm		£4,410 psm		£4,650 psm		£4,880 psm		£5,120 psm		£5,350 psm		£5,590 psm		£5,825 psm	
					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	£0.18	£0.0956	£0.0846	£0.1305	£0.1195	£0.1639	£0.1529	£0.1988	£0.1878	£0.2224	£0.2114	£0.2572	£0.2462	£0.2907	£0.2797	£0.3256	£0.3146	£0.3597	£0.3487
2	Five unit development - edge of village	5	0.05	£0.26	£0.1594	£0.1410	£0.2175	£0.1992	£0.2732	£0.2549	£0.3314	£0.3130	£0.3706	£0.3523	£0.4287	£0.4104	£0.4844	£0.4661	£0.5426	£0.5243	£0.5995	£0.5812
3	Eight unit development - village centre	8	0.04	£0.21	£0.2029	£0.1737	£0.2927	£0.2634	£0.3786	£0.3493	£0.4685	£0.4392	£0.5282	£0.4989	£0.6180	£0.5887	£0.7033	£0.6745	£0.7923	£0.7634	£0.8794	£0.8505
4	Ten unit development - edge of village	10	0.08	£0.40	£0.3265	£0.2904	£0.4386	£0.4025	£0.5460	£0.5099	£0.6581	£0.6220	£0.7325	£0.6964	£0.8438	£0.8082	£0.9502	£0.9146	£1.0612	£1.0256	£1.1699	£1.1343
5	Ten unit development - rural site	10	0.04	£0.23	£0.3265	£0.2904	£0.4386	£0.4025	£0.5460	£0.5099	£0.6581	£0.6220	£0.7325	£0.6964	£0.8438	£0.8082	£0.9502	£0.9146	£1.0612	£1.0256	£1.1699	£1.1343
6	Fifteen unit development - edge of village	15	0.10	£0.53	£0.4890	£0.4357	£0.6579	£0.6038	£0.8190	£0.7649	£0.9871	£0.9330	£1.0988	£1.0446	£1.2656	£1.2122	£1.4253	£1.3719	£1.5918	£1.5384	£1.7549	£1.7015
7	Twenty unit development - within town/village boun	20	0.06	£0.30	£0.6132	£0.5426	£0.8311	£0.7604	£1.0399	£0.9692	£1.2578	£1.1871	£1.4016	£1.3310	£1.6195	£1.5489	£1.8283	£1.7577	£2.0462	£1.9755	£2.2595	£2.1889
8	Thirty unit development - town centre	30	0.13	£0.66	£1.9913	£1.7483	£2.8362	£2.5933	£3.6392	£3.3996	£4.4742	£4.2347	£5.0211	£4.7816	£5.8562	£5.6166	£6.6564	£6.4169	£7.4914	£7.2519	£8.3091	£8.0696
9	Fifty unit development within town/village boundary	50	0.07	£0.38	£0.6775	£0.5158	£1.1814	£1.0324	£1.6838	£1.5246	£2.1872	£2.0382	£2.5271	£2.3681	£3.0361	£2.8790	£3.5239	£3.3668	£4.0329	£3.8758	£4.5313	£4.3741
10	One hundred unit development - edge of town	100	0.18	£0.92	£0.5158	£0.1707	£1.5654	£1.2246	£2.5650	£2.2242	£3.6080	£3.2672	£4.2839	£3.9467	£5.3176	£4.9804	£6.3083	£5.9711	£7.3421	£7.0048	£8.3543	£8.0171
11	Three hundred unit scheme - edge of town	300	0.10	£0.53	£1.2259	£0.2728	£4.1122	£3.1688	£8.8533	£5.9186	£9.7006	£8.7736	£11.5306	£10.6036	£14.3678	£13.4408	£17.0748	£16.1544	£19.8950	£18.9746	£22.6564	£21.7360
12	Caravan Park - 20 units	20	0.25	£1.32	£1.2795	£1.2795	£1.3420	£1.3420	£1.4016	£1.4016	£1.4642	£1.4642	£1.4691	£1.4691	£1.5315	£1.5315	£1.5913	£1.5913	£1.6537	£1.6537	£1.7148	£1.7148
13	Caravan Park - 40 units	40	0.14	£0.75	£2.4727	£2.4727	£2.5975	£2.5975	£2.7171	£2.7171	£2.8420	£2.8420	£2.8517	£2.8517	£2.9765	£2.9765	£3.0961	£3.0961	£3.2210	£3.2210	£3.3432	£3.3432
14	Caravan Park - 100 units	100	0.33	£1.76	£6.1816	£6.1816	£6.4937	£6.4937	£6.7928	£6.7928	£7.1049	£7.1049	£7.1291	£7.1291	£7.4412	£7.4412	£7.7403	£7.7403	£8.0524	£8.0524	£8.3580	£8.3580
15	C2 care scheme - flatted scheme in town centre	60	0.22	£1.17	£2.9815	£2.1502	£3.5220	£2.6707	£4.0617	£2.8304	£4.6222	£2.7709	£5.1610	£2.5297	£5.9215	£2.6762	£6.4844	£2.6311	£6.9318	£2.7784	£7.4057	£2.8527
16	C2 care scheme - flatted scheme edge of town/villa	80	0.33	£1.76	£3.9753	£4.1736	£3.3627	£3.5609	£2.7756	£2.9738	£2.1629	£2.3612	£1.8413	£2.0395	£1.2287	£1.4269	£0.6459	£0.8414	£0.0424	£0.2379	£0.5410	£0.3482
17	C2 care scheme - houses - edge of town/village	50	0.56	£2.93	£0.7706	£0.5962	£1.2635	£1.0916	£1.7357	£1.5638	£2.2264	£2.0565	£2.5413	£2.3694	£3.0289	£2.8594	£3.4962	£3.3267	£3.9839	£3.8143	£4.4613	£4.2918
18	Class E (retail) development - town centre	-	0.42	£2.20	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035
19	Class E (light industrial) development - town centre	-	0.78	£4.10	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552
20	Class E (retail) development - edge of town	-	0.58	£3.08	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681
21	Class E (office) development - town centre	-	1.11	£5.86	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130
22	Class E (office) development - town centre	-	0.83	£4.40	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700
23	Class E (office) development - edge of town	-	1.67	£8.79	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501	-£2.9501
24	Industrial (B2/B8) out of town	-	2.50	£13.19	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606
25	Industrial (B2/B8) within town/village boundary	-	3.33	£17.59	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522
26	Industrial (B2/B8) edge of town/village	-	5.00	£26.38	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561
27	Hotel (town centre) 50 rooms	-	1.00	£5.28	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247
28	Hotel (town centre) 75 rooms	-	1.00	£5.28	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982
29	Hotel (town centre) 100 rooms	-	1.00	£5.28	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309
30	Community use/leisure within town/village	-	1.00	£5.28	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100

Table 6.26.3: Electric Vehicle Charging – See Appendix 11 for text version

Electric Vehicle Charging Sales value (£ psm):

BLV: PREVIOUSLY DEVELOPED LAND					£3,940 psm		£4,180 psm		£4,410 psm		£4,650 psm		£4,880 psm		£5,120 psm		£5,350 psm		£5,590 psm		£5,825 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 boundar	3	0.03	£0.38	£0.0956	£0.0943	£0.1305	£0.1292	£0.1639	£0.1626	£0.1988	£0.1975	£0.2224	£0.2210	£0.2572	£0.2559	£0.2907	£0.2893	£0.3256	£0.3242	£0.3597	£0.3584
2	Five unit development - edge of village	5	0.05	£0.57	£0.1594	£0.1571	£0.2175	£0.2153	£0.2723	£0.2710	£0.3314	£0.3291	£0.3706	£0.3683	£0.4287	£0.4265	£0.4844	£0.4822	£0.5426	£0.5403	£0.5995	£0.5973
3	Eight unit development - village centre	8	0.04	£0.46	£0.2551	£0.1884	£0.2807	£0.2651	£0.3763	£0.3752	£0.4635	£0.4648	£0.5202	£0.5246	£0.6180	£0.6144	£0.7639	£0.6588	£0.7923	£0.7587	£0.8795	£0.8758
4	Ten unit development - edge of village	10	0.08	£0.86	£0.3265	£0.3221	£0.4386	£0.4342	£0.5460	£0.5416	£0.6581	£0.6537	£0.7325	£0.7281	£0.8438	£0.8394	£0.9502	£0.9458	£1.0612	£1.0569	£1.1699	£1.1656
5	Ten unit development - rural site	10	0.04	£0.49	£0.3265	£0.3221	£0.4386	£0.4342	£0.5460	£0.5416	£0.6581	£0.6537	£0.7325	£0.7281	£0.8438	£0.8394	£0.9502	£0.9458	£1.0612	£1.0569	£1.1699	£1.1656
6	Fifteen unit development - edge of village	15	0.10	£1.14	£0.4653	£0.4632	£0.6579	£0.6514	£0.8193	£0.8124	£0.8871	£0.8805	£1.0083	£1.0022	£1.2552	£1.2501	£1.4253	£1.4197	£1.5918	£1.5853	£1.7549	£1.7494
7	Twenty unit development - within town/village boun	20	0.06	£0.71	£0.6132	£0.6045	£0.8311	£0.8224	£1.0399	£1.0312	£1.2578	£1.2491	£1.4016	£1.3930	£1.6195	£1.6108	£1.8283	£1.8197	£2.0462	£2.0375	£2.2595	£2.2509
8	Thirty unit development - town centre	30	0.13	£1.55	£1.3913	£1.3571	£2.8362	£2.8021	£3.6392	£3.6055	£4.4742	£4.4405	£5.0211	£4.9874	£5.8562	£5.8225	£6.6564	£6.6227	£7.4914	£7.4576	£8.3091	£8.2754
9	Fifty unit development within town/village boundary	50	0.07	£0.85	£0.8778	£0.8535	£1.1814	£1.1636	£1.8633	£1.8621	£2.1872	£2.1753	£2.5271	£2.5057	£3.0361	£3.0150	£3.5239	£3.5027	£4.0329	£4.0117	£4.5313	£4.5101
10	One hundred unit development - edge of town	100	0.18	£2.17	£0.5158	£0.4736	£1.5654	£1.5237	£2.5650	£2.5233	£3.6080	£3.5663	£4.2839	£4.2426	£5.3176	£5.2764	£6.3083	£6.2671	£7.3421	£7.3008	£8.3543	£8.3130
11	Three hundred unit scheme - edge of town	300	0.10	£1.24	£1.2253	£1.1094	£4.1122	£3.9983	£6.8533	£6.7396	£9.7006	£9.5872	£11.5306	£11.4172	£14.3678	£14.2545	£17.0748	£16.9622	£19.8950	£19.7824	£22.6564	£22.5439
12	Caravan Park - 20 units	20	0.25	£3.10	£1.2753	£1.2753	£1.5420	£1.5334	£1.4618	£1.3952	£1.4642	£1.4556	£1.4691	£1.4604	£1.5315	£1.5228	£1.5913	£1.5827	£1.6537	£1.6451	£1.7148	£1.7062
13	Caravan Park - 40 units	40	0.14	£1.77	£2.4727	£2.4554	£2.5975	£2.5802	£2.7171	£2.6998	£2.8420	£2.8247	£2.8517	£2.8343	£2.9765	£2.9592	£3.0961	£3.0788	£3.2210	£3.2036	£3.3432	£3.3259
14	Caravan Park - 100 units	100	0.33	£4.13	£6.1816	£6.1384	£6.4937	£6.4505	£6.7928	£6.7496	£7.1049	£7.0616	£7.1291	£7.0859	£7.4412	£7.3980	£7.7403	£7.6970	£8.0524	£8.0091	£8.3580	£8.3147
15	C2 care scheme - flatted scheme in town centre	60	0.22	£2.75	£2.9513	£2.9520	£2.5220	£2.5334	£2.0617	£2.0822	£1.6222	£1.6327	£1.3610	£1.3815	£0.8215	£0.8320	£0.4844	£0.4948	£0.0318	£0.0422	£0.4057	£0.3965
16	C2 care scheme - flatted scheme edge of town/villa	80	0.33	£4.13	-£3.9753	-£3.9893	-£3.3627	-£3.3767	-£2.7756	-£2.7896	-£2.1629	-£2.1769	-£1.8413	-£1.8553	-£1.2287	-£1.2427	-£0.6459	-£0.6598	-£0.0424	-£0.0562	£0.5410	£0.5273
17	C2 care scheme - houses - edge of town/village	50	0.56	£6.88	£0.7708	£0.7621	£1.2835	£1.2551	£1.7357	£1.7273	£2.2204	£2.2200	£2.5413	£2.5329	£3.0289	£3.0207	£3.4963	£3.4879	£3.9839	£3.9756	£4.4613	£4.4530
18	Class E (retail) development - town centre	-	0.42	£5.16	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035
19	Class E (light industrial) development - town centre	-	0.78	£9.63	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552
20	Class E (retail) development - edge of town	-	0.58	£7.23	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681
21	Class E (office) development - town centre	-	1.11	£13.76	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130
22	Class E (office) development - town centre	-	0.83	£10.32	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700
23	Class E (office) development - edge of town	-	1.67	£20.64	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501
24	Industrial (B2/B8) out of town	-	2.50	£30.97	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606
25	Industrial (B2/B8) within town/village boundary	-	3.33	£41.29	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522
26	Industrial (B2/B8) edge of town/village	-	5.00	£61.93	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581
27	Hotel (town centre) 50 rooms	-	1.00	£12.39	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247
28	Hotel (town centre) 75 rooms	-	1.00	£12.39	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982
29	Hotel (town centre) 100 rooms	-	1.00	£12.39	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309
30	Community use/leisure within town/village	-	1.00	£12.39	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100

BLV: HIGHER GREENFIELD					£3,940 psm		£4,180 psm		£4,410 psm		£4,650 psm		£4,880 psm		£5,120 psm		£5,350 psm		£5,590 psm		£5,825 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
1	Three unit development within town/village boundar	3	0.03	£0.41	£0.0956	£0.0943	£0.1305	£0.1292	£0.1639	£0.1626	£0.1988	£0.1975	£0.2224	£0.2210	£0.2572	£0.2559	£0.2907	£0.2893	£0.3256	£0.3242	£0.3597	£0.3584
2	Five unit development - edge of village	5	0.05	£0.62	£0.1594	£0.1571	£0.2175	£0.2153	£0.2723	£0.2710	£0.3314	£0.3291	£0.3706	£0.3683	£0.4287	£0.4265	£0.4844	£0.4822	£0.5426	£0.5403	£0.5995	£0.5973
3	Eight unit development - village centre	8	0.04	£0.50	£0.2551	£0.1884	£0.2807	£0.2651	£0.3763	£0.3752	£0.4635	£0.4648	£0.5202	£0.5246	£0.6180	£0.6144	£0.7639	£0.6588	£0.7923	£0.7587	£0.8795	£0.8758
4	Ten unit development - edge of village	10	0.08	£0.93	£0.3265	£0.3221	£0.4386	£0.4342	£0.5460	£0.5416	£0.6581	£0.6537	£0.7325	£0.7281	£0.8438	£0.8394	£0.9502	£0.9458	£1.0612	£1.0569	£1.1699	£1.1656
5	Ten unit development - rural site	10	0.04	£0.53	£0.3265	£0.3221	£0.4386	£0.4342	£0.5460	£0.5416	£0.6581	£0.6537	£0.7325	£0.7281	£0.8438	£0.8394	£0.9502	£0.9458	£1.0612	£1.0569	£1.1699	£1.1656
6	Fifteen unit development - edge of village	15	0.10	£1.24	£0.4653	£0.4632	£0.6579	£0.6514	£0.8193	£0.8124	£0.8871	£0.8805	£1.0083	£1.0022	£1.2552	£1.2501	£1.4253	£1.4197	£1.5918	£1.5853	£1.7549	£1.7494
7	Twenty unit development - within town/village boun	20	0.06	£0.71	£0.6132	£0.6045	£0.8311	£0.8224	£1.0399	£1.0312	£1.2578	£1.2491	£1.4016	£1.3930	£1.6195	£1.6108	£1.8283	£1.8197	£2.0462	£2.0375	£2.2595	£2.2509
8	Thirty unit development - town centre	30	0.13	£1.55	£1.3913	£1.3571	£2.8362	£2.8021	£3.6392	£3.6055	£4.4742	£4.4405	£5.0211	£4.9874	£5.8562	£5.8225	£6.6564	£6.6227	£7.4914	£7.4576	£8.3091	£8.2754
9	Fifty unit development within town/village boundary	50	0.07	£0.85	£0.8778	£0.8535	£1.1814	£1.1636	£1.8633	£1.8621	£2.1872	£2.1753	£2.5271	£2.5057	£3.0361	£3.0150	£3.5239	£3.5027	£4.0329	£4.0117	£4.5313	£4.5101
10	One hundred unit development - edge of town	100	0.18	£2.17	£0.5158	£0.4736	£1.5654	£1.5237	£2.5650	£2.5233	£3.6080	£3.5663	£4.2839	£4.2426	£5.3176	£5.2764	£6.3083	£6.2671	£7.3421	£7.3008	£8.3543	£8.3130
11	Three hundred unit scheme - edge of town	300	0.10	£1.24	£1.2253	£1.1094	£4.1122	£3.9983	£6.8533	£6.7396	£9.7006	£9.5872	£11.5306	£11.4172	£14.3678	£14.2545	£17.0748	£16.9622	£19.8950	£19.7824	£22.6564	£22.5439
12	Caravan Park - 20 units	20	0.25	£3.10	£1.2753	£1.2753	£1.5420	£1.5334	£1.4618	£1.3952	£1.4642	£1.4556	£1.4691	£1.4604	£1.5315	£1.5228	£1.5913	£1.5827	£1.6537	£1.6451	£1.7148	£1.7062
13	Caravan Park - 40 units	40	0.14	£1.77	£2.4727	£2.4554	£2.5975	£2.5802	£2.7171	£2.6998	£2.8420	£2.8247	£2.8517	£2.8343	£2.9765	£2.9592	£3.0961	£3.0788	£3.2210	£3.2036	£3.3432	£3.3259
14	Caravan Park - 100 units	100	0.33	£4.13	£6.1816	£6.1384	£6.4937	£6.4505	£6.7928	£6.7496	£7.1049	£7.0616	£7.1291	£7.0859	£7.4412	£7.3980	£7.7403	£7.6970	£8.0524	£8.0091	£8.3580	£8.3147
15	C2 care scheme - flatted scheme in town centre	60	0.22	£2.75	£2.9513	£2.9520	£2.5220	£2.5334	£2.0617	£2.0822	£1.6222	£1.6327	£1.3610	£1.3815	£0.8215	£0.8320	£0.4844	£0.4948	£0.0318	£0.0422	£0.4057	£0.3965
16	C2 care scheme - flatted scheme edge of town/villa	80	0.33	£4.13	-£3.9753	-£3.9893	-£3.3627	-£3.3767	-£2.7756	-£2.7896	-£2.1629	-£2.1769	-£1.8413	-£1.8553	-£1.2287	-£1.2427	-£0.6459	-£0.6598	-£0.0424	-£0.0562	£0.5410	£0.5273
17	C2 care scheme - houses - edge of town/village	50	0.56	£6.88	£0.7708	£0.7621	£1.2835	£1.2551	£1.7357	£1.7273	£2.2204	£2.2200	£2.5413	£2.5329	£3.0289	£3.0207	£3.4963	£3.4879	£3.9839	£3.9756	£4.4613	£4.4530
18	Class E (retail) development - town centre	-	0.42	£5.16	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035
19	Class E (light industrial) development - town centre	-	0.78	£9.63	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552
20	Class E (retail) development - edge of town	-	0.58	£7.23	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681
21	Class E (office) development - town centre	-	1.11	£13.76	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130
22	Class E (office) development - town centre	-	0.83	£10.32	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700
23	Class E (office) development - edge of town	-	1.67	£20.64	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501
24	Industrial (B2/B8) out of town	-	2.50	£30.97	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606
25	Industrial (B2/B8) within town/village boundary	-	3.33	£41.29	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522
26	Industrial (B2/B8) edge of town/village	-	5.00	£61.93	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581
27	Hotel (town centre) 50 rooms	-	1.00	£12.39	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247
28	Hotel (town centre) 75 rooms	-	1.00	£12.39	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982
29	Hotel (town centre) 100 rooms	-	1.00	£12.39	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309
30	Community use/leisure within town/village	-	1.00	£12.39	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100

BLV: LOWER GREENFIELD					£3,940 psm		£4,180 psm		£4,410 psm		£4,650 psm		£4,880 psm		£5,120 psm		£5,350 psm		£5,590 psm		£5,825 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
1	Three unit development within town/village boundar	3	0.03	£0.18	£0.0956	£0.0943	£0.1305	£0.1292	£0.1639	£0.1626	£0.1988	£0.1975	£0.2224	£0.2210	£0.2572	£0.2559	£0.2907	£0.2893	£0.3256	£0.3242	£0.3597	£0.3584
2	Five unit development - edge of village	5	0.05	£0.26	£0.1594	£0.1571	£0.2175	£0.2153	£0.2723	£0.2710	£0.3314	£0.3291	£0.3706	£0.3683	£0.4287	£0.4265	£0.4844	£0.4822	£0.5426	£0.5403	£0.5995	£0.5973
3	Eight unit development - village centre	8	0.04	£0.21	£0.2551	£0.1884	£0.2807	£0.2651	£0.3763	£0.3752	£0.4635	£0.4648	£0.5202	£0.5246	£0.6180	£0.6144	£0.7639	£0.6588	£0.7923	£0.7587	£0.8795	£0.8758
4	Ten unit development - edge of village	10	0.08	£0.40	£0.3265	£0.3221	£0.4386	£0.4342	£0.5460	£0.5416	£0.6581	£0.6537	£0.7325	£0.7281	£0.8438	£0.8394	£0.9502	£0.9458	£1.0612	£1.0569	£1.1699	£1.1656
5	Ten unit development - rural site	10	0.04	£0.23	£0.3265	£0.3221	£0.4386	£0.4342	£0.5460	£0.5416	£0.6581	£0.6537	£0.7325	£0.7281	£0.8438	£0.8394	£0.9502	£0.9458	£1.0612	£1.0569	£1.1699	£1.1656
6	Fifteen unit development - edge of village	15	0.10	£0.53	£0.4653	£0.4632	£0.6579	£0.6514	£0.8193	£0.8124	£0.8871	£0.8805	£1.0083	£1.0022	£1.2552	£1.2501	£1.4253	£1.4197	£1.5918	£1.5853	£1.7549	£1.7494
7	Twenty unit development - within town/village boun	20	0.06	£0.30	£0.6132	£0.6045	£0.8311	£0.8224	£1.0399	£1.0312	£1.2578	£1.2491	£1.4016	£1.3930	£1.6195	£1.6108	£1.8283	£1.8197	£2.0462	£2.0375	£2.2595	£2.2509
8	Thirty unit development - town centre	30	0.13	£0.66	£1.3913	£1.3571	£2.8362	£2.8021	£3.6392	£3.6055	£4.4742	£4.4405	£5.0211	£4.9874	£5.8562	£5.8225	£6.6564	£6.6227	£7.4914	£7.4576	£8.3091	£8.2754
9	Fifty unit development within town/village boundary	50	0.07	£0.38	£0.8778	£0.8535	£1.1814	£1.1636	£1.8633	£1.8621	£2.1872	£2.1753	£2.5271	£2.5057	£3.0361	£3.0150	£3.5239	£3.5027	£4.0329	£4.0117	£4.5313	£4.5101
10	One hundred unit development - edge of town	100	0.18	£0.92	£0.5158	£0.4736	£1.5654	£1.5237	£2.5650	£2.5233	£3.6080	£3.5663	£4.2839	£4.2426	£5.3176	£5.2764	£6.3083	£6.2671	£7.3421	£7.3008	£8.3543	£8.3130
11	Three hundred unit scheme - edge of town	300	0.10	£0.53	£1.2253	£1.1094	£4.1122	£3.9983	£6.8533	£6.7396	£9.7006	£9.5872	£11.5306	£11.4172	£14.3678	£14.2545	£17.0748	£16.9622	£19.8950	£19.7824	£22.6564	£22.5439
12	Caravan Park - 20 units	20	0.25	£1.32	£1.2753	£1.2753	£1.5420	£1.5334	£1.4618	£1.3952	£1.4642	£1.4556	£1.4691	£1.4604	£1.5315	£1.5228	£1.5913	£1.5827	£1.6537	£1.6451	£1.7148	£1.7062
13	Caravan Park - 40 units	40	0.14	£0.75	£2.4727	£2.4554	£2.5975	£2.5802	£2.7171	£2.6998	£2.8420	£2.8247	£2.8517	£2.8343	£2.9765	£2.9592	£3.0961	£3.0788	£3.2210	£3.2036	£3.3432	£3.3259
14	Caravan Park - 100 units	100	0.33	£1.76	£6.1816	£6.1384	£6.4937	£6.4505	£6.7928	£6.7496	£7.1049	£7.0616	£7.1291	£7.0859	£7.4412	£7.3980	£7.7403	£7.6970	£8.0524	£8.0091	£8.3580	£8.3147
15	C2 care scheme - flatted scheme in town centre	60	0.22	£1.17	£2.9513	£2.9520	£2.5220	£2.5334	£2.0617	£2.0822	£1.6222	£1.6327	£1.3610	£1.3815	£0.8215	£0.8320	£0.4844	£0.4948	£0.0318	£0.0422	£0.4057	£0.3965
16	C2 care scheme - flatted scheme edge of town/villa	80	0.33	£1.76	-£3.9753	-£3.9893	-£3.3627	-£3.3767	-£2.7756	-£2.7896	-£2.1629	-£2.1769	-£1.8413	-£1.8553	-£1.2287	-£1.2427	-£0.6459	-£0.6598	-£0.0424	-£0.0562	£0.5410	£0.5273
17	C2 care scheme - houses - edge of town/village	50	0.56	£2.93	£0.7708	£0.7621	£1.2835	£1.2551	£1.7357	£1.7273	£2.2204	£2.2200	£2.5413	£2.5329	£3.0289	£3.0207	£3.4963	£3.4879	£3.9839	£3.9756	£4.4613	£4.4530
18	Class E (retail) development - town centre	-	0.42	£2.20	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035
19	Class E (light industrial) development - town centre	-	0.78	£4.10	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552	-£0.2552
20	Class E (retail) development - edge of town	-	0.58	£3.08	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681
21	Class E (office) development - town centre	-	1.11	£5.86	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130	-£0.4130
22	Class E (office) development - town centre	-	0.83	£4.40	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700	-£1.7700
23	Class E (office) development - edge of town	-	1.67	£8.79	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501	£2.9501
24	Industrial (B2/B8) out of town	-	2.50	£13.19	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606	£2.7606
25	Industrial (B2/B8) within town/village boundary	-	3.33	£17.59	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522
26	Industrial (B2/B8) edge of town/village	-	5.00	£26.38	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581	£0.5581
27	Hotel (town centre) 50 rooms	-	1.00	£5.28	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247	£0.5247
28	Hotel (town centre) 75 rooms	-	1.00	£5.28	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982
29	Hotel (town centre) 100 rooms	-	1.00	£5.28	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309
30	Community use/leisure within town/village	-	1.00	£5.28	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100	-£0.8100

Table 6.26.4: Net zero carbon (operational only) – See Appendix 11 for text version

Net zero carbon A / X Sales value (£ psm):

BLV: PREVIOUSLY DEVELOPED LAND					£3,940 psm		£4,180 psm		£4,410 psm		£4,650 psm		£4,880 psm		£5,120 psm		£5,350 psm		£5,590 psm		£5,825 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	£0.0956	£0.0702	£0.1305	£0.1050	£0.1639	£0.1385	£0.1988	£0.1733	£0.2224	£0.1969	£0.2572	£0.2318	£0.2907	£0.2652	£0.3256	£0.3001	£0.3597	£0.3342
2	Five unit development - edge of village	5	0.05	£0.57	£0.1591	£0.1169	£0.2175	£0.1753	£0.2732	£0.2309	£0.3314	£0.2891	£0.3706	£0.3283	£0.4287	£0.3864	£0.4845	£0.4422	£0.5426	£0.5003	£0.5995	£0.5571
3	Eight unit development - village centre	8	0.04	£0.46	£0.2029	£0.1351	£0.2927	£0.2249	£0.3788	£0.3109	£0.4685	£0.4007	£0.5282	£0.4603	£0.6180	£0.5501	£0.7033	£0.6361	£0.7923	£0.7254	£0.8794	£0.8124
4	Ten unit development - edge of village	10	0.08	£0.86	£0.3265	£0.2429	£0.4386	£0.3550	£0.5460	£0.4624	£0.6581	£0.5744	£0.7325	£0.6489	£0.8438	£0.7610	£0.9502	£0.8677	£1.0612	£0.9787	£1.1699	£1.0874
5	Ten unit development - rural site	10	0.04	£0.49	£0.3265	£0.2429	£0.4386	£0.3550	£0.5460	£0.4624	£0.6581	£0.5744	£0.7325	£0.6489	£0.8438	£0.7610	£0.9502	£0.8677	£1.0612	£0.9787	£1.1699	£1.0874
6	Fifteen unit development - edge of village	15	0.10	£1.14	£0.4898	£0.3643	£0.6579	£0.5325	£0.8190	£0.6936	£0.9871	£0.8617	£1.0988	£0.9733	£1.2656	£1.1414	£1.4253	£1.3015	£1.5918	£1.4681	£1.7549	£1.6312
7	Twenty unit development - within town/village boun	20	0.06	£0.65	£0.6132	£0.4483	£0.8311	£0.6674	£1.0399	£0.8762	£1.2578	£1.0941	£1.4016	£1.2379	£1.6195	£1.4558	£1.8283	£1.6646	£2.0462	£1.8825	£2.2595	£2.0958
8	Thirty unit development - town centre	30	0.13	£1.43	£1.3911	£1.2958	£2.8362	£2.1405	£3.6899	£2.9503	£4.4742	£3.7583	£5.0211	£4.3351	£5.8582	£5.1705	£6.6564	£5.9704	£7.4914	£6.8055	£8.3091	£7.6231
9	Fifty unit development within town/village boundary	50	0.07	£0.81	£0.6778	£0.2574	£1.1914	£0.7744	£1.6836	£1.2666	£2.1972	£1.7802	£2.5271	£2.1101	£3.0361	£2.6237	£3.5239	£3.1118	£4.0329	£3.6208	£4.5313	£4.1192
10	One hundred unit development - edge of town	100	0.18	£2.00	£0.5158	£0.3936	£1.5654	£0.6671	£2.5650	£1.6722	£3.6080	£2.7152	£4.2839	£3.3953	£5.3176	£4.4343	£6.3083	£5.4250	£7.3421	£6.4587	£8.3543	£7.4709
11	Three hundred unit scheme - edge of town	300	0.10	£1.14	£1.2253	£1.2945	£4.1122	£1.6416	£6.8533	£4.4846	£9.7005	£7.2533	£11.5306	£9.1009	£14.3678	£11.8994	£17.0748	£14.6584	£19.8850	£17.4949	£22.6554	£20.2454
12	Caravan Park - 20 units	20	0.25	£2.85	£1.2796	£1.2796	£1.3420	£1.3420	£1.4018	£1.4018	£1.4642	£1.4642	£1.4691	£1.4691	£1.5315	£1.5315	£1.5913	£1.5913	£1.6537	£1.6537	£1.7148	£1.7148
13	Caravan Park - 40 units	40	0.14	£1.63	£2.4727	£2.4727	£2.5975	£2.5975	£2.7171	£2.7171	£2.8420	£2.8420	£2.8517	£2.8517	£2.9765	£2.9765	£3.0961	£3.0961	£3.2210	£3.2210	£3.3432	£3.3432
14	Caravan Park - 100 units	100	0.33	£4.63	£8.1816	£8.1816	£8.4937	£8.4937	£8.7928	£8.7928	£9.1049	£9.1049	£9.1291	£9.1291	£9.4412	£9.4412	£9.7403	£9.7403	£10.0524	£10.0524	£10.3580	£10.3580
15	C2 care scheme - flatted scheme in town centre	60	0.22	£2.75	-£2.9815	-£3.5245	-£2.5220	-£3.0650	-£2.0817	-£2.6247	-£1.6222	-£2.1652	-£1.3810	-£1.9240	-£0.9215	-£1.4645	-£0.4844	-£1.0242	-£0.0318	-£0.5672	£0.4057	-£0.1240
16	C2 care scheme - flatted scheme edge of town/villa	80	0.33	£4.13	-£3.9753	-£4.6993	-£3.3627	-£4.0867	-£2.7756	-£3.4996	-£2.1629	-£2.8869	-£1.8413	-£2.5653	-£1.2287	-£1.9527	-£0.6459	-£1.3655	-£0.0424	-£0.7563	£0.5410	-£0.1653
17	C2 care scheme - houses - edge of town/village	50	0.56	£6.88	£0.7709	£0.3898	£1.2835	£0.8955	£1.7957	£1.3373	£2.2284	£1.8300	£2.5413	£2.1429	£3.0288	£2.6556	£3.4923	£3.1034	£3.9938	£3.5910	£4.4813	£4.0685
18	Class E (retail) development - town centre	-	0.42	£5.16	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735
19	Class E (light industrial) development - town centre	-	0.78	£9.63	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854
20	Class E (retail) development - edge of town	-	0.58	£7.23	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532
21	Class E (office) development - town centre	-	1.11	£13.76	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602
22	Class E (office) development - town centre	-	0.83	£10.32	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723
23	Class E (office) development - edge of town	-	1.67	£20.64	£2.9501	£2.3872	£2.9501	£2.3872	£2.9501	£2.3872	£2.9501	£2.3872	£2.9501	£2.3872	£2.9501	£2.3872	£2.9501	£2.3872	£2.9501	£2.3872	£2.9501	£2.3872
24	Industrial (B2/B8) out of town	-	2.50	£30.97	£2.7606	£2.5217	£2.7606	£2.5217	£2.7606	£2.5217	£2.7606	£2.5217	£2.7606	£2.5217	£2.7606	£2.5217	£2.7606	£2.5217	£2.7606	£2.5217	£2.7606	£2.5217
25	Industrial (B2/B8) within town/village boundary	-	3.33	£41.29	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949
26	Industrial (B2/B8) edge of town/village	-	5.00	£61.93	£0.5581	£0.5043	£0.5581	£0.5043	£0.5581	£0.5043	£0.5581	£0.5043	£0.5581	£0.5043	£0.5581	£0.5043	£0.5581	£0.5043	£0.5581	£0.5043	£0.5581	£0.5043
27	Hotel (town centre) 50 rooms	-	1.00	£12.39	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496
28	Hotel (town centre) 75 rooms	-	1.00	£12.39	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395
29	Hotel (town centre) 100 rooms	-	1.00	£12.39	£0.5305	£0.1861	£0.5305	£0.1861	£0.5305	£0.1861	£0.5305	£0.1861	£0.5305	£0.1861	£0.5305	£0.1861	£0.5305	£0.1861	£0.5305	£0.1861	£0.5305	£0.1861
30	Community use/leisure within town/village	-	1.00	£11.41	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672

BLV: HIGHER GREENFIELD				£3,940 psm		£4,180 psm		£4,410 psm		£4,650 psm		£4,880 psm		£5,120 psm		£5,350 psm		£5,590 psm		£5,825 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	£0.0956	£0.0702	£0.1305	£0.1050	£0.1639	£0.1385	£0.1988	£0.1733	£0.2224	£0.1969	£0.2572	£0.2318	£0.2907	£0.2652	£0.3256	£0.3001	£0.3597	£0.3342
2	Five unit development - edge of village	5	0.05	£0.62	£0.1591	£0.1169	£0.2175	£0.1753	£0.2732	£0.2309	£0.3314	£0.2891	£0.3706	£0.3283	£0.4287	£0.3864	£0.4845	£0.4422	£0.5426	£0.5003	£0.5995	£0.5571
3	Eight unit development - village centre	8	0.04	£0.50	£0.2029	£0.1351	£0.2927	£0.2249	£0.3788	£0.3109	£0.4685	£0.4007	£0.5282	£0.4603	£0.6180	£0.5501	£0.7033	£0.6361	£0.7923	£0.7254	£0.8794	£0.8124
4	Ten unit development - edge of village	10	0.08	£0.93	£0.3265	£0.2429	£0.4386	£0.3550	£0.5460	£0.4624	£0.6581	£0.5744	£0.7325	£0.6489	£0.8438	£0.7610	£0.9502	£0.8677	£1.0612	£0.9787	£1.1699	£1.0874
5	Ten unit development - rural site	10	0.04	£0.53	£0.3265	£0.2429	£0.4386	£0.3550	£0.5460	£0.4624	£0.6581	£0.5744	£0.7325	£0.6489	£0.8438	£0.7610	£0.9502	£0.8677	£1.0612	£0.9787	£1.1699	£1.0874
6	Fifteen unit development - edge of village	15	0.10	£1.24	£0.4898	£0.3643	£0.6579	£0.5325	£0.8190	£0.6936	£0.9871	£0.8617	£1.0988	£0.9733	£1.2656	£1.1414	£1.4253	£1.3015	£1.5918	£1.4681	£1.7549	£1.6312
7	Twenty unit development - within town/village boun	20	0.06	£0.71	£0.6132	£0.4483	£0.8311	£0.6674	£1.0399	£0.8762	£1.2578	£1.0941	£1.4016	£1.2379	£1.6195	£1.4558	£1.8283	£1.6646	£2.0462	£1.8825	£2.2595	£2.0958
8	Thirty unit development - town centre	30	0.13	£1.55	£1.3911	£1.2958	£2.8362	£2.1405	£3.6899	£2.9503	£4.4742	£3.7583	£5.0211	£4.3351	£5.8582	£5.1705	£6.6564	£5.9704	£7.4914	£6.8055	£8.3091	£7.6231
9	Fifty unit development within town/village boundary	50	0.07	£0.88	£0.6778	£0.2574	£1.1914	£0.7744	£1.6836	£1.2666	£2.1972	£1.7802	£2.5271	£2.1101	£3.0361	£2.6237	£3.5239	£3.1118	£4.0329	£3.6208	£4.5313	£4.1192
10	One hundred unit development - edge of town	100	0.18	£2.17	£0.5158	£0.3936	£1.5654	£0.6671	£2.5650	£1.6722	£3.6080	£2.7152	£4.2839	£3.3953	£5.3176	£4.4343	£6.3083	£5.4250	£7.3421	£6.4587	£8.3543	£7.4709
11	Three hundred unit scheme - edge of town	300	0.10	£1.24	£1.2253	£1.2945	£4.1122	£1.6416	£6.8533	£4.4846	£9.7005	£7.2533	£11.5306	£9.1009	£14.3678	£11.8994	£17.0748	£14.6584	£19.8850	£17.4949	£22.6554	£20.2454
12	Caravan Park - 20 units	20	0.25	£3.10	£1.2796	£1.2796	£1.3420	£1.3420	£1.4018	£1.4018	£1.4642	£1.4642	£1.4691	£1.4691	£1.5315	£1.5315	£1.5913	£1.5913	£1.6537	£1.6537	£1.7148	£1.7148
13	Caravan Park - 40 units	40	0.14	£1.77	£2.4727	£2.4727	£2.5975	£2.5975	£2.7171	£2.7171	£2.8420	£2.8420	£2.8517	£2.8517	£2.9765	£2.9765	£3.0961	£3.0961	£3.2210	£3.2210	£3.3432	£3.3432
14	Caravan Park - 100 units	100	0.33	£4.13	£8.1816	£8.1816	£8.4937	£8.4937	£8.7928	£8.7928	£9.1049	£9.1049	£9.1291	£9.1291	£9.4412	£9.4412	£9.7403	£9.7403	£10.0524	£10.0524	£10.3580	£10.3580
15	C2 care scheme - flatted scheme in town centre	60	0.22	£2.75	-£2.9815	-£3.5245	-£2.5220	-£3.0650	-£2.0817	-£2.6247	-£1.6222	-£2.1652	-£1.3810	-£1.9240	-£0.9215	-£1.4645	-£0.4844	-£1.0242	-£0.0318	-£0.5672	£0.4057	-£0.1240
16	C2 care scheme - flatted scheme edge of town/villa	80	0.33	£4.13	-£3.9753	-£4.6993	-£3.3627	-£4.0867	-£2.7756	-£3.4996	-£2.1629	-£2.8869	-£1.8413	-£2.5653	-£1.2287	-£1.9527	-£0.6459	-£1.3655	-£0.0424	-£0.7563	£0.5410	-£0.1653
17	C2 care scheme - houses - edge of town/village	50	0.56	£6.88	£0.7709	£0.3898	£1.2835	£0.8955	£1.7957	£1.3373	£2.2284	£1.8300	£2.5413	£2.1429	£3.0288	£2.6556	£3.4923	£3.1034	£3.9938	£3.5910	£4.4813	£4.0685
18	Class E (retail) development - town centre	-	0.42	£5.16	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735
19	Class E (light industrial) development - town centre	-	0.78	£9.63	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854
20	Class E (retail) development - edge of town	-	0.58	£7.23	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532
21	Class E (office) development - town centre	-	1.11	£13.76	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602
22	Class E (office) development - town centre	-	0.83	£10.32	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723
23	Class E (office) development - edge of town	-	1.67	£20.64	£2.9501	£2.3872	£2.9501	£2.3872	£2.9501	£2.3872	£2.9501	£2.3872	£2.9501	£2.3872	£2.9501	£2.3872	£2.9501	£2.3872	£2.9501	£2.3872	£2.9501	£2.3872
24	Industrial (B2/B8) out of town	-	2.50	£30.97	£2.7606	£2.5217	£2.7606	£2.5217	£2.7606	£2.5217	£2.7606	£2.5217	£2.7606	£2.5217	£2.7606	£2.5217	£2.7606	£2.5217	£2.7606	£2.5217	£2.7606	£2.5217
25	Industrial (B2/B8) within town/village boundary	-	3.33	£41.29	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949
26	Industrial (B2/B8) edge of town/village	-	5.00	£61.93	£0.5581	£0.5043	£0.5581	£0.5043	£0.5581	£0.5043	£0.5581	£0.5043	£0.5581	£0.5043	£0.5581	£0.5043	£0.5581	£0.5043	£0.5581	£0.5043	£0.5581	£0.5043
27	Hotel (town centre) 50 rooms	-	1.00	£12.39	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496
28	Hotel (town centre) 75 rooms	-	1.00	£12.39	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395
29	Hotel (town centre) 100 rooms	-	1.00	£12.39	£0.5305	£0.1861	£0.5305	£0.1861	£0.5305	£0.1861	£0.5305	£0.1861	£0.5305	£0.1861	£0.5305	£0.1861	£0.5305	£0.1861	£0.5305	£0.1861	£0.5305	£0.1861
30	Community use/leisure within town/village	-	1.00	£11.41	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672

BLV: LOWER GREENFIELD				£3,940 psm		£4,180 psm		£4,410 psm		£4,650 psm		£4,880 psm		£5,120 psm		£5,350 psm		£5,590 psm		£5,825 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	£0.18	£0.0956	£0.0702	£0.1305	£0.1050	£0.1639	£0.1385	£0.1988	£0.1733	£0.2224	£0.1969	£0.2572	£0.2318	£0.2907	£0.2652	£0.3256	£0.3001	£0.3597	£0.3342
2	Five unit development - edge of village	5	0.05	£0.26	£0.1591	£0.1169	£0.2175	£0.1753	£0.2732	£0.2309	£0.3314	£0.2891	£0.3706	£0.3283	£0.4287	£0.3864	£0.4845	£0.4422	£0.5426	£0.5003	£0.5995	£0.5571
3	Eight unit development - village centre	8	0.04	£0.21	£0.2029	£0.1351	£0.2927	£0.2249	£0.3788	£0.3109	£0.4685	£0.4007	£0.5282	£0.4603	£0.6180	£0.5501	£0.7033	£0.6361	£0.7923	£0.7254	£0.8794	£0.8124
4	Ten unit development - edge of village	10	0.08	£0.40	£0.3265	£0.2429	£0.4386	£0.3550	£0.5460	£0.4624	£0.6581	£0.5744	£0.7325	£0.6489	£0.8438	£0.7610	£0.9502	£0.8677	£1.0612	£0.9787	£1.1699	£1.0874
5	Ten unit development - rural site	10	0.04	£0.23	£0.3265	£0.2429	£0.4386	£0.3550	£0.5460	£0.4624	£0.6581	£0.5744	£0.7325	£0.6489	£0.8438	£0.7610	£0.9502	£0.8677	£1.0612	£0.9787	£1.1699	£1.0874
6	Fifteen unit development - edge of village	15	0.10	£0.53	£0.4898	£0.3643	£0.6579	£0.5325	£0.8190	£0.6936	£0.9871	£0.8617	£1.0988	£0.9733	£1.2656	£1.1414	£1.4253	£1.3015	£1.5918	£1.4681	£1.7549	£1.6312
7	Twenty unit development - within town/village boun	20	0.06	£0.30	£0.6132	£0.4483	£0.8311	£0.6674	£1.0399	£0.8762	£1.2578	£1.0941	£1.4016	£1.2379	£1.6195	£1.4558	£1.8283	£1.6646	£2.0462	£1.8825	£2.2595	£2.0958
8	Thirty unit development - town centre	30	0.13	£0.66	£1.3911	£1.2958	£2.8362	£2.1405	£3.6899	£2.9503	£4.4742	£3.7583	£5.0211	£4.3351	£5.8582	£5.1705	£6.6564	£5.9704	£7.4914	£6.8055	£8.3091	£7.6231
9	Fifty unit development within town/village boundary	50	0.07	£0.38	£0.6778	£0.2574	£1.1914	£0.7744	£1.6836	£1.2666	£2.1972	£1.7802	£2.5271	£2.1101	£3.0361	£2.6237	£3.5239	£3.1118	£4.0329	£3.6208	£4.5313	£4.1192
10	One hundred unit development - edge of town	100	0.18	£0.92	£0.5158	£0.3936	£1.5654	£0.6671	£2.5650	£1.6722	£3.6080	£2.7152	£4.2839	£3.3953	£5.3176	£4.4343	£6.3083	£5.4250	£7.3421	£6.4587	£8.3543	£7.4709
11	Three hundred unit scheme - edge of town	300	0.10	£0.53	£1.2253	£1.2945	£4.1122	£1.6416	£6.8533	£4.4846	£9.7005	£7.2533	£11.5306	£9.1009	£14.3678	£11.8994	£17.0748	£14.6584	£19.8850	£17.4949	£22.6554	£20.2454
12	Caravan Park - 20 units	20	0.25	£1.32	£1.2796	£1.2796	£1.3420	£1.3420	£1.4018	£1.4018	£1.4642	£1.4642	£1.4691	£1.4691	£1.5315	£1.5315	£1.5913	£1.5913	£1.6537	£1.6537	£1.7148	£1.7148
13	Caravan Park - 40 units	40	0.14	£0.75	£2.4727	£2.4727	£2.5975	£2.5975	£2.7171	£2.7171	£2.8420	£2.8420	£2.8517	£2.8517	£2.9765	£2.9765	£3.0961	£3.0961	£3.2210	£3.2210	£3.3432	£3.3432
14	Caravan Park - 100 units	100	0.33	£1.76	£8.1816	£8.1816	£8.4937	£8.4937	£8.7928	£8.7928	£9.1049	£9.1049	£9.1291	£9.1291	£9.4412	£9.4412	£9.7403	£9.7403	£10.0524	£10.0524	£10.3580	£10.3580
15	C2 care scheme - flatted scheme in town centre	60	0.22	£1.17	-£2.9815	-£3.5245	-£2.5220	-£3.0650	-£2.0817	-£2.6247	-£1.6222	-£2.1652	-£1.3810	-£1.9240	-£0.9215	-£1.4645	-£0.4844	-£1.0242	-£0.0318	-£0.5672	£0.4057	-£0.1240
16	C2 care scheme - flatted scheme edge of town/villa	80	0.33	£1.76	-£3.9753	-£4.6993	-£3.3627	-£4.0867	-£2.7756	-£3.4996	-£2.1629	-£2.8869	-£1.8413	-£2.5653	-£1.2287	-£1.9527	-£0.6459	-£1.3655	-£0.0424	-£0.7563	£0.5410	-£0.1653
17	C2 care scheme - houses - edge of town/village	50	0.56	£2.93	£0.7709	£0.3898	£1.2835	£0.8955	£1.7957	£1.3373	£2.2284	£1.8300	£2.5413	£2.1429	£3.0288	£2.6556	£3.4923	£3.1034	£3.9938	£3.5910	£4.4813	£4.0685
18	Class E (retail) development - town centre	-	0.42	£2.20	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735
19	Class E (light industrial) development - town centre	-	0.78	£4.10	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854
20	Class E (retail) development - edge of town	-	0.58	£3.08	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532
21	Class E (office) development - town centre	-	1.11	£5.86	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602
22	Class E (office) development - town centre	-	0.83	£4.40	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723
23	Class E (office) development - edge of town	-	1.67	£8.79	£2.9501	£2.3872	£2.9501	£2.3872	£2.9501	£2.3872	£2.9501	£2.3872	£2.9501	£2.3872	£2.9501	£2.3872	£2.9501	£2.3872	£2.9501	£2.3872	£2.9501	£2.3872
24	Industrial (B2/B8) out of town	-	2.50	£13.19	£2.7606	£2.5217	£2.7606	£2.5217	£2.7606	£2.5217	£2.7606	£2.5217	£2.7606	£2.5217	£2.7606	£2.5217	£2.7606	£2.5217	£2.7606	£2.5217	£2.7606	£2.5217
25	Industrial (B2/B8) within town/village boundary	-	3.33	£17.59	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949
26	Industrial (B2/B8) edge of town/village	-	5.00	£26.38	£0.5581	£0.5043	£0.5581	£0.5043	£0.5581	£0.5043	£0.5581	£0.5043	£0.5581	£0.5043	£0.5581	£0.5043	£0.5581	£0.5043	£0.5581	£0.5043	£0.5581	£0.5043
27	Hotel (town centre) 50 rooms	-	1.00	£5.28	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496
28	Hotel (town centre) 75 rooms	-	1.00	£5.28	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395
29	Hotel (town centre) 100 rooms	-	1.00	£5.28	£0.5305	£0.1861	£0.5305	£0.1861	£0.5305	£0.1861	£0.5305	£0.1861	£0.5305	£0.1861	£0.5305	£0.1861	£0.5305	£0.1861	£0.5305	£0.1861	£0.5305	£0.1861
30	Community use/leisure within town/village	-	1.00	£5.28	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672

Table 6.26.5: Net zero carbon (operational and embodied carbon) – See Appendix 11 for text version

Net zero carbon B / Y Sales value (£ psm):

BLV: PREVIOUSLY DEVELOPED LAND				£3,940 psm		£4,180 psm		£4,410 psm		£4,650 psm		£4,880 psm		£5,120 psm		£5,350 psm		£5,590 psm		£5,825 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	£0.0956	£0.0192	£0.1305	£0.0541	£0.1639	£0.0875	£0.1988	£0.1224	£0.2224	£0.1459	£0.2572	£0.1808	£0.2907	£0.2143	£0.3256	£0.2491	£0.3597	£0.2833
2	Five unit development - edge of village	5	0.05	£0.57	£0.1594	£0.0320	£0.2175	£0.0902	£0.2732	£0.1458	£0.3314	£0.2040	£0.3706	£0.2432	£0.4287	£0.3014	£0.4844	£0.3571	£0.5426	£0.4152	£0.5995	£0.4722
3	Eight unit development - village centre	8	0.04	£0.46	£0.2026	£0.0007	£0.2827	£0.0691	£0.3788	£0.1752	£0.4625	£0.2648	£0.5282	£0.3246	£0.6180	£0.4144	£0.7033	£0.5004	£0.7923	£0.5902	£0.8794	£0.6781
4	Ten unit development - edge of village	10	0.08	£0.86	£0.3265	£0.0756	£0.4386	£0.1877	£0.5460	£0.2951	£0.6581	£0.4071	£0.7325	£0.4816	£0.8438	£0.5937	£0.9502	£0.7011	£1.0612	£0.8131	£1.1699	£0.9225
5	Ten unit development - rural site	10	0.04	£0.49	£0.1335	£0.0755	£0.1935	£0.1877	£0.2469	£0.2951	£0.2991	£0.4071	£0.3525	£0.4816	£0.3438	£0.5937	£0.3502	£0.7011	£1.0612	£0.8131	£1.1699	£0.9225
6	Fifteen unit development - edge of village	15	0.10	£1.14	£0.4896	£0.1134	£0.6579	£0.2815	£0.8190	£0.4426	£0.9871	£0.6107	£1.0988	£0.7224	£1.2658	£0.8905	£1.4253	£1.0516	£1.5918	£1.2197	£1.7549	£1.3837
7	Twenty unit development - within town/village boun	20	0.06	£0.65	£0.6132	£0.1163	£0.8311	£0.3368	£1.0399	£0.5480	£1.2578	£0.7667	£1.4016	£0.9106	£1.6195	£1.1284	£1.8283	£1.3372	£2.0462	£1.5551	£2.2595	£1.7685
8	Thirty unit development - town centre	30	0.13	£1.43	£1.9913	£0.0972	£2.8362	£0.7492	£3.6392	£1.5589	£4.4742	£2.4039	£5.0211	£2.9567	£5.8562	£3.7962	£6.6564	£4.5985	£7.4914	£5.4335	£8.3091	£6.2512
9	Fifty unit development within town/village boundary	50	0.07	£0.81	£0.6776	£0.5367	£1.1914	£0.8838	£1.6838	£1.4309	£2.1875	£1.9462	£2.5271	£2.4791	£3.0631	£2.7962	£3.5239	£2.9839	£4.0323	£3.7962	£4.5313	£3.9550
10	One hundred unit development - edge of town	100	0.18	£2.00	£0.5158	£-2.2510	£1.5654	£-1.1653	£2.5650	£-0.1312	£3.6080	£0.9259	£4.2839	£1.6097	£5.3176	£2.6528	£6.3083	£3.6523	£7.3421	£4.6921	£8.3543	£5.7043
11	Three hundred unit scheme - edge of town	300	0.10	£1.24	£1.2259	£6.4999	£4.1122	£-3.4333	£6.8533	£-0.5665	£9.7006	£2.3459	£11.5306	£4.1952	£14.3678	£7.0624	£17.0748	£9.8016	£19.8950	£12.6388	£22.6564	£15.4169
12	Caravan Park - 20 units	20	0.25	£3.10	£1.2796	£1.2796	£1.3420	£1.3420	£1.4016	£1.4016	£1.4642	£1.4642	£1.4691	£1.4691	£1.5315	£1.5315	£1.5913	£1.5913	£1.6537	£1.6537	£1.7145	£1.7145
13	Caravan Park - 40 units	40	0.14	£1.77	£2.4727	£2.4727	£2.5975	£2.5975	£2.7171	£2.7171	£2.8420	£2.8420	£2.8517	£2.8517	£2.9765	£2.9765	£3.0961	£3.0961	£3.2210	£3.2210	£3.3432	£3.3432
14	Caravan Park - 100 units	100	0.33	£4.13	£6.1816	£6.1816	£6.4937	£6.4937	£6.7928	£6.7928	£7.1049	£7.1049	£7.1291	£7.1291	£7.4412	£7.4412	£7.7403	£7.7403	£8.0524	£8.0524	£8.3580	£8.3580
15	C2 care scheme - flatted scheme in town centre	60	0.22	£2.75	£2.9015	£-4.5105	£2.9220	£-4.1510	£2.9577	£-3.7107	£3.0222	£-3.2512	£3.1810	£-3.0105	£3.2215	£-2.5505	£3.4644	£-2.1107	£3.0318	£-1.6507	£3.4057	£-1.2008
16	C2 care scheme - flatted scheme edge of town/villa	80	0.33	£4.13	£-3.9753	£-6.1473	£-3.3627	£-5.5346	£-2.7756	£-4.9475	£-2.1629	£-4.3349	£-1.8413	£-4.0133	£-1.2287	£-3.4006	£-0.6459	£-2.8135	£-0.0424	£-2.2009	£0.5410	£-1.6010
17	C2 care scheme - houses - edge of town/village	50	0.56	£6.34	£0.7706	£0.4477	£1.2635	£0.0575	£1.7357	£0.5356	£2.2284	£1.0333	£2.5413	£1.3462	£3.0289	£1.8389	£3.4962	£2.3110	£3.9839	£2.8037	£4.4613	£3.2829
18	Class E (retail) development - town centre	-	0.42	£4.75	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133
19	Class E (light industrial) development - town centre	-	0.78	£8.87	£-0.2552	£-0.6458	£-0.2552	£-0.6458	£-0.2552	£-0.6458	£-0.2552	£-0.6458	£-0.2552	£-0.6458	£-0.2552	£-0.6458	£-0.2552	£-0.6458	£-0.2552	£-0.6458	£-0.2552	£-0.6458
20	Class E (retail) development - edge of town	-	0.58	£6.65	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236
21	Class E (office) development - town centre	-	1.11	£12.68	£-0.4130	£-0.5546	£-0.4130	£-0.5546	£-0.4130	£-0.5546	£-0.4130	£-0.5546	£-0.4130	£-0.5546	£-0.4130	£-0.5546	£-0.4130	£-0.5546	£-0.4130	£-0.5546	£-0.4130	£-0.5546
22	Class E (office) development - town centre	-	0.83	£9.51	£-1.7700	£-2.3769	£-1.7700	£-2.3769	£-1.7700	£-2.3769	£-1.7700	£-2.3769	£-1.7700	£-2.3769	£-1.7700	£-2.3769	£-1.7700	£-2.3769	£-1.7700	£-2.3769	£-1.7700	£-2.3769
23	Class E (office) development - edge of town	-	1.67	£19.01	£3.9501	£3.9615	£3.9501	£3.9615	£3.9501	£3.9615	£3.9501	£3.9615	£3.9501	£3.9615	£3.9501	£3.9615	£3.9501	£3.9615	£3.9501	£3.9615	£3.9501	£3.9615
24	Industrial (B2/B8) out of town	-	2.50	£28.52	£2.7606	£2.6040	£2.7606	£2.6040	£2.7606	£2.6040	£2.7606	£2.6040	£2.7606	£2.6040	£2.7606	£2.6040	£2.7606	£2.6040	£2.7606	£2.6040	£2.7606	£2.6040
25	Industrial (B2/B8) within town/village boundary	-	3.33	£38.03	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805
26	Industrial (B2/B8) edge of town/village	-	5.00	£57.04	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008
27	Hotel (town centre) 50 rooms	-	1.00	£11.41	£0.3247	£0.2035	£0.3247	£0.2035	£0.3247	£0.2035	£0.3247	£0.2035	£0.3247	£0.2035	£0.3247	£0.2035	£0.3247	£0.2035	£0.3247	£0.2035	£0.3247	£0.2035
28	Hotel (town centre) 75 rooms	-	1.00	£11.41	£0.3982	£-0.3831	£0.3982	£-0.3831	£0.3982	£-0.3831	£0.3982	£-0.3831	£0.3982	£-0.3831	£0.3982	£-0.3831	£0.3982	£-0.3831	£0.3982	£-0.3831	£0.3982	£-0.3831
29	Hotel (town centre) 100 rooms	-	1.00	£11.41	£0.5309	£-0.5108	£0.5309	£-0.5108	£0.5309	£-0.5108	£0.5309	£-0.5108	£0.5309	£-0.5108	£0.5309	£-0.5108	£0.5309	£-0.5108	£0.5309	£-0.5108	£0.5309	£-0.5108
30	Community use/leisure within town/village	-	1.00	£11.41	£-0.8100	£-1.2815	£-0.8100	£-1.2815	£-0.8100	£-1.2815	£-0.8100	£-1.2815	£-0.8100	£-1.2815	£-0.8100	£-1.2815	£-0.8100	£-1.2815	£-0.8100	£-1.2815	£-0.8100	£-1.2815

BLV: HIGHER GREENFIELD				£3,940 psm		£4,180 psm		£4,410 psm		£4,650 psm		£4,880 psm		£5,120 psm		£5,350 psm		£5,590 psm		£5,825 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
1	Three unit development within town/village boundar	3	0.03	£0.41	£0.0956	£0.0192	£0.1305	£0.0541	£0.1639	£0.0875	£0.1988	£0.1224	£0.2224	£0.1459	£0.2572	£0.1808	£0.2907	£0.2143	£0.3256	£0.2491	£0.3597	£0.2833
2	Five unit development - edge of village	5	0.05	£0.62	£0.1594	£0.0320	£0.2175	£0.0902	£0.2732	£0.1458	£0.3314	£0.2040	£0.3706	£0.2432	£0.4287	£0.3014	£0.4844	£0.3571	£0.5426	£0.4152	£0.5995	£0.4722
3	Eight unit development - village centre	8	0.04	£0.50	£0.2026	£0.0007	£0.2827	£0.0691	£0.3788	£0.1752	£0.4625	£0.2648	£0.5282	£0.3246	£0.6180	£0.4144	£0.7033	£0.5004	£0.7923	£0.5902	£0.8794	£0.6781
4	Ten unit development - edge of village	10	0.08	£0.93	£0.3265	£0.0756	£0.4386	£0.1877	£0.5460	£0.2951	£0.6581	£0.4071	£0.7325	£0.4816	£0.8438	£0.5937	£0.9502	£0.7011	£1.0612	£0.8131	£1.1699	£0.9225
5	Ten unit development - rural site	10	0.04	£0.53	£0.1335	£0.0755	£0.1935	£0.1877	£0.2469	£0.2951	£0.2991	£0.4071	£0.3525	£0.4816	£0.3438	£0.5937	£0.3502	£0.7011	£1.0612	£0.8131	£1.1699	£0.9225
6	Fifteen unit development - edge of village	15	0.10	£1.24	£0.4896	£0.1134	£0.6579	£0.2815	£0.8190	£0.4426	£0.9871	£0.6107	£1.0988	£0.7224	£1.2658	£0.8905	£1.4253	£1.0516	£1.5918	£1.2197	£1.7549	£1.3837
7	Twenty unit development - within town/village boun	20	0.06	£0.71	£0.6132	£0.1163	£0.8311	£0.3368	£1.0399	£0.5480	£1.2578	£0.7667	£1.4016	£0.9106	£1.6195	£1.1284	£1.8283	£1.3372	£2.0462	£1.5551	£2.2595	£1.7685
8	Thirty unit development - town centre	30	0.13	£1.55	£1.9913	£0.0972	£2.8362	£0.7492	£3.6392	£1.5589	£4.4742	£2.4039	£5.0211	£2.9567	£5.8562	£3.7962	£6.6564	£4.5985	£7.4914	£5.4335	£8.3091	£6.2512
9	Fifty unit development within town/village boundary	50	0.07	£0.88	£0.6776	£0.5367	£1.1914	£0.8838	£1.6838	£1.4309	£2.1875	£1.9462	£2.5271	£2.4791	£3.0631	£2.7962	£3.5239	£2.9839	£4.0323	£3.7962	£4.5313	£3.9550
10	One hundred unit development - edge of town	100	0.18	£2.17	£0.5158	£-2.2510	£1.5654	£-1.1653	£2.5650	£-0.1312	£3.6080	£0.9259	£4.2839	£1.6097	£5.3176	£2.6528	£6.3083	£3.6523	£7.3421	£4.6921	£8.3543	£5.7043
11	Three hundred unit scheme - edge of town	300	0.10	£1.24	£1.2259	£6.4999	£4.1122	£-3.4333	£6.8533	£-0.5665	£9.7006	£2.3459	£11.5306	£4.1952	£14.3678	£7.0624	£17.0748	£9.8016	£19.8950	£12.6388	£22.6564	£15.4169
12	Caravan Park - 20 units	20	0.25	£3.10	£1.2796	£1.2796	£1.3420	£1.3420	£1.4016	£1.4016	£1.4642	£1.4642	£1.4691	£1.4691	£1.5315	£1.5315	£1.5913	£1.5913	£1.6537	£1.6537	£1.7145	£1.7145
13	Caravan Park - 40 units	40	0.14	£1.77	£2.4727	£2.4727	£2.5975	£2.5975	£2.7171	£2.7171	£2.8420	£2.8420	£2.8517	£2.8517	£2.9765	£2.9765	£3.0961	£3.0961	£3.2210	£3.2210	£3.3432	£3.3432
14	Caravan Park - 100 units	100	0.33	£4.13	£6.1816	£6.1816	£6.4937	£6.4937	£6.7928	£6.7928	£7.1049	£7.1049	£7.1291	£7.1291	£7.4412	£7.4412	£7.7403	£7.7403	£8.0524	£8.0524	£8.3580	£8.3580
15	C2 care scheme - flatted scheme in town centre	60	0.22	£2.75	£2.9015	£-4.5105	£2.9220	£-4.1510	£2.9577	£-3.7107	£3.0222	£-3.2512	£3.1810	£-3.0105	£3.2215	£-2.5505	£3.4644	£-2.1107	£3.0318	£-1.6507	£3.4057	£-1.2008
16	C2 care scheme - flatted scheme edge of town/villa	80	0.33	£4.13	£-3.9753	£-6.1473	£-3.3627	£-5.5346	£-2.7756	£-4.9475	£-2.1629	£-4.3349	£-1.8413	£-4.0133	£-1.2287	£-3.4006	£-0.6459	£-2.8135	£-0.0424	£-2.2009	£0.5410	£-1.6010
17	C2 care scheme - houses - edge of town/village	50	0.56	£6.88	£0.7706	£0.4477	£1.2635	£0.0575	£1.7357	£0.5356	£2.2284	£1.0333	£2.5413	£1.3462	£3.0289	£1.8389	£3.4962	£2.3110	£3.9839	£2.8037	£4.4613	£3.2829
18	Class E (retail) development - town centre	-	0.42	£5.16	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133
19	Class E (light industrial) development - town centre	-	0.78	£9.63	£-0.2552	£-0.6458	£-0.2552	£-0.6458	£-0.2552	£-0.6458	£-0.2552	£-0.6458	£-0.2552	£-0.6458	£-0.2552	£-0.6458	£-0.2552	£-0.6458	£-0.2552	£-0.6458	£-0.2552	£-0.6458
20	Class E (retail) development - edge of town	-	0.58	£7.23	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236
21	Class E (office) development - town centre	-	1.11	£13.76	£-0.4130	£-0.5546	£-0.4130	£-0.5546	£-0.4130	£-0.5546	£-0.4130	£-0.5546	£-0.4130	£-0.5546	£-0.4130	£-0.5546	£-0.4130	£-0.5546	£-0.4130	£-0.5546	£-0.4130	£-0.5546
22	Class E (office) development - town centre	-	0.83	£10.32	£-1.7700	£-2.3769	£-1.7700	£-2.3769	£-1.7700	£-2.3769	£-1.7700	£-2.3769	£-1.7700	£-2.3769	£-1.7700	£-2.3769	£-1.7700	£-2.3769	£-1.7700	£-2.3769	£-1.7700	£-2.3769
23	Class E (office) development - edge of town	-	1.67	£20.64	£-2.9501	£-3.9615	£-2.9501	£-3.9615	£-2.9501	£-3.9615	£-2.9501	£-3.9615	£-2.9501	£-3.9615	£-2.9501	£-3.9615	£-2.9501	£-3.9615	£-2.9501	£-3.9615	£-2.9501	£-3.9615
24	Industrial (B2/B8) out of town	-	2.50	£30.97	£2.7606	£2.6040	£2.7606	£2.6040	£2.7606	£2.6040	£2.7606	£2.6040	£2.7606	£2.6040	£2.7606	£2.6040	£2.7606	£2.6040	£2.7606	£2.6040	£2.7606	£2.6040
25	Industrial (B2/B8) within town/village boundary	-	3.33	£41.29	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805
26	Industrial (B2/B8) edge of town/village	-	5.00	£61.93	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008
27	Hotel (town centre) 50 rooms	-	1.00	£12.39	£0.3247	£0.2035	£0.3247	£0.2035	£0.3247	£0.2035	£0.3247	£0.2035	£0.3247	£0.2035	£0.3247	£0.2035	£0.3247	£0.2035	£0.3247	£0.2035	£0.3247	£0.2035
28	Hotel (town centre) 75 rooms	-	1.00	£12.39	£0.3982	£-0.3831	£0.3982	£-0.3831	£0.3982	£-0.3831	£0.3982	£-0.3831	£0.3982	£-0.3831	£0.3982	£-0.3831	£0.3982	£-0.3831	£0.3982	£-0.3831	£0.3982	£-0.3831
29	Hotel (town centre) 100 rooms	-	1.00	£12.39	£0.5309	£-0.5108	£0.5309	£-0.5108	£0.5309	£-0.5108	£0.5309	£-0.5108	£0.5309	£-0.5108	£0.5309	£-0.5108	£0.5309	£-0.5108	£0.5309	£-0.5108	£0.5309	£-0.5108
30	Community use/leisure within town/village	-	1.00	£12.39	£-0.8100	£-1.2815	£-0.8100	£-1.2815	£-0.8100	£-1.2815	£-0.8100	£-1.2815	£-0.8100	£-1.2815	£-0.8100	£-1.2815	£-0.8100	£-1.2815	£-0.8100	£-1.2815	£-0.8100	£-1.2815

BLV: LOWER GREENFIELD				£3,940 psm		£4,180 psm		£4,410 psm		£4,650 psm		£4,880 psm		£5,120 psm		£5,350 psm		£5,590 psm		£5,825 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
1	Three unit development within town/village boundar	3	0.03	£0.18	£0.0956	£0.0192	£0.1305	£0.0541	£0.1639	£0.0875	£0.1988	£0.1224	£0.2224	£0.1459	£0.2572	£0.1808	£0.2907	£0.2143	£0.3256	£0.2491	£0.3597	£0.2833
2	Five unit development - edge of village	5	0.05	£0.26	£0.1594	£0.0320	£0.2175	£0.0902	£0.2732	£0.1458	£0.3314	£0.2040	£0.3706	£0.2432	£0.4287	£0.3014	£0.4844	£0.3571	£0.5426	£0.4152	£0.5995	£0.4722
3	Eight unit development - village centre	8	0.04	£0.21	£0.2026	£0.0007	£0.2827	£0.0691	£0.3788	£0.1752	£0.4625	£0.2648	£0.5282	£0.3246	£0.6180	£0.4144	£0.7033	£0.5004	£0.7923	£0.5902	£0.8794	£0.6781
4	Ten unit development - edge of village	10	0.08	£0.40	£0.3265	£0.0756	£0.4386	£0.1877	£0.5460	£0.2951	£0.6581	£0.4071	£0.7325	£0.4816	£0.8438	£0.5937	£0.9502	£0.7011	£1.0612	£0.8131	£1.1699	£0.9225
5	Ten unit development - rural site	10	0.04	£0.23	£0.3265	£0.0756	£0.4386	£0.1877	£0.5460	£0.2951	£0.6581	£0.4071	£0.7325	£0.4816	£0.8438	£0.5937	£0.9502	£0.7011	£1.0612	£0.8131	£1.1699	£0.9225
6	Fifteen unit development - edge of village	15	0.10	£0.53	£0.4896	£0.1134	£0.6579	£0.2815	£0.8190	£0.4426	£0.9871	£0.6107	£1.0988	£0.7224	£1.2658	£0.8905	£1.4253	£1.0516	£1.5918	£1.2197	£1.7549	£1.3837
7	Twenty unit development - within town/village boun	20	0.06	£0.30	£0.6132	£0.1163	£0.8311	£0.3368	£1.0399	£0.5480	£1.2578	£0.7667	£1.4016	£0.9106	£1.6195	£1.1284	£1.8283	£1.3372	£2.0462	£1.5551	£2.2595	£1.7685
8	Thirty unit development - town centre	30	0.13	£0.66	£1.9913	£-0.0972	£2.8362	£0.7492	£3.6392	£1.5589	£4.4742	£2.4039	£5.0211	£2.9567	£5.8562	£3.7962	£6.6564	£4.5985	£7.4914	£5.4335	£8.3091	£6.2512
9	Fifty unit development within town/village boundary	50	0.07	£0.38	£0.6776	£0.5367	£1.1914	£0.8838	£1.6838	£1.4309	£2.1875	£1.9462	£2.5271	£2.4791	£3.0631	£2.7962	£3.5239	£2.9839	£4.0323	£3.7962	£4.5313	£3.9550
10	One hundred unit development - edge of town	100	0.18	£0.92	£0.5158	£-2.2510	£1.5654	£-1.1653	£2.5650	£-0.1312	£3.6080	£0.9259	£4.2839	£1.6097	£5.3176	£2.6528	£6.3083	£3.6523	£7.3421	£4.6921	£8.3543	£5.7043
11	Three hundred unit scheme - edge of town	300	0.10	£0.53	£1.2259	£6.4999	£4.1122	£-3.4333	£6.8533	£-0.5665	£9.7006	£2.3459	£11.5306	£4.1952	£14.3678	£7.0624	£17.0748	£9.8016	£19.8950	£12.6388	£22.6564	£15.4169
12	Caravan Park - 20 units	20	0.25	£1.32	£1.2796	£1.2796	£1.3420	£1.3420	£1.4016	£1.4016	£1.4642	£1.4642	£1.4691	£1.4691	£1.5315	£1.5315	£1.5913	£1.5913	£1.6537	£1.6537	£1.7145	£1.7145
13	Caravan Park - 40 units	40	0.14	£0.75	£2.4727	£2.4727	£2.5975	£2.5975	£2.7171	£2.7171	£2.8420	£2.8420	£2.8517	£2.8517	£2.9765	£2.9765	£3.0961	£3.0961	£3.2210	£3.2210	£3.3432	£3.3432
14	Caravan Park - 100 units	100	0.33	£1.76	£6.1816	£6.1816	£6.4937	£6.4937	£6.7928	£6.7928	£7.1049	£7.1049	£7.1291	£7.1291	£7.4412	£7.4412	£7.7403	£7.7403	£8.0524	£8.0524	£8.3580	£8.3580
15	C2 care scheme - flatted scheme in town centre	60	0.22	£1.17	£2.9015	£-4.5105	£2.9220	£-4.1510	£2.9577	£-3.7107	£3.0222	£-3.2512	£3.1810	£-3.0105	£3.2215	£-2.5505	£3.4644	£-2.1107	£3.0318	£-1.6507	£3.4057	£-1.2008
16	C2 care scheme - flatted scheme edge of town/villa	80	0.33	£1.76	£-3.9753	£-6.1473	£-3.3627	£-5.5346	£-2.7756	£-4.9475	£-2.1629	£-4.3349	£-1.8413	£-4.0133	£-1.2287	£-3.4006	£-0.6459	£-2.8135	£-0.0424	£-2.2009	£0.5410	£-1.6010
17	C2 care scheme - houses - edge of town/village	50	0.56	£2.93	£0.7706	£-0.4477	£1.2635	£0.0575	£1.7357	£0.5356	£2.2284	£1.0333	£2.5413	£1.3462	£3.0289	£1.8389	£3.4962	£2.3110	£3.9839	£2.8037	£4.4613	£3.2829
18	Class E (retail) development - town centre	-	0.42	£2.20	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133
19	Class E (light industrial) development - town centre	-	0.78	£4.10	£-0.2552	£-0.6458	£-0.2552	£-0.6458	£-0.2552	£-0.6458	£-0.2552	£-0.6458	£-0.2552	£-0.6458	£-0.2552	£-0.6458	£-0.2552	£-0.6458	£-0.2552	£-0.6458	£-0.2552	£-0.6458
20	Class E (retail) development - edge of town	-	0.58	£3.08	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236
21	Class E (office) development - town centre	-	1.11	£5.86	£-0.4130	£-0.5546	£-0.4130	£-0.5546	£-0.4130	£-0.5546	£-0.4130	£-0.5546	£-0.4130	£-0.5546	£-0.4130	£-0.5546	£-0.4130	£-0.5546	£-0.4130	£-0.5546	£-0.4130	£-0.5546
22	Class E (office) development - town centre	-	0.83	£4.40	£-1.7700	£-2.3769	£-1.7700	£-2.3769	£-1.7700	£-2.3769	£-1.7700	£-2.3769	£-1.7700	£-2.3769	£-1.7700	£-2.3769	£-1.7700	£-2.3769	£-1.7700	£-2.3769	£-1.7700	£-2.3769
23	Class E (office) development - edge of town	-	1.67	£8.79	£-2.9501	£-3.9615	£-2.9501	£-3.9615	£-2.9501	£-3.9615	£-2.9501	£-3.9615	£-2.9501	£-3.9615	£-2.9501	£-3.9615	£-2.9501	£-3.9615	£-2.9501	£-3.9615	£-2.9501	£-3.9615
24	Industrial (B2/B8) out of town	-	2.50	£13.19	£2.7606	£2.6040	£2.7606	£2.6040	£2.7606	£2.6040	£2.7606	£2.6040	£2.7606	£2.6040	£2.7606	£2.6040	£2.7606	£2.6040	£2.7606	£2.6040	£2.7606	£2.6040
25	Industrial (B2/B8) within town/village boundary	-	3.33	£17.59	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805
26	Industrial (B2/B8) edge of town/village	-	5.00	£26.38	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008
27	Hotel (town centre) 50 rooms	-	1.00	£5.28	£0.3247	£0.2035	£0.3247	£0.2035	£0.3247	£0.2035	£0.3247	£0.2035	£0.3247	£0.2035	£0.3247	£0.2035	£0.3247	£0.2035	£0.3247	£0.2035	£0.3247	£0.2035
28	Hotel (town centre) 75 rooms	-	1.00	£5.28	£0.3982	£-0.3831	£0.3982	£-0.3831	£0.3982	£-0.3831	£0.3982	£-0.3831	£0.3982	£-0.3831	£0.3982	£-0.3831	£0.3982	£-0.3831	£0.3982	£-0.3831	£0.3982	£-0.3831
29	Hotel (town centre) 100 rooms	-	1.00	£5.28	£0.5309	£-0.5108	£0.5309	£-0.5108	£0.5309	£-0.5108	£0.5309	£-0.5108	£0.5309	£-0.5108	£0.5309	£-0.5108	£0.5309	£-0.5108	£0.5309	£-0.5108	£0.5309	£-0.5108
30	Community use/leisure within town/village	-	1.00	£5.28	£-0.8100	£-1.2815	£-0.8100	£-1.2815	£-0.8100	£-1.2815	£-0.8100	£-1.2815	£-0.8100	£-1.2815	£-0.8100	£-1.2815	£-0.8100	£-1.2815	£-0.8100	£-1.2815	£-0.8100	£-1.2815

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

6.36 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 4.20 of this report. These allowances address operational emissions only. Emerging work from other local authorities (as noted in paragraphs 4.18 to 4.20 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 6.26.4. Table 6.36.1 provides a summary of the change in residual land values for schemes assuming a price point of £4,880 per square metre, which indicates that the reduction in residual land values is typically circa 10%, but with higher reductions on larger schemes, and hotel, office, C2 and light industrial developments.

Table 6.36.1: 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	£0.222	£0.197	11.46%
2	Five unit development - edge of village	5	0.27	£0.371	£0.328	11.46%
3	Eight unit development - village centre	8	0.43	£0.528	£0.460	12.85%
4	Ten unit development - edge of village	10	0.53	£0.733	£0.649	11.42%
5	Ten unit development - rural site	10	0.67	£0.733	£0.649	11.42%
6	Fifteen unit development - edge of village	15	0.80	£1.099	£0.973	11.42%
7	Twenty unit development - within town/village	20	0.89	£1.402	£1.238	11.68%
8	Thirty unit development - town centre	30	1.00	£5.021	£4.335	13.66%
9	Fifty unit development within town/village	50	2.22	£2.527	£2.110	16.50%
10	One hundred unit development - edge of town	100	5.56	£4.284	£3.395	20.74%
11	Three hundred unit scheme - edge of town	300	16.67	£11.531	£9.101	21.07%
12	Caravan Park - 20 units	20	0.50	£1.469	£1.469	0.00%
13	Caravan Park - 40 units	40	1.00	£2.852	£2.852	0.00%
14	Caravan Park - 100 units	100	2.50	£7.129	£7.129	0.00%
15	C2 care scheme - flatted scheme in town centre	60	0.67	-£1.381	-£1.924	39.32%
16	C2 care scheme - flats edge of town/village	80	1.33	-£1.841	-£2.565	39.32%
17	C2 care scheme - houses - edge of town/village	50	1.56	£2.541	£2.143	15.68%
18	Class E (retail) development - town centre	-	0.02	£0.304	£0.273	9.91%
19	Class E (light industrial) dev - town centre	-	0.14	-£0.255	-£0.385	51.02%
20	Class E (retail) development - edge of town	-	0.24	£2.168	£1.953	9.91%
21	Class E (office) development - town centre	-	0.02	-£0.413	-£0.460	11.43%
22	Class E (office) development - town centre	-	0.08	-£1.770	-£1.972	11.43%
23	Class E (office) development - edge of town	-	0.18	-£2.950	-£3.287	11.43%
24	Industrial (B2/B8) out of town	-	0.83	£2.781	£2.522	9.31%
25	Industrial (B2/B8) within town/village boundary	-	3.33	£11.352	£10.295	9.31%
26	Industrial (B2/B8) edge of town/village	-	0.17	£0.556	£0.504	9.31%
27	Hotel (town centre) 50 rooms	-	0.13	£0.325	£0.150	53.93%
28	Hotel (town centre) 75 rooms	-	0.19	£0.398	£0.140	64.95%
29	Hotel (town centre) 100 rooms	-	0.25	£0.531	£0.186	64.95%
30	Community use/leisure within town/village	-	0.08	-£0.810	-£0.967	19.40%

6.37 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 11%. 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)

6.38 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 4.20 of this report. The residual land values for these two scenarios are summarised in Table 6.26.5. Table 6.38.1 provides a summary of the change in residual land values for the schemes assuming a price point of £4,880 per square metre.

Table 6.38.1: 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	£0.222	£0.146	34.37%
2	Five unit development - edge of village	5	0.27	£0.371	£0.243	34.37%
3	Eight unit development - village centre	8	0.43	£0.528	£0.325	38.55%
4	Ten unit development - edge of village	10	0.53	£0.733	£0.482	34.26%
5	Ten unit development - rural site	10	0.67	£0.733	£0.482	34.26%
6	Fifteen unit development - edge of village	15	0.80	£1.099	£0.722	34.26%
7	Twenty unit development - within town/village	20	0.89	£1.402	£0.911	35.03%
8	Thirty unit development - town centre	30	1.00	£5.021	£2.957	41.11%
9	Fifty unit development within town/village	50	2.22	£2.527	£1.276	49.50%
10	One hundred unit development - edge of town	100	5.56	£4.284	£1.610	62.42%
11	Three hundred unit scheme - edge of town	300	16.67	£11.531	£4.195	63.62%
12	Caravan Park - 20 units	20	0.50	£1.469	£1.469	0.00%
13	Caravan Park - 40 units	40	1.00	£2.852	£2.852	0.00%
14	Caravan Park - 100 units	100	2.50	£7.129	£7.129	0.00%
15	C2 care scheme - flatted scheme in town centre	60	0.67	-£1.381	-£3.010	117.96%
16	C2 care scheme - flats edge of town/village	80	1.33	-£1.841	-£4.013	117.96%
17	C2 care scheme - houses - edge of town/village	50	1.56	£2.541	£1.346	47.03%
18	Class E (retail) development - town centre	-	0.02	£0.304	£0.213	29.72%
19	Class E (light industrial) dev - town centre	-	0.14	-£0.255	-£0.646	153.06%
20	Class E (retail) development - edge of town	-	0.24	£2.168	£1.524	29.72%
21	Class E (office) development - town centre	-	0.02	-£0.413	-£0.555	34.29%
22	Class E (office) development - town centre	-	0.08	-£1.770	-£2.377	34.28%
23	Class E (office) development - edge of town	-	0.18	-£2.950	-£3.962	34.28%
24	Industrial (B2/B8) out of town	-	0.83	£2.781	£2.004	27.93%
25	Industrial (B2/B8) within town/village boundary	-	3.33	£11.352	£8.181	27.94%
26	Industrial (B2/B8) edge of town/village	-	0.17	£0.556	£0.401	27.93%
27	Hotel (town centre) 50 rooms	-	0.13	£0.325	-£0.203	162.66%
28	Hotel (town centre) 75 rooms	-	0.19	£0.398	-£0.383	196.21%
29	Hotel (town centre) 100 rooms	-	0.25	£0.531	-£0.511	196.21%
30	Community use/leisure within town/village	-	0.08	-£0.810	-£1.281	58.20%

6.39 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 40% 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

6.40 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; NZC scenarios A and X (operational carbon only); and NZC 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 (£3,940 to £5,825 per square metre) and also comparing the residual land values to each of the three benchmark land values. The results are summarised in tables 6.40.1 to 6.40.9 below.

6.41 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 6.29.1. 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.

6.42 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.

6.43 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 6.40.1: Cumulative impact of policies – price point of £3,940 per square metre – See Appendix 12 for text version

WEALDEN LOCAL PLAN VIABILITY TESTING

Aff Hsg: 35%

Mkt value: £3,940 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	75,000	95,621	94,277	87,793	76,802	50,457	-2,265
2	Five unit development - edge of village	5	200,000	159,369	157,130	146,323	128,004	84,095	-3,774
3	Eight unit development - village centre	8	320,000	202,941	199,359	182,085	152,798	82,603	-58,603
4	Ten unit development - edge of village	10	400,000	326,545	322,130	300,838	264,739	178,220	5,183
5	Ten unit development - rural site	10	500,000	326,545	322,130	300,838	264,739	178,220	5,183
6	Fifteen unit development - edge of village	15	600,000	489,816	483,194	451,256	397,108	267,330	7,775
7	Twenty unit development - within town/village boundary	20	666,667	613,187	604,548	562,883	491,637	319,943	-23,778
8	Thirty unit development - town centre	78	750,000	1,991,265	1,957,097	1,779,553	1,536,629	819,941	-622,116
9	Fifty unit development within town/village boundary	50	1,666,667	677,755	656,326	550,163	389,624	-47,374	-932,398
10	One hundred unit development - edge of town	100	4,166,667	515,772	473,573	243,492	-103,007	-1,056,171	-2,974,634
11	Three hundred unit scheme - edge of town	300	12,500,000	1,225,915	1,109,356	473,854	-486,014	-3,130,093	-8,573,120
12	Caravan Park - 20 units	20	375,000	1,279,587	1,270,935	1,270,935	1,270,935	1,270,935	1,270,935
13	Caravan Park - 40 units	40	750,000	2,472,658	2,455,356	2,455,356	2,455,356	2,455,356	2,455,356
14	Caravan Park - 100 units	100	1,875,000	6,181,647	6,138,390	6,138,390	6,138,390	6,138,390	6,138,390
15	C2 care scheme - flatted scheme in town centre	60	500,000	-2,981,485	-2,992,002	-3,130,219	-3,278,904	-3,836,242	-4,950,921
16	C2 care scheme - flatted scheme edge of town/village	80	1,000,000	-3,975,314	-3,989,337	-4,173,626	-4,371,872	-5,114,990	-6,601,227
17	C2 care scheme - houses - edge of town/village	50	1,171,875	770,583	762,054	659,216	484,868	67,002	-784,120
18	Class E (retail) development - town centre	-	13,125	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	107,143	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	178,571	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	13,125	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	56,250	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	133,929	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	625,000	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	2,500,000	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	125,000	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	93,750	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	140,625	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	187,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	58,929	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

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	95,621	94,277	87,793	76,802	50,457	-2,265
2	Five unit development - edge of village	5	98,667	159,369	157,130	146,323	128,004	84,095	-3,774
3	Eight unit development - village centre	8	157,867	202,941	199,359	182,085	152,798	82,603	-58,603
4	Ten unit development - edge of village	10	197,333	326,545	322,130	300,838	264,739	178,220	5,183
5	Ten unit development - rural site	10	246,667	326,545	322,130	300,838	264,739	178,220	5,183
6	Fifteen unit development - edge of village	15	296,000	489,816	483,194	451,256	397,108	267,330	7,775
7	Twenty unit development - within town/village boundary	20	328,889	613,187	604,548	562,883	491,637	319,943	-23,778
8	Thirty unit development - town centre	78	370,000	1,991,265	1,957,097	1,779,553	1,536,629	819,941	-622,116
9	Fifty unit development within town/village boundary	50	822,222	677,755	656,326	550,163	389,624	-47,374	-932,398
10	One hundred unit development - edge of town	100	2,055,556	515,772	473,573	243,492	-103,007	-1,056,171	-2,974,634
11	Three hundred unit scheme - edge of town	300	6,166,667	1,225,915	1,109,356	473,854	-486,014	-3,130,093	-8,573,120
12	Caravan Park - 20 units	20	185,000	1,279,587	1,270,935	1,270,935	1,270,935	1,270,935	1,270,935
13	Caravan Park - 40 units	40	370,000	2,472,658	2,455,356	2,455,356	2,455,356	2,455,356	2,455,356
14	Caravan Park - 100 units	100	925,000	6,181,647	6,138,390	6,138,390	6,138,390	6,138,390	6,138,390
15	C2 care scheme - flatted scheme in town centre	60	246,667	-2,981,485	-2,992,002	-3,130,219	-3,278,904	-3,836,242	-4,950,921
16	C2 care scheme - flatted scheme edge of town/village	80	493,333	-3,975,314	-3,989,337	-4,173,626	-4,371,872	-5,114,990	-6,601,227
17	C2 care scheme - houses - edge of town/village	50	578,125	770,583	762,054	659,216	484,868	67,002	-784,120
18	Class E (retail) development - town centre	-	6,475	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	52,857	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	88,095	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	6,475	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	27,750	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	66,071	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	308,333	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	1,233,333	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	61,667	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	46,250	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	69,375	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	92,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	29,071	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

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	95,621	94,277	87,793	76,802	50,457	-2,265
2	Five unit development - edge of village	5	66,667	159,369	157,130	146,323	128,004	84,095	-3,774
3	Eight unit development - village centre	8	106,667	202,941	199,359	182,085	152,798	82,603	-58,603
4	Ten unit development - edge of village	10	133,333	326,545	322,130	300,838	264,739	178,220	5,183
5	Ten unit development - rural site	10	166,667	326,545	322,130	300,838	264,739	178,220	5,183
6	Fifteen unit development - edge of village	15	200,000	489,816	483,194	451,256	397,108	267,330	7,775
7	Twenty unit development - within town/village boundary	20	222,222	613,187	604,548	562,883	491,637	319,943	-23,778
8	Thirty unit development - town centre	78	250,000	1,991,265	1,957,097	1,779,553	1,536,629	819,941	-622,116
9	Fifty unit development within town/village boundary	50	555,556	677,755	656,326	550,163	389,624	-47,374	-932,398
10	One hundred unit development - edge of town	100	1,388,889	515,772	473,573	243,492	-103,007	-1,056,171	-2,974,634
11	Three hundred unit scheme - edge of town	300	4,166,667	1,225,915	1,109,356	473,854	-486,014	-3,130,093	-8,573,120
12	Caravan Park - 20 units	20	125,000	1,279,587	1,270,935	1,270,935	1,270,935	1,270,935	1,270,935
13	Caravan Park - 40 units	40	250,000	2,472,658	2,455,356	2,455,356	2,455,356	2,455,356	2,455,356
14	Caravan Park - 100 units	100	625,000	6,181,647	6,138,390	6,138,390	6,138,390	6,138,390	6,138,390
15	C2 care scheme - flatted scheme in town centre	60	166,667	-2,981,485	-2,992,002	-3,130,219	-3,278,904	-3,836,242	-4,950,921
16	C2 care scheme - flatted scheme edge of town/village	80	333,333	-3,975,314	-3,989,337	-4,173,626	-4,371,872	-5,114,990	-6,601,227
17	C2 care scheme - houses - edge of town/village	50	390,625	770,583	762,054	659,216	484,868	67,002	-784,120
18	Class E (retail) development - town centre	-	4,375	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	35,714	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	59,524	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	4,375	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	18,750	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	44,643	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	208,333	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	833,333	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	41,667	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	31,250	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	46,875	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	62,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	19,643	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

Table 6.40.2: Cumulative impact of policies – price point of £4,180 per square metre – See Appendix 12 for text version

WEALDEN LOCAL PLAN VIABILITY TESTING

Aff Hsg: 35%

Mkt value: £4,180 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	75,000	130,506	129,161	122,678	111,686	85,341	32,652
2	Five unit development - edge of village	5	200,000	217,510	215,270	204,463	186,144	142,235	54,420
3	Eight unit development - village centre	8	320,000	292,717	289,135	271,860	242,573	172,378	31,990
4	Ten unit development - edge of village	10	400,000	438,618	434,203	412,910	376,812	290,294	117,257
5	Ten unit development - rural site	10	500,000	438,618	434,203	412,910	376,812	290,294	117,257
6	Fifteen unit development - edge of village	15	600,000	657,927	651,305	619,366	565,219	435,441	175,885
7	Twenty unit development - within town/village boundary	20	666,667	831,072	822,433	780,768	710,131	540,416	197,027
8	Thirty unit development - town centre	78	750,000	2,836,228	2,802,061	2,624,517	2,381,593	1,664,904	231,528
9	Fifty unit development within town/village boundary	50	1,666,667	1,191,365	1,169,936	1,063,793	904,782	473,654	-404,667
10	One hundred unit development - edge of town	100	4,166,667	1,565,412	1,523,731	1,296,478	953,682	21,033	-1,889,009
11	Three hundred unit scheme - edge of town	300	12,500,000	4,112,197	3,996,825	3,367,796	2,424,416	-143,930	-5,462,426
12	Caravan Park - 20 units	20	375,000	1,342,003	1,333,352	1,333,352	1,333,352	1,333,352	1,333,352
13	Caravan Park - 40 units	40	750,000	2,597,492	2,580,189	2,580,189	2,580,189	2,580,189	2,580,189
14	Caravan Park - 100 units	100	1,875,000	6,493,731	6,450,474	6,450,474	6,450,474	6,450,474	6,450,474
15	C2 care scheme - flatted scheme in town centre	60	500,000	-2,522,006	-2,532,524	-2,670,740	-2,819,425	-3,376,764	-4,491,441
16	C2 care scheme - flatted scheme edge of town/village	80	1,000,000	-3,362,675	-3,376,697	-3,560,987	-3,759,233	-4,502,351	-5,988,588
17	C2 care scheme - houses - edge of town/village	50	1,171,875	1,263,544	1,255,134	1,153,731	981,816	565,896	-273,656
18	Class E (retail) development - town centre	-	13,125	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	107,143	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	178,571	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	13,125	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	56,250	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	133,929	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	625,000	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	2,500,000	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	125,000	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	93,750	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	140,625	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	187,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	58,929	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

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	130,506	129,161	122,678	111,686	85,341	32,652
2	Five unit development - edge of village	5	98,667	217,510	215,270	204,463	186,144	142,235	54,420
3	Eight unit development - village centre	8	157,867	292,717	289,135	271,860	242,573	172,378	31,990
4	Ten unit development - edge of village	10	197,333	438,618	434,203	412,910	376,812	290,294	117,257
5	Ten unit development - rural site	10	246,667	438,618	434,203	412,910	376,812	290,294	117,257
6	Fifteen unit development - edge of village	15	296,000	657,927	651,305	619,366	565,219	435,441	175,885
7	Twenty unit development - within town/village boundary	20	328,889	831,072	822,433	780,768	710,131	540,416	197,027
8	Thirty unit development - town centre	78	370,000	2,836,228	2,802,061	2,624,517	2,381,593	1,664,904	231,528
9	Fifty unit development within town/village boundary	50	822,222	1,191,365	1,169,936	1,063,793	904,782	473,654	-404,667
10	One hundred unit development - edge of town	100	2,055,556	1,565,412	1,523,731	1,296,478	953,682	21,033	-1,889,009
11	Three hundred unit scheme - edge of town	300	6,166,667	4,112,197	3,996,825	3,367,796	2,424,416	-143,930	-5,462,426
12	Caravan Park - 20 units	20	185,000	1,342,003	1,333,352	1,333,352	1,333,352	1,333,352	1,333,352
13	Caravan Park - 40 units	40	370,000	2,597,492	2,580,189	2,580,189	2,580,189	2,580,189	2,580,189
14	Caravan Park - 100 units	100	925,000	6,493,731	6,450,474	6,450,474	6,450,474	6,450,474	6,450,474
15	C2 care scheme - flatted scheme in town centre	60	246,667	-2,522,006	-2,532,524	-2,670,740	-2,819,425	-3,376,764	-4,491,441
16	C2 care scheme - flatted scheme edge of town/village	80	493,333	-3,362,675	-3,376,697	-3,560,987	-3,759,233	-4,502,351	-5,988,588
17	C2 care scheme - houses - edge of town/village	50	578,125	1,263,544	1,255,134	1,153,731	981,816	565,896	-273,656
18	Class E (retail) development - town centre	-	6,475	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	52,857	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	88,095	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	6,475	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	27,750	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	66,071	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	308,333	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	1,233,333	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	61,667	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	46,250	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	69,375	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	92,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	29,071	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

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	130,506	129,161	122,678	111,686	85,341	32,652
2	Five unit development - edge of village	5	66,667	217,510	215,270	204,463	186,144	142,235	54,420
3	Eight unit development - village centre	8	106,667	292,717	289,135	271,860	242,573	172,378	31,990
4	Ten unit development - edge of village	10	133,333	438,618	434,203	412,910	376,812	290,294	117,257
5	Ten unit development - rural site	10	166,667	438,618	434,203	412,910	376,812	290,294	117,257
6	Fifteen unit development - edge of village	15	200,000	657,927	651,305	619,366	565,219	435,441	175,885
7	Twenty unit development - within town/village boundary	20	222,222	831,072	822,433	780,768	710,131	540,416	197,027
8	Thirty unit development - town centre	78	250,000	2,836,228	2,802,061	2,624,517	2,381,593	1,664,904	231,528
9	Fifty unit development within town/village boundary	50	555,556	1,191,365	1,169,936	1,063,793	904,782	473,654	-404,667
10	One hundred unit development - edge of town	100	1,388,889	1,565,412	1,523,731	1,296,478	953,682	21,033	-1,889,009
11	Three hundred unit scheme - edge of town	300	4,166,667	4,112,197	3,996,825	3,367,796	2,424,416	-143,930	-5,462,426
12	Caravan Park - 20 units	20	125,000	1,342,003	1,333,352	1,333,352	1,333,352	1,333,352	1,333,352
13	Caravan Park - 40 units	40	250,000	2,597,492	2,580,189	2,580,189	2,580,189	2,580,189	2,580,189
14	Caravan Park - 100 units	100	625,000	6,493,731	6,450,474	6,450,474	6,450,474	6,450,474	6,450,474
15	C2 care scheme - flatted scheme in town centre	60	166,667	-2,522,006	-2,532,524	-2,670,740	-2,819,425	-3,376,764	-4,491,441
16	C2 care scheme - flatted scheme edge of town/village	80	333,333	-3,362,675	-3,376,697	-3,560,987	-3,759,233	-4,502,351	-5,988,588
17	C2 care scheme - houses - edge of town/village	50	390,625	1,263,544	1,255,134	1,153,731	981,816	565,896	-273,656
18	Class E (retail) development - town centre	-	4,375	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	35,714	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	59,524	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	4,375	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	18,750	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	44,643	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	208,333	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	833,333	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	41,667	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	31,250	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	46,875	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	62,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	19,643	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

Table 6.40.3: Cumulative impact of policies – price point of £4,410 per square metre – See Appendix 12 for text version

WEALDEN LOCAL PLAN VIABILITY TESTING

Aff Hsg: 35%

Mkt value: £4,410 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	75,000	163,937	162,592	156,109	145,117	118,772	66,082
2	Five unit development - edge of village	5	200,000	273,228	270,987	260,181	241,861	197,953	110,136
3	Eight unit development - village centre	8	320,000	378,752	375,170	357,895	328,607	258,413	118,025
4	Ten unit development - edge of village	10	400,000	546,022	541,607	520,314	484,216	397,697	224,660
5	Ten unit development - rural site	10	500,000	546,022	541,607	520,314	484,216	397,697	224,660
6	Fifteen unit development - edge of village	15	600,000	819,032	812,410	780,472	726,324	596,546	336,991
7	Twenty unit development - within town/village boundary	20	666,667	1,039,878	1,031,239	989,574	918,937	749,638	408,313
8	Thirty unit development - town centre	78	750,000	3,639,182	3,605,491	3,430,425	3,190,889	2,474,660	1,041,284
9	Fifty unit development within town/village boundary	50	1,666,667	1,683,575	1,662,146	1,556,003	1,396,992	966,743	99,665
10	One hundred unit development - edge of town	100	4,166,667	2,564,978	2,523,297	2,296,044	1,955,224	1,032,317	-848,619
11	Three hundred unit scheme - edge of town	300	12,500,000	6,853,309	6,738,998	6,115,753	5,181,049	2,638,183	-2,555,208
12	Caravan Park - 20 units	20	375,000	1,401,819	1,393,168	1,393,168	1,393,168	1,393,168	1,393,168
13	Caravan Park - 40 units	40	750,000	2,717,124	2,699,821	2,699,821	2,699,821	2,699,821	2,699,821
14	Caravan Park - 100 units	100	1,875,000	6,792,810	6,749,553	6,749,553	6,749,553	6,749,553	6,749,553
15	C2 care scheme - flatted scheme in town centre	60	500,000	-2,081,671	-2,092,189	-2,230,406	-2,379,090	-2,936,429	-4,051,108
16	C2 care scheme - flatted scheme edge of town/village	80	1,000,000	-2,775,562	-2,789,586	-2,973,874	-3,172,121	-3,915,240	-5,401,476
17	C2 care scheme - houses - edge of town/village	50	1,171,875	1,735,696	1,727,287	1,625,883	1,453,968	1,041,932	208,270
18	Class E (retail) development - town centre	-	13,125	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	107,143	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	178,571	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	13,125	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	56,250	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	133,929	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	625,000	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	2,500,000	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	125,000	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	93,750	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	140,625	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	187,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	58,929	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

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	163,937	162,592	156,109	145,117	118,772	66,082
2	Five unit development - edge of village	5	98,667	273,228	270,987	260,181	241,861	197,953	110,136
3	Eight unit development - village centre	8	157,867	378,752	375,170	357,895	328,607	258,413	118,025
4	Ten unit development - edge of village	10	197,333	546,022	541,607	520,314	484,216	397,697	224,660
5	Ten unit development - rural site	10	246,667	546,022	541,607	520,314	484,216	397,697	224,660
6	Fifteen unit development - edge of village	15	296,000	819,032	812,410	780,472	726,324	596,546	336,991
7	Twenty unit development - within town/village boundary	20	328,889	1,039,878	1,031,239	989,574	918,937	749,638	408,313
8	Thirty unit development - town centre	78	370,000	3,639,182	3,605,491	3,430,425	3,190,889	2,474,660	1,041,284
9	Fifty unit development within town/village boundary	50	822,222	1,683,575	1,662,146	1,556,003	1,396,992	966,743	99,665
10	One hundred unit development - edge of town	100	2,055,556	2,564,978	2,523,297	2,296,044	1,955,224	1,032,317	-848,619
11	Three hundred unit scheme - edge of town	300	6,166,667	6,853,309	6,738,998	6,115,753	5,181,049	2,638,183	-2,555,208
12	Caravan Park - 20 units	20	185,000	1,401,819	1,393,168	1,393,168	1,393,168	1,393,168	1,393,168
13	Caravan Park - 40 units	40	370,000	2,717,124	2,699,821	2,699,821	2,699,821	2,699,821	2,699,821
14	Caravan Park - 100 units	100	925,000	6,792,810	6,749,553	6,749,553	6,749,553	6,749,553	6,749,553
15	C2 care scheme - flatted scheme in town centre	60	246,667	-2,081,671	-2,092,189	-2,230,406	-2,379,090	-2,936,429	-4,051,108
16	C2 care scheme - flatted scheme edge of town/village	80	493,333	-2,775,562	-2,789,586	-2,973,874	-3,172,121	-3,915,240	-5,401,476
17	C2 care scheme - houses - edge of town/village	50	578,125	1,735,696	1,727,287	1,625,883	1,453,968	1,041,932	208,270
18	Class E (retail) development - town centre	-	6,475	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	52,857	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	88,095	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	6,475	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	27,750	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	66,071	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	308,333	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	1,233,333	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	61,667	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	46,250	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	69,375	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	92,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	29,071	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

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	163,937	162,592	156,109	145,117	118,772	66,082
2	Five unit development - edge of village	5	66,667	273,228	270,987	260,181	241,861	197,953	110,136
3	Eight unit development - village centre	8	106,667	378,752	375,170	357,895	328,607	258,413	118,025
4	Ten unit development - edge of village	10	133,333	546,022	541,607	520,314	484,216	397,697	224,660
5	Ten unit development - rural site	10	166,667	546,022	541,607	520,314	484,216	397,697	224,660
6	Fifteen unit development - edge of village	15	200,000	819,032	812,410	780,472	726,324	596,546	336,991
7	Twenty unit development - within town/village boundary	20	222,222	1,039,878	1,031,239	989,574	918,937	749,638	408,313
8	Thirty unit development - town centre	78	250,000	3,639,182	3,605,491	3,430,425	3,190,889	2,474,660	1,041,284
9	Fifty unit development within town/village boundary	50	555,556	1,683,575	1,662,146	1,556,003	1,396,992	966,743	99,665
10	One hundred unit development - edge of town	100	1,388,889	2,564,978	2,523,297	2,296,044	1,955,224	1,032,317	-848,619
11	Three hundred unit scheme - edge of town	300	4,166,667	6,853,309	6,738,998	6,115,753	5,181,049	2,638,183	-2,555,208
12	Caravan Park - 20 units	20	125,000	1,401,819	1,393,168	1,393,168	1,393,168	1,393,168	1,393,168
13	Caravan Park - 40 units	40	250,000	2,717,124	2,699,821	2,699,821	2,699,821	2,699,821	2,699,821
14	Caravan Park - 100 units	100	625,000	6,792,810	6,749,553	6,749,553	6,749,553	6,749,553	6,749,553
15	C2 care scheme - flatted scheme in town centre	60	166,667	-2,081,671	-2,092,189	-2,230,406	-2,379,090	-2,936,429	-4,051,108
16	C2 care scheme - flatted scheme edge of town/village	80	333,333	-2,775,562	-2,789,586	-2,973,874	-3,172,121	-3,915,240	-5,401,476
17	C2 care scheme - houses - edge of town/village	50	390,625	1,735,696	1,727,287	1,625,883	1,453,968	1,041,932	208,270
18	Class E (retail) development - town centre	-	4,375	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	35,714	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	59,524	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	4,375	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	18,750	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	44,643	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	208,333	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	833,333	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	41,667	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	31,250	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	46,875	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	62,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	19,643	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

Table 6.40.4: Cumulative impact of policies – price point of £4,650 per square metre – See Appendix 12 for text version

WEALDEN LOCAL PLAN VIABILITY TESTING

Aff Hsg: 35%

Mkt value: £4,650 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	75,000	198,821	197,477	190,993	180,001	153,656	100,966
2	Five unit development - edge of village	5	200,000	331,368	329,127	318,322	300,001	256,093	168,277
3	Eight unit development - village centre	8	320,000	468,527	464,945	447,670	418,382	348,189	207,800
4	Ten unit development - edge of village	10	400,000	658,095	653,681	632,388	596,290	509,771	336,734
5	Ten unit development - rural site	10	500,000	658,095	653,681	632,388	596,290	509,771	336,734
6	Fifteen unit development - edge of village	15	600,000	987,143	980,521	948,582	894,435	764,657	505,101
7	Twenty unit development - within town/village boundary	20	666,667	1,257,763	1,249,124	1,207,459	1,136,822	967,523	628,786
8	Thirty unit development - town centre	78	750,000	4,474,225	4,440,534	4,265,469	4,025,933	3,319,245	1,886,248
9	Fifty unit development within town/village boundary	50	1,666,667	2,197,185	2,175,756	2,065,612	1,910,601	1,480,352	619,856
10	One hundred unit development - edge of town	100	4,166,667	3,608,003	3,566,322	3,339,069	2,998,250	2,077,066	222,272
11	Three hundred unit scheme - edge of town	300	12,500,000	9,700,604	9,587,230	8,969,089	8,039,412	5,513,051	411,311
12	Caravan Park - 20 units	20	375,000	1,464,235	1,455,585	1,455,585	1,455,585	1,455,585	1,455,585
13	Caravan Park - 40 units	40	750,000	2,841,957	2,824,654	2,824,654	2,824,654	2,824,654	2,824,654
14	Caravan Park - 100 units	100	1,875,000	7,104,893	7,061,636	7,061,636	7,061,636	7,061,636	7,061,636
15	C2 care scheme - flatted scheme in town centre	60	500,000	-1,622,193	-1,632,710	-1,770,927	-1,919,612	-2,476,950	-3,591,628
16	C2 care scheme - flatted scheme edge of town/village	80	1,000,000	-2,162,523	-2,176,947	-2,361,236	-2,559,482	-3,302,601	-4,788,838
17	C2 care scheme - houses - edge of town/village	50	1,171,875	2,228,377	2,219,967	2,118,564	1,946,649	1,534,613	707,165
18	Class E (retail) development - town centre	-	13,125	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	107,143	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	178,571	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	13,125	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	56,250	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	133,929	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	625,000	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	2,500,000	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	125,000	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	93,750	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	140,625	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	187,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	58,929	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

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	198,821	197,477	190,993	180,001	153,656	100,966
2	Five unit development - edge of village	5	98,667	331,368	329,127	318,322	300,001	256,093	168,277
3	Eight unit development - village centre	8	157,867	468,527	464,945	447,670	418,382	348,189	207,800
4	Ten unit development - edge of village	10	197,333	658,095	653,681	632,388	596,290	509,771	336,734
5	Ten unit development - rural site	10	246,667	658,095	653,681	632,388	596,290	509,771	336,734
6	Fifteen unit development - edge of village	15	296,000	987,143	980,521	948,582	894,435	764,657	505,101
7	Twenty unit development - within town/village boundary	20	328,889	1,257,763	1,249,124	1,207,459	1,136,822	967,523	628,786
8	Thirty unit development - town centre	78	370,000	4,474,225	4,440,534	4,265,469	4,025,933	3,319,245	1,886,248
9	Fifty unit development within town/village boundary	50	822,222	2,197,185	2,175,756	2,069,612	1,910,601	1,480,352	619,856
10	One hundred unit development - edge of town	100	2,055,556	3,608,003	3,566,322	3,339,069	2,998,250	2,077,066	222,272
11	Three hundred unit scheme - edge of town	300	6,166,667	9,700,604	9,587,230	8,969,089	8,039,412	5,513,051	411,311
12	Caravan Park - 20 units	20	185,000	1,464,235	1,455,585	1,455,585	1,455,585	1,455,585	1,455,585
13	Caravan Park - 40 units	40	370,000	2,841,957	2,824,654	2,824,654	2,824,654	2,824,654	2,824,654
14	Caravan Park - 100 units	100	925,000	7,104,893	7,061,636	7,061,636	7,061,636	7,061,636	7,061,636
15	C2 care scheme - flatted scheme in town centre	60	246,667	-1,622,193	-1,632,710	-1,770,927	-1,919,612	-2,476,950	-3,591,628
16	C2 care scheme - flatted scheme edge of town/village	80	493,333	-2,162,923	-2,176,947	-2,361,236	-2,559,482	-3,302,601	-4,788,838
17	C2 care scheme - houses - edge of town/village	50	578,125	2,228,377	2,219,967	2,118,564	1,946,649	1,534,613	707,165
18	Class E (retail) development - town centre	-	6,475	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	52,857	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	88,095	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	6,475	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	27,750	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	66,071	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	308,333	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	1,233,333	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	61,667	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	46,250	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	69,375	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	92,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	29,071	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

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	198,821	197,477	190,993	180,001	153,656	100,966
2	Five unit development - edge of village	5	66,667	331,368	329,127	318,322	300,001	256,093	168,277
3	Eight unit development - village centre	8	106,667	468,527	464,945	447,670	418,382	348,189	207,800
4	Ten unit development - edge of village	10	133,333	658,095	653,681	632,388	596,290	509,771	336,734
5	Ten unit development - rural site	10	166,667	658,095	653,681	632,388	596,290	509,771	336,734
6	Fifteen unit development - edge of village	15	200,000	987,143	980,521	948,582	894,435	764,657	505,101
7	Twenty unit development - within town/village boundary	20	222,222	1,257,763	1,249,124	1,207,459	1,136,822	967,523	628,786
8	Thirty unit development - town centre	78	250,000	4,474,225	4,440,534	4,265,469	4,025,933	3,319,245	1,886,248
9	Fifty unit development within town/village boundary	50	555,556	2,197,185	2,175,756	2,069,612	1,910,601	1,480,352	619,856
10	One hundred unit development - edge of town	100	1,388,889	3,608,003	3,566,322	3,339,069	2,998,250	2,077,066	222,272
11	Three hundred unit scheme - edge of town	300	4,166,667	9,700,604	9,587,230	8,969,089	8,039,412	5,513,051	411,311
12	Caravan Park - 20 units	20	125,000	1,464,235	1,455,585	1,455,585	1,455,585	1,455,585	1,455,585
13	Caravan Park - 40 units	40	250,000	2,841,957	2,824,654	2,824,654	2,824,654	2,824,654	2,824,654
14	Caravan Park - 100 units	100	625,000	7,104,893	7,061,636	7,061,636	7,061,636	7,061,636	7,061,636
15	C2 care scheme - flatted scheme in town centre	60	166,667	-1,622,193	-1,632,710	-1,770,927	-1,919,612	-2,476,950	-3,591,628
16	C2 care scheme - flatted scheme edge of town/village	80	333,333	-2,162,923	-2,176,947	-2,361,236	-2,559,482	-3,302,601	-4,788,838
17	C2 care scheme - houses - edge of town/village	50	390,625	2,228,377	2,219,967	2,118,564	1,946,649	1,534,613	707,165
18	Class E (retail) development - town centre	-	4,375	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	35,714	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	59,524	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	4,375	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	18,750	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	44,643	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	208,333	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	833,333	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	41,667	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	31,250	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	46,875	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	62,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	19,643	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

Table 6.40.5: Cumulative impact of policies – price point of £4,880 per square metre – See Appendix 12 for text version

WEALDEN LOCAL PLAN VIABILITY TESTING

Aff Hsg: 35%

Mkt value: £4,880 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	75,000	222,352	221,008	214,524	203,532	177,187	124,497
2	Five unit development - edge of village	5	200,000	370,586	368,346	357,540	339,220	295,313	207,496
3	Eight unit development - village centre	8	320,000	528,186	524,603	507,329	478,041	407,847	267,458
4	Ten unit development - edge of village	10	400,000	732,529	728,115	706,822	670,723	584,205	411,168
5	Ten unit development - rural site	10	500,000	732,529	728,115	706,822	670,723	584,205	411,168
6	Fifteen unit development - edge of village	15	600,000	1,098,794	1,092,172	1,060,233	1,006,086	876,307	616,752
7	Twenty unit development - within town/village boundary	20	666,667	1,401,603	1,392,965	1,351,300	1,280,663	1,111,364	772,766
8	Thirty unit development - town centre	78	750,000	5,021,109	4,987,419	4,812,352	4,572,817	3,866,130	2,439,052
9	Fifty unit development within town/village boundary	50	1,666,667	2,527,116	2,505,687	2,399,544	2,240,533	1,810,284	949,786
10	One hundred unit development - edge of town	100	4,166,667	4,283,868	4,242,629	4,017,783	3,678,323	2,757,139	909,541
11	Three hundred unit scheme - edge of town	300	12,500,000	11,530,620	11,417,245	10,799,104	9,872,055	7,350,763	2,271,558
12	Caravan Park - 20 units	20	375,000	1,469,083	1,460,432	1,460,432	1,460,432	1,460,432	1,460,432
13	Caravan Park - 40 units	40	750,000	2,851,653	2,834,349	2,834,349	2,834,349	2,834,349	2,834,349
14	Caravan Park - 100 units	100	1,875,000	7,129,130	7,085,873	7,085,873	7,085,873	7,085,873	7,085,873
15	C2 care scheme - flatted scheme in town centre	60	500,000	-1,380,973	-1,391,491	-1,529,707	-1,678,392	-2,235,731	-3,350,409
16	C2 care scheme - flatted scheme edge of town/village	80	1,000,000	-1,841,297	-1,855,320	-2,039,609	-2,237,856	-2,980,974	-4,467,211
17	C2 care scheme - houses - edge of town/village	50	1,171,875	2,541,316	2,532,907	2,431,503	2,259,588	1,847,552	1,023,480
18	Class E (retail) development - town centre	-	13,125	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	107,143	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	178,571	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	13,125	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	56,250	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	133,929	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	625,000	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	2,500,000	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	125,000	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	93,750	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	140,625	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	187,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	58,929	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

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	222,352	221,008	214,524	203,532	177,187	124,497
2	Five unit development - edge of village	5	98,667	370,586	368,346	357,540	339,220	295,313	207,496
3	Eight unit development - village centre	8	157,867	528,186	524,603	507,329	478,041	407,847	267,458
4	Ten unit development - edge of village	10	197,333	732,529	728,115	706,822	670,723	584,205	411,168
5	Ten unit development - rural site	10	246,667	732,529	728,115	706,822	670,723	584,205	411,168
6	Fifteen unit development - edge of village	15	296,000	1,098,794	1,092,172	1,060,233	1,006,086	876,307	616,752
7	Twenty unit development - within town/village boundary	20	328,889	1,401,603	1,392,965	1,351,300	1,280,663	1,111,364	772,766
8	Thirty unit development - town centre	78	370,000	5,021,109	4,987,419	4,812,352	4,572,817	3,866,130	2,439,052
9	Fifty unit development within town/village boundary	50	822,222	2,527,116	2,505,687	2,399,544	2,240,533	1,810,284	949,786
10	One hundred unit development - edge of town	100	2,055,556	4,283,868	4,242,629	4,017,783	3,678,323	2,757,139	909,541
11	Three hundred unit scheme - edge of town	300	6,166,667	11,530,620	11,417,245	10,799,104	9,872,055	7,350,763	2,271,558
12	Caravan Park - 20 units	20	185,000	1,469,083	1,460,432	1,460,432	1,460,432	1,460,432	1,460,432
13	Caravan Park - 40 units	40	370,000	2,851,653	2,834,349	2,834,349	2,834,349	2,834,349	2,834,349
14	Caravan Park - 100 units	100	925,000	7,129,130	7,085,873	7,085,873	7,085,873	7,085,873	7,085,873
15	C2 care scheme - flatted scheme in town centre	60	246,667	-1,380,973	-1,391,491	-1,529,707	-1,678,392	-2,235,731	-3,350,409
16	C2 care scheme - flatted scheme edge of town/village	80	493,333	-1,841,297	-1,855,320	-2,039,609	-2,237,856	-2,980,974	-4,467,211
17	C2 care scheme - houses - edge of town/village	50	578,125	2,541,316	2,532,907	2,431,503	2,259,588	1,847,552	1,023,480
18	Class E (retail) development - town centre	-	6,475	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	52,857	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	88,095	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	6,475	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	27,750	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	66,071	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	308,333	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	1,233,333	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	61,667	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	46,250	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	69,375	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	92,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	29,071	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

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	222,352	221,008	214,524	203,532	177,187	124,497
2	Five unit development - edge of village	5	66,667	370,586	368,346	357,540	339,220	295,313	207,496
3	Eight unit development - village centre	8	106,667	528,186	524,603	507,329	478,041	407,847	267,458
4	Ten unit development - edge of village	10	133,333	732,529	728,115	706,822	670,723	584,205	411,168
5	Ten unit development - rural site	10	166,667	732,529	728,115	706,822	670,723	584,205	411,168
6	Fifteen unit development - edge of village	15	200,000	1,098,794	1,092,172	1,060,233	1,006,086	876,307	616,752
7	Twenty unit development - within town/village boundary	20	222,222	1,401,603	1,392,965	1,351,300	1,280,663	1,111,364	772,766
8	Thirty unit development - town centre	78	250,000	5,021,109	4,987,419	4,812,352	4,572,817	3,866,130	2,439,052
9	Fifty unit development within town/village boundary	50	555,556	2,527,116	2,505,687	2,399,544	2,240,533	1,810,284	949,786
10	One hundred unit development - edge of town	100	1,388,889	4,283,868	4,242,629	4,017,783	3,678,323	2,757,139	909,541
11	Three hundred unit scheme - edge of town	300	4,166,667	11,530,620	11,417,245	10,799,104	9,872,055	7,350,763	2,271,558
12	Caravan Park - 20 units	20	125,000	1,469,083	1,460,432	1,460,432	1,460,432	1,460,432	1,460,432
13	Caravan Park - 40 units	40	250,000	2,851,653	2,834,349	2,834,349	2,834,349	2,834,349	2,834,349
14	Caravan Park - 100 units	100	625,000	7,129,130	7,085,873	7,085,873	7,085,873	7,085,873	7,085,873
15	C2 care scheme - flatted scheme in town centre	60	166,667	-1,380,973	-1,391,491	-1,529,707	-1,678,392	-2,235,731	-3,350,409
16	C2 care scheme - flatted scheme edge of town/village	80	333,333	-1,841,297	-1,855,320	-2,039,609	-2,237,856	-2,980,974	-4,467,211
17	C2 care scheme - houses - edge of town/village	50	390,625	2,541,316	2,532,907	2,431,503	2,259,588	1,847,552	1,023,480
18	Class E (retail) development - town centre	-	4,375	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	35,714	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	59,524	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	4,375	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	18,750	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	44,643	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	208,333	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	833,333	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	41,667	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	31,250	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	46,875	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	62,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	19,643	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

Table 6.40.6: Cumulative impact of policies – price point of £5,120 per square metre - See Appendix 12 for text version

WEALDEN LOCAL PLAN VIABILITY TESTING

Aff Hsg: 35%

Mkt value: £5,120 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	75,000	257,236	255,892	249,408	238,417	212,071	159,381
2	Five unit development - edge of village	5	200,000	428,726	426,486	415,680	397,361	353,453	265,636
3	Eight unit development - village centre	8	320,000	617,961	614,379	597,104	567,816	497,623	357,234
4	Ten unit development - edge of village	10	400,000	843,761	839,408	818,413	782,797	696,279	523,242
5	Ten unit development - rural site	10	500,000	843,761	839,408	818,413	782,797	696,279	523,242
6	Fifteen unit development - edge of village	15	600,000	1,265,641	1,259,111	1,227,618	1,174,195	1,044,418	784,862
7	Twenty unit development - within town/village boundary	20	666,667	1,619,488	1,610,850	1,569,185	1,498,548	1,329,249	990,651
8	Thirty unit development - town centre	78	750,000	5,856,153	5,822,462	5,647,395	5,407,861	4,701,173	3,284,016
9	Fifty unit development within town/village boundary	50	1,666,667	3,036,139	3,014,960	2,910,060	2,752,911	2,323,894	1,463,397
10	One hundred unit development - edge of town	100	4,166,667	5,317,621	5,276,382	5,051,536	4,714,326	3,800,165	1,957,798
11	Three hundred unit scheme - edge of town	300	12,500,000	14,367,827	14,254,452	13,636,311	12,709,262	10,203,593	5,155,284
12	Caravan Park - 20 units	20	375,000	1,531,500	1,522,848	1,522,848	1,522,848	1,522,848	1,522,848
13	Caravan Park - 40 units	40	750,000	2,976,486	2,959,183	2,959,183	2,959,183	2,959,183	2,959,183
14	Caravan Park - 100 units	100	1,875,000	7,441,214	7,397,957	7,397,957	7,397,957	7,397,957	7,397,957
15	C2 care scheme - flatted scheme in town centre	60	500,000	-921,494	-932,011	-1,070,228	-1,218,912	-1,776,251	-2,890,929
16	C2 care scheme - flatted scheme edge of town/village	80	1,000,000	-1,226,658	-1,242,682	-1,426,970	-1,625,217	-2,368,335	-3,854,572
17	C2 care scheme - houses - edge of town/village	50	1,171,875	3,028,946	3,020,653	2,920,665	2,751,148	2,340,232	1,516,160
18	Class E (retail) development - town centre	-	13,125	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	107,143	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	178,571	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	13,125	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	56,250	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	133,929	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	625,000	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	2,500,000	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	125,000	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	93,750	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	140,625	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	187,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	58,929	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

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	257,236	255,892	249,408	238,417	212,071	159,381
2	Five unit development - edge of village	5	98,667	428,726	426,486	415,680	397,361	353,453	265,636
3	Eight unit development - village centre	8	157,867	617,961	614,379	597,104	567,816	497,623	357,234
4	Ten unit development - edge of village	10	197,333	843,761	839,408	818,413	782,797	696,279	523,242
5	Ten unit development - rural site	10	246,667	843,761	839,408	818,413	782,797	696,279	523,242
6	Fifteen unit development - edge of village	15	296,000	1,265,641	1,259,111	1,227,618	1,174,195	1,044,418	784,862
7	Twenty unit development - within town/village boundary	20	328,889	1,619,488	1,610,850	1,569,185	1,498,548	1,329,249	990,651
8	Thirty unit development - town centre	78	370,000	5,856,153	5,822,462	5,647,395	5,407,861	4,701,173	3,284,016
9	Fifty unit development within town/village boundary	50	822,222	3,036,139	3,014,960	2,910,060	2,752,911	2,323,894	1,463,397
10	One hundred unit development - edge of town	100	2,055,556	5,317,621	5,276,382	5,051,536	4,714,326	3,800,165	1,957,798
11	Three hundred unit scheme - edge of town	300	6,166,667	14,367,827	14,254,452	13,636,311	12,709,262	10,203,593	5,155,284
12	Caravan Park - 20 units	20	185,000	1,531,500	1,522,848	1,522,848	1,522,848	1,522,848	1,522,848
13	Caravan Park - 40 units	40	370,000	2,976,486	2,959,183	2,959,183	2,959,183	2,959,183	2,959,183
14	Caravan Park - 100 units	100	925,000	7,441,214	7,397,957	7,397,957	7,397,957	7,397,957	7,397,957
15	C2 care scheme - flatted scheme in town centre	60	246,667	-921,494	-932,011	-1,070,228	-1,218,912	-1,776,251	-2,890,929
16	C2 care scheme - flatted scheme edge of town/village	80	493,333	-1,226,658	-1,242,682	-1,426,970	-1,625,217	-2,368,335	-3,854,572
17	C2 care scheme - houses - edge of town/village	50	578,125	3,028,946	3,020,653	2,920,665	2,751,148	2,340,232	1,516,160
18	Class E (retail) development - town centre	-	6,475	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	52,857	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	88,095	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	6,475	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	27,750	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	66,071	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	308,333	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	1,233,333	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	61,667	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	46,250	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	69,375	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	92,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	29,071	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

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	257,236	255,892	249,408	238,417	212,071	159,381
2	Five unit development - edge of village	5	66,667	428,726	426,486	415,680	397,361	353,453	265,636
3	Eight unit development - village centre	8	106,667	617,961	614,379	597,104	567,816	497,623	357,234
4	Ten unit development - edge of village	10	133,333	843,761	839,408	818,413	782,797	696,279	523,242
5	Ten unit development - rural site	10	166,667	843,761	839,408	818,413	782,797	696,279	523,242
6	Fifteen unit development - edge of village	15	200,000	1,265,641	1,259,111	1,227,618	1,174,195	1,044,418	784,862
7	Twenty unit development - within town/village boundary	20	222,222	1,619,488	1,610,850	1,569,185	1,498,548	1,329,249	990,651
8	Thirty unit development - town centre	78	250,000	5,856,153	5,822,462	5,647,395	5,407,861	4,701,173	3,284,016
9	Fifty unit development within town/village boundary	50	555,556	3,036,139	3,014,960	2,910,060	2,752,911	2,323,894	1,463,397
10	One hundred unit development - edge of town	100	1,388,889	5,317,621	5,276,382	5,051,536	4,714,326	3,800,165	1,957,798
11	Three hundred unit scheme - edge of town	300	4,166,667	14,367,827	14,254,452	13,636,311	12,709,262	10,203,593	5,155,284
12	Caravan Park - 20 units	20	125,000	1,531,500	1,522,848	1,522,848	1,522,848	1,522,848	1,522,848
13	Caravan Park - 40 units	40	250,000	2,976,486	2,959,183	2,959,183	2,959,183	2,959,183	2,959,183
14	Caravan Park - 100 units	100	625,000	7,441,214	7,397,957	7,397,957	7,397,957	7,397,957	7,397,957
15	C2 care scheme - flatted scheme in town centre	60	166,667	-921,494	-932,011	-1,070,228	-1,218,912	-1,776,251	-2,890,929
16	C2 care scheme - flatted scheme edge of town/village	80	333,333	-1,226,658	-1,242,682	-1,426,970	-1,625,217	-2,368,335	-3,854,572
17	C2 care scheme - houses - edge of town/village	50	390,625	3,028,946	3,020,653	2,920,665	2,751,148	2,340,232	1,516,160
18	Class E (retail) development - town centre	-	4,375	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	35,714	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	59,524	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	4,375	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	18,750	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	44,643	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	208,333	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	833,333	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	41,667	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	31,250	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	46,875	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	62,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	19,643	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

Table 6.40.7: Cumulative impact of policies – price point of £5,350 per square metre – See Appendix 12 for text version

WEALDEN LOCAL PLAN VIABILITY TESTING

Aff Hsg: 35%

Mkt value: £5,350 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	75,000	290,667	289,323	282,839	271,847	245,502	192,812
2	Five unit development - edge of village	5	200,000	484,444	482,204	471,398	453,079	409,170	321,354
3	Eight unit development - village centre	8	320,000	703,330	699,799	682,765	653,851	583,657	443,269
4	Ten unit development - edge of village	10	400,000	950,170	945,817	924,822	889,227	803,682	630,645
5	Ten unit development - rural site	10	500,000	950,170	945,817	924,822	889,227	803,682	630,645
6	Fifteen unit development - edge of village	15	600,000	1,425,255	1,418,726	1,387,233	1,333,840	1,205,523	945,968
7	Twenty unit development - within town/village boundary	20	666,667	1,828,295	1,819,656	1,777,991	1,707,354	1,538,055	1,199,457
8	Thirty unit development - town centre	78	750,000	6,656,403	6,622,713	6,447,646	6,208,111	5,501,424	4,088,048
9	Fifty unit development within town/village boundary	50	1,666,667	3,523,919	3,502,740	3,397,840	3,240,691	2,815,480	1,955,606
10	One hundred unit development - edge of town	100	4,166,667	6,308,301	6,267,062	6,042,216	5,705,006	4,793,582	2,957,365
11	Three hundred unit scheme - edge of town	300	12,500,000	17,074,778	16,962,217	16,348,511	15,428,112	12,922,582	7,895,671
12	Caravan Park - 20 units	20	375,000	1,591,315	1,582,665	1,582,665	1,582,665	1,582,665	1,582,665
13	Caravan Park - 40 units	40	750,000	3,096,117	3,078,814	3,078,814	3,078,814	3,078,814	3,078,814
14	Caravan Park - 100 units	100	1,875,000	7,740,294	7,697,037	7,697,037	7,697,037	7,697,037	7,697,037
15	C2 care scheme - flatted scheme in town centre	60	500,000	-484,449	-494,819	-631,108	-778,579	-1,335,918	-2,450,595
16	C2 care scheme - flatted scheme edge of town/village	80	1,000,000	-645,931	-659,759	-841,477	-1,038,104	-1,781,224	-3,267,460
17	C2 care scheme - houses - edge of town/village	50	1,171,875	3,496,240	3,487,948	3,387,959	3,218,443	2,812,156	1,988,312
18	Class E (retail) development - town centre	-	13,125	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	107,143	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	178,571	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	13,125	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	56,250	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	133,929	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	625,000	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	2,500,000	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	125,000	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	93,750	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	140,625	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	187,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	58,929	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

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	290,667	289,323	282,839	271,847	245,502	192,812
2	Five unit development - edge of village	5	98,667	484,444	482,204	471,398	453,079	409,170	321,354
3	Eight unit development - village centre	8	157,867	703,330	699,799	682,765	653,851	583,657	443,269
4	Ten unit development - edge of village	10	197,333	950,170	945,817	924,822	889,227	803,682	630,645
5	Ten unit development - rural site	10	246,667	950,170	945,817	924,822	889,227	803,682	630,645
6	Fifteen unit development - edge of village	15	296,000	1,425,255	1,418,726	1,387,233	1,333,840	1,205,523	945,968
7	Twenty unit development - within town/village boundary	20	328,889	1,828,295	1,819,656	1,777,991	1,707,354	1,538,055	1,199,457
8	Thirty unit development - town centre	78	370,000	6,656,403	6,622,713	6,447,646	6,208,111	5,501,424	4,088,048
9	Fifty unit development within town/village boundary	50	822,222	3,523,919	3,502,740	3,397,840	3,240,691	2,815,480	1,955,606
10	One hundred unit development - edge of town	100	2,055,556	6,308,301	6,267,062	6,042,216	5,705,006	4,793,582	2,957,365
11	Three hundred unit scheme - edge of town	300	6,166,667	17,074,778	16,962,217	16,348,511	15,428,112	12,922,582	7,895,671
12	Caravan Park - 20 units	20	185,000	1,591,315	1,582,665	1,582,665	1,582,665	1,582,665	1,582,665
13	Caravan Park - 40 units	40	370,000	3,096,117	3,078,814	3,078,814	3,078,814	3,078,814	3,078,814
14	Caravan Park - 100 units	100	925,000	7,740,294	7,697,037	7,697,037	7,697,037	7,697,037	7,697,037
15	C2 care scheme - flatted scheme in town centre	60	246,667	-484,449	-494,819	-631,108	-778,579	-1,335,918	-2,450,595
16	C2 care scheme - flatted scheme edge of town/village	80	493,333	-645,931	-659,759	-841,477	-1,038,104	-1,781,224	-3,267,460
17	C2 care scheme - houses - edge of town/village	50	578,125	3,496,240	3,487,948	3,387,959	3,218,443	2,812,156	1,988,312
18	Class E (retail) development - town centre	-	6,475	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	52,857	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	88,095	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	6,475	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	27,750	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	66,071	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	308,333	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	1,233,333	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	61,667	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	46,250	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	69,375	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	92,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	29,071	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

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	290,667	289,323	282,839	271,847	245,502	192,812
2	Five unit development - edge of village	5	66,667	484,444	482,204	471,398	453,079	409,170	321,354
3	Eight unit development - village centre	8	106,667	703,330	699,799	682,765	653,851	583,657	443,269
4	Ten unit development - edge of village	10	133,333	950,170	945,817	924,822	889,227	803,682	630,645
5	Ten unit development - rural site	10	166,667	950,170	945,817	924,822	889,227	803,682	630,645
6	Fifteen unit development - edge of village	15	200,000	1,425,255	1,418,726	1,387,233	1,333,840	1,205,523	945,968
7	Twenty unit development - within town/village boundary	20	222,222	1,828,295	1,819,656	1,777,991	1,707,354	1,538,055	1,199,457
8	Thirty unit development - town centre	78	250,000	6,656,403	6,622,713	6,447,646	6,208,111	5,501,424	4,088,048
9	Fifty unit development within town/village boundary	50	555,556	3,523,919	3,502,740	3,397,840	3,240,691	2,815,480	1,955,606
10	One hundred unit development - edge of town	100	1,388,889	6,308,301	6,267,062	6,042,216	5,705,006	4,793,582	2,957,365
11	Three hundred unit scheme - edge of town	300	4,166,667	17,074,778	16,962,217	16,348,511	15,428,112	12,922,582	7,895,671
12	Caravan Park - 20 units	20	125,000	1,591,315	1,582,665	1,582,665	1,582,665	1,582,665	1,582,665
13	Caravan Park - 40 units	40	250,000	3,096,117	3,078,814	3,078,814	3,078,814	3,078,814	3,078,814
14	Caravan Park - 100 units	100	625,000	7,740,294	7,697,037	7,697,037	7,697,037	7,697,037	7,697,037
15	C2 care scheme - flatted scheme in town centre	60	166,667	-484,449	-494,819	-631,108	-778,579	-1,335,918	-2,450,595
16	C2 care scheme - flatted scheme edge of town/village	80	333,333	-645,931	-659,759	-841,477	-1,038,104	-1,781,224	-3,267,460
17	C2 care scheme - houses - edge of town/village	50	390,625	3,496,240	3,487,948	3,387,959	3,218,443	2,812,156	1,988,312
18	Class E (retail) development - town centre	-	4,375	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	35,714	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	59,524	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	4,375	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	18,750	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	44,643	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	208,333	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	833,333	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	41,667	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	31,250	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	46,875	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	62,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	19,643	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

Table 6.40.8: Cumulative impact of policies – price point of £5,590 per square metre – See Appendix 12 for text version

WEALDEN LOCAL PLAN VIABILITY TESTING

Aff Hsg: 35%

Mkt value: £5,590 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	75,000	325,551	324,206	317,723	306,731	280,387	227,696
2	Five unit development - edge of village	5	200,000	542,585	540,345	529,538	511,219	467,310	379,494
3	Eight unit development - village centre	8	320,000	792,274	788,742	771,708	742,829	673,432	533,043
4	Ten unit development - edge of village	10	400,000	1,061,206	1,056,853	1,035,857	1,000,262	914,951	742,718
5	Ten unit development - rural site	10	500,000	1,061,206	1,056,853	1,035,857	1,000,262	914,951	742,718
6	Fifteen unit development - edge of village	15	600,000	1,591,808	1,585,279	1,553,786	1,500,394	1,372,427	1,114,078
7	Twenty unit development - within town/village boundary	20	666,667	2,046,180	2,037,541	1,995,876	1,925,239	1,755,940	1,417,342
8	Thirty unit development - town centre	78	750,000	7,491,447	7,457,756	7,282,689	7,043,155	6,336,467	4,923,091
9	Fifty unit development within town/village boundary	50	1,666,667	4,032,907	4,011,729	3,906,828	3,749,679	3,324,468	2,469,217
10	One hundred unit development - edge of town	100	4,166,667	7,342,054	7,300,815	7,075,969	6,738,759	5,827,335	4,000,389
11	Three hundred unit scheme - edge of town	300	12,500,000	19,894,974	19,782,413	19,168,707	18,248,308	15,759,788	10,748,449
12	Caravan Park - 20 units	20	375,000	1,653,732	1,645,081	1,645,081	1,645,081	1,645,081	1,645,081
13	Caravan Park - 40 units	40	750,000	3,220,950	3,203,647	3,203,647	3,203,647	3,203,647	3,203,647
14	Caravan Park - 100 units	100	1,875,000	8,052,377	8,009,120	8,009,120	8,009,120	8,009,120	8,009,120
15	C2 care scheme - flatted scheme in town centre	60	500,000	-31,780	-42,151	-178,439	-325,049	-876,436	-1,991,115
16	C2 care scheme - flatted scheme edge of town/village	80	1,000,000	-42,373	-56,201	-237,918	-433,399	-1,168,584	-2,654,822
17	C2 care scheme - houses - edge of town/village	50	1,171,875	3,983,851	3,975,559	3,875,570	3,706,054	3,299,766	2,480,993
18	Class E (retail) development - town centre	-	13,125	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	107,143	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	178,571	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	13,125	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	56,250	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	133,929	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	625,000	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	2,500,000	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	125,000	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	93,750	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	140,625	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	187,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	58,929	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

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	325,551	324,206	317,723	306,731	280,387	227,696
2	Five unit development - edge of village	5	98,667	542,585	540,345	529,538	511,219	467,310	379,494
3	Eight unit development - village centre	8	157,867	792,274	788,742	771,708	742,829	673,432	533,043
4	Ten unit development - edge of village	10	197,333	1,061,206	1,056,853	1,035,857	1,000,262	914,951	742,718
5	Ten unit development - rural site	10	246,667	1,061,206	1,056,853	1,035,857	1,000,262	914,951	742,718
6	Fifteen unit development - edge of village	15	296,000	1,591,808	1,585,279	1,553,786	1,500,394	1,372,427	1,114,078
7	Twenty unit development - within town/village boundary	20	328,889	2,046,180	2,037,541	1,995,876	1,925,239	1,755,940	1,417,342
8	Thirty unit development - town centre	78	370,000	7,491,447	7,457,756	7,282,689	7,043,155	6,336,467	4,923,091
9	Fifty unit development within town/village boundary	50	822,222	4,032,907	4,011,729	3,906,828	3,749,679	3,324,468	2,469,217
10	One hundred unit development - edge of town	100	2,055,556	7,342,054	7,300,815	7,075,969	6,738,759	5,827,335	4,000,389
11	Three hundred unit scheme - edge of town	300	6,166,667	19,894,974	19,782,413	19,168,707	18,248,308	15,759,788	10,748,449
12	Caravan Park - 20 units	20	185,000	1,653,732	1,645,081	1,645,081	1,645,081	1,645,081	1,645,081
13	Caravan Park - 40 units	40	370,000	3,220,950	3,203,647	3,203,647	3,203,647	3,203,647	3,203,647
14	Caravan Park - 100 units	100	925,000	8,052,377	8,009,120	8,009,120	8,009,120	8,009,120	8,009,120
15	C2 care scheme - flatted scheme in town centre	60	246,667	-31,780	-42,151	-178,439	-325,049	-876,436	-1,991,115
16	C2 care scheme - flatted scheme edge of town/village	80	493,333	-42,373	-56,201	-237,918	-433,399	-1,168,584	-2,654,822
17	C2 care scheme - houses - edge of town/village	50	578,125	3,983,851	3,975,559	3,875,570	3,706,054	3,299,766	2,480,993
18	Class E (retail) development - town centre	-	6,475	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	52,857	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	88,095	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	6,475	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	27,750	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	66,071	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	308,333	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	1,233,333	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	61,667	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	46,250	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	69,375	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	92,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	29,071	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

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	325,551	324,206	317,723	306,731	280,387	227,696
2	Five unit development - edge of village	5	66,667	542,585	540,345	529,538	511,219	467,310	379,494
3	Eight unit development - village centre	8	106,667	792,274	788,742	771,708	742,829	673,432	533,043
4	Ten unit development - edge of village	10	133,333	1,061,206	1,056,853	1,035,857	1,000,262	914,951	742,718
5	Ten unit development - rural site	10	166,667	1,061,206	1,056,853	1,035,857	1,000,262	914,951	742,718
6	Fifteen unit development - edge of village	15	200,000	1,591,808	1,585,279	1,553,786	1,500,394	1,372,427	1,114,078
7	Twenty unit development - within town/village boundary	20	222,222	2,046,180	2,037,541	1,995,876	1,925,239	1,755,940	1,417,342
8	Thirty unit development - town centre	78	250,000	7,491,447	7,457,756	7,282,689	7,043,155	6,336,467	4,923,091
9	Fifty unit development within town/village boundary	50	555,556	4,032,907	4,011,729	3,906,828	3,749,679	3,324,468	2,469,217
10	One hundred unit development - edge of town	100	1,388,889	7,342,054	7,300,815	7,075,969	6,738,759	5,827,335	4,000,389
11	Three hundred unit scheme - edge of town	300	4,166,667	19,894,974	19,782,413	19,168,707	18,248,308	15,759,788	10,748,449
12	Caravan Park - 20 units	20	125,000	1,653,732	1,645,081	1,645,081	1,645,081	1,645,081	1,645,081
13	Caravan Park - 40 units	40	250,000	3,220,950	3,203,647	3,203,647	3,203,647	3,203,647	3,203,647
14	Caravan Park - 100 units	100	625,000	8,052,377	8,009,120	8,009,120	8,009,120	8,009,120	8,009,120
15	C2 care scheme - flatted scheme in town centre	60	166,667	-31,780	-42,151	-178,439	-325,049	-876,436	-1,991,115
16	C2 care scheme - flatted scheme edge of town/village	80	333,333	-42,373	-56,201	-237,918	-433,399	-1,168,584	-2,654,822
17	C2 care scheme - houses - edge of town/village	50	390,625	3,983,851	3,975,559	3,875,570	3,706,054	3,299,766	2,480,993
18	Class E (retail) development - town centre	-	4,375	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	35,714	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	59,524	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	4,375	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	18,750	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	44,643	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	208,333	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	833,333	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	41,667	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	31,250	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	46,875	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	62,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	19,643	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

Table 6.40.9: Cumulative impact of policies – price point of £5,825 per square metre – See Appendix 12 for text version

WEALDEN LOCAL PLAN VIABILITY TESTING

Aff Hsg: 35%

Mkt value: £5,825 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	75,000	359,708	358,364	351,880	340,888	314,543	261,854
2	Five unit development - edge of village	5	200,000	599,514	597,273	586,468	568,147	524,240	436,423
3	Eight unit development - village centre	8	320,000	879,364	875,832	858,798	829,920	760,705	620,949
4	Ten unit development - edge of village	10	400,000	1,169,928	1,165,575	1,144,580	1,108,985	1,023,673	852,458
5	Ten unit development - rural site	10	500,000	1,169,928	1,165,575	1,144,580	1,108,985	1,023,673	852,458
6	Fifteen unit development - edge of village	15	600,000	1,754,893	1,748,362	1,716,870	1,663,477	1,535,510	1,278,686
7	Twenty unit development - within town/village boundary	20	666,667	2,259,525	2,250,886	2,209,221	2,138,585	1,969,285	1,630,688
8	Thirty unit development - town centre	78	750,000	8,309,094	8,275,403	8,100,336	7,860,801	7,154,114	5,740,739
9	Fifty unit development within town/village boundary	50	1,666,667	4,531,291	4,510,113	4,405,213	4,248,063	3,822,852	2,972,127
10	One hundred unit development - edge of town	100	4,166,667	8,354,270	8,313,031	8,088,185	7,750,975	6,839,551	5,016,701
11	Three hundred unit scheme - edge of town	300	12,500,000	22,656,416	22,543,854	21,930,148	21,009,750	18,522,056	13,526,548
12	Caravan Park - 20 units	20	375,000	1,714,848	1,706,198	1,706,198	1,706,198	1,706,198	1,706,198
13	Caravan Park - 40 units	40	750,000	3,343,183	3,325,880	3,325,880	3,325,880	3,325,880	3,325,880
14	Caravan Park - 100 units	100	1,875,000	8,357,958	8,314,701	8,314,701	8,314,701	8,314,701	8,314,701
15	C2 care scheme - flatted scheme in town centre	60	500,000	405,716	395,490	261,104	116,540	-431,373	-1,541,209
16	C2 care scheme - flatted scheme edge of town/village	80	1,000,000	540,955	527,321	348,139	155,387	-575,164	-2,054,945
17	C2 care scheme - houses - edge of town/village	50	1,171,875	4,461,303	4,453,011	4,353,023	4,183,507	3,777,220	2,963,410
18	Class E (retail) development - town centre	-	13,125	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	107,143	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	178,571	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	13,125	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	56,250	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	133,929	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	625,000	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	2,500,000	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	125,000	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	93,750	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	140,625	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	187,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	58,929	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

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	359,708	358,364	351,880	340,888	314,543	261,854
2	Five unit development - edge of village	5	98,667	599,514	597,273	586,468	568,147	524,240	436,423
3	Eight unit development - village centre	8	157,867	879,364	875,832	858,798	829,920	760,705	620,949
4	Ten unit development - edge of village	10	197,333	1,169,928	1,165,575	1,144,580	1,108,985	1,023,673	852,458
5	Ten unit development - rural site	10	246,667	1,169,928	1,165,575	1,144,580	1,108,985	1,023,673	852,458
6	Fifteen unit development - edge of village	15	296,000	1,754,893	1,748,362	1,716,870	1,663,477	1,535,510	1,278,686
7	Twenty unit development - within town/village boundary	20	328,889	2,259,525	2,250,886	2,209,221	2,138,585	1,969,285	1,630,688
8	Thirty unit development - town centre	78	370,000	8,309,094	8,275,403	8,100,336	7,860,801	7,154,114	5,740,739
9	Fifty unit development within town/village boundary	50	822,222	4,531,291	4,510,113	4,405,213	4,248,063	3,822,852	2,972,127
10	One hundred unit development - edge of town	100	2,055,556	8,354,270	8,313,031	8,088,185	7,750,975	6,839,551	5,016,701
11	Three hundred unit scheme - edge of town	300	6,166,667	22,656,416	22,543,854	21,930,148	21,009,750	18,522,056	13,526,548
12	Caravan Park - 20 units	20	185,000	1,714,848	1,706,198	1,706,198	1,706,198	1,706,198	1,706,198
13	Caravan Park - 40 units	40	370,000	3,343,183	3,325,880	3,325,880	3,325,880	3,325,880	3,325,880
14	Caravan Park - 100 units	100	925,000	8,357,958	8,314,701	8,314,701	8,314,701	8,314,701	8,314,701
15	C2 care scheme - flatted scheme in town centre	60	246,667	405,716	395,490	261,104	116,540	-431,373	-1,541,209
16	C2 care scheme - flatted scheme edge of town/village	80	493,333	540,955	527,321	348,139	155,387	-575,164	-2,054,945
17	C2 care scheme - houses - edge of town/village	50	578,125	4,461,303	4,453,011	4,353,023	4,183,507	3,777,220	2,963,410
18	Class E (retail) development - town centre	-	6,475	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	52,857	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	88,095	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	6,475	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	27,750	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	66,071	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	308,333	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	1,233,333	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	61,667	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	46,250	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	69,375	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	92,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	29,071	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

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	359,708	358,364	351,880	340,888	314,543	261,854
2	Five unit development - edge of village	5	66,667	599,514	597,273	586,468	568,147	524,240	436,423
3	Eight unit development - village centre	8	106,667	879,364	875,832	858,798	829,920	760,705	620,949
4	Ten unit development - edge of village	10	133,333	1,169,928	1,165,575	1,144,580	1,108,985	1,023,673	852,458
5	Ten unit development - rural site	10	166,667	1,169,928	1,165,575	1,144,580	1,108,985	1,023,673	852,458
6	Fifteen unit development - edge of village	15	200,000	1,754,893	1,748,362	1,716,870	1,663,477	1,535,510	1,278,686
7	Twenty unit development - within town/village boundary	20	222,222	2,259,525	2,250,886	2,209,221	2,138,585	1,969,285	1,630,688
8	Thirty unit development - town centre	78	250,000	8,309,094	8,275,403	8,100,336	7,860,801	7,154,114	5,740,739
9	Fifty unit development within town/village boundary	50	555,556	4,531,291	4,510,113	4,405,213	4,248,063	3,822,852	2,972,127
10	One hundred unit development - edge of town	100	1,388,889	8,354,270	8,313,031	8,088,185	7,750,975	6,839,551	5,016,701
11	Three hundred unit scheme - edge of town	300	4,166,667	22,656,416	22,543,854	21,930,148	21,009,750	18,522,056	13,526,548
12	Caravan Park - 20 units	20	125,000	1,714,848	1,706,198	1,706,198	1,706,198	1,706,198	1,706,198
13	Caravan Park - 40 units	40	250,000	3,343,183	3,325,880	3,325,880	3,325,880	3,325,880	3,325,880
14	Caravan Park - 100 units	100	625,000	8,357,958	8,314,701	8,314,701	8,314,701	8,314,701	8,314,701
15	C2 care scheme - flatted scheme in town centre	60	166,667	405,716	395,490	261,104	116,540	-431,373	-1,541,209
16	C2 care scheme - flatted scheme edge of town/village	80	333,333	540,955	527,321	348,139	155,387	-575,164	-2,054,945
17	C2 care scheme - houses - edge of town/village	50	390,625	4,461,303	4,453,011	4,353,023	4,183,507	3,777,220	2,963,410
18	Class E (retail) development - town centre	-	4,375	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	35,714	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	59,524	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	4,375	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	18,750	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	44,643	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	208,333	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	833,333	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	41,667	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	31,250	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	46,875	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	62,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	19,643	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

Alternative CIL rates

6.44 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.

6.45 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.

6.46 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 remain in their existing use.

6.47 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 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.

6.48 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.

6.49 At this stage, the emerging Affordable Housing Policy is unchanged from the existing affordable housing target of 35%[22]. 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.

6.50 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

[22] Policy AFH1 Affordable Housing of the Affordable Housing Delivery Local Plan, May 2016.

summarised in tables 6.50.1 and 6.50.2 below. 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.

6.51 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 6.51.1 to 6.51.9). 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.

6.52 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 13% to 50% and clearly at these reductions, increased CIL rates could have an adverse impact on land supply.

CIL Charging zones

6.53 As noted earlier in this report, sales values have increased by 25% between February 2020 and April 2022. Between the period November 2015 and February 2020, the rate of growth was much slower at only 9.4%. Although values have increased across the District, there is no evidence that values have increased at slower or faster rates within individual sub-markets.

6.54 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

6.55 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) indicate capacity ranging from £10.91 to £479 per square metre. As can be noted in Table 6.50.1, some schemes are not able to viably absorb the adopted CIL rate of £209.29 per square metre, as well as 35% affordable housing and the policies in the emerging Local Plan (most notably climate change polices, 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.

6.56 In the higher value zone (sales values of £4,880 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 £15.73 to £1,078 per square metre. The current rate after indexation is £278.98 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.

6.57 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.

Table 6.50.1: Maximum CIL rates (before buffer) 35% affordable housing (75% rent, 25% shared ownership) – see text version at Appendix 13

Maximum CIL rates 35% affordable

BENCHMARK LAND VALUE 1 (PREVIOUSLY DEVELOPED LAND)		Lower Band				Higher Band				
	Description	£3,940	£4,180	£4,410	£4,650	£4,880	£5,120	£5,350	£5,590	£5,825
1	Three unit development within town/village boundary	-	38.48	162.89	292.71	380.27	510.09	634.50	764.31	891.42
2	Five unit development - edge of village	-	-	-	125.25	212.81	342.63	467.03	596.85	723.96
3	Eight unit development - village centre	-	-	-	39.34	122.59	247.87	367.93	493.21	615.00
4	Ten unit development - edge of village	-	-	-	122.55	205.65	330.77	450.67	574.89	696.27
5	Ten unit development - rural site	-	-	-	10.91	94.01	219.13	339.03	463.25	584.63
6	Fifteen unit development - edge of village	-	-	-	122.55	205.65	330.77	450.67	574.89	696.27
7	Twenty unit development - within town/village boundary	-	-	46.31	167.94	248.23	369.85	486.41	608.03	727.12
8	Thirty unit development - town centre	9.66	126.42	238.32	355.03	430.60	545.99	656.57	771.96	884.95
9	Fifty unit development within town/village boundary	-	-	-	-	32.07	146.75	256.51	370.15	481.43
10	One hundred unit development - edge of town	-	-	-	-	-	-	69.99	185.40	298.40
11	Three hundred unit scheme - edge of town	-	-	-	-	-	-	15.73	121.31	224.10
12	Caravan Park - 20 units	242.84	287.09	329.50	373.75	361.28	405.53	447.94	492.19	535.52
13	Caravan Park - 40 units	215.42	259.67	302.08	346.33	333.86	378.12	420.52	464.78	508.11
14	Caravan Park - 100 units	215.42	259.67	302.08	346.33	333.86	378.12	420.52	464.78	508.11
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	-	-	-	80.99	150.87	260.87	366.24	475.12	581.72

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)		Lower Band				Higher Band				
	Description	£3,940	£4,180	£4,410	£4,650	£4,880	£5,120	£5,350	£5,590	£5,825
1	Three unit development within town/village boundary	50.08	179.89	304.30	434.12	521.68	651.50	775.91	905.72	1,032.83
2	Five unit development - edge of village	-	97.28	221.69	351.50	439.07	568.89	693.29	823.11	950.22
3	Eight unit development - village centre	-	20.25	140.31	265.59	348.85	474.13	594.19	719.47	841.26
4	Ten unit development - edge of village	-	103.78	223.69	348.81	431.90	557.02	676.93	801.15	922.53
5	Ten unit development - rural site	-	48.71	168.61	293.73	376.83	501.95	621.85	746.07	867.45
6	Fifteen unit development - edge of village	-	103.78	223.69	348.81	431.90	557.02	676.93	801.15	922.53
7	Twenty unit development - within town/village boundary	-	118.07	234.86	356.49	436.78	558.40	674.96	796.58	915.67
8	Thirty unit development - town centre	62.17	178.93	290.83	407.54	483.11	598.50	709.08	824.47	937.46
9	Fifty unit development within town/village boundary	-	-	32.27	146.95	220.61	335.29	445.06	558.70	669.98
10	One hundred unit development - edge of town	-	-	-	2.40	78.32	194.77	305.67	421.08	534.09
11	Three hundred unit scheme - edge of town	-	-	-	-	44.06	150.23	251.41	356.99	459.79
12	Caravan Park - 20 units	361.59	405.84	448.25	492.50	480.03	524.28	566.69	610.94	654.27
13	Caravan Park - 40 units	334.17	378.42	420.83	465.08	452.61	496.87	539.27	583.53	626.86
14	Caravan Park - 100 units	334.17	378.42	420.83	465.08	452.61	496.87	539.27	583.53	626.86
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	-	-	103.56	213.56	283.44	393.44	498.81	607.69	714.29

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)		Lower Band				Higher Band				
	Description	£3,940	£4,180	£4,410	£4,650	£4,880	£5,120	£5,350	£5,590	£5,825
1	Three unit development within town/village boundary	94.74	224.55	348.96	478.77	566.34	696.16	820.56	950.38	1,077.49
2	Five unit development - edge of village	38.91	168.73	293.14	422.95	510.52	640.34	764.74	894.56	1,021.67
3	Eight unit development - village centre	-	91.70	211.76	337.04	420.30	545.58	665.64	790.92	912.71
4	Ten unit development - edge of village	50.11	175.23	295.14	420.26	503.35	628.47	748.38	872.60	993.98
5	Ten unit development - rural site	12.90	138.02	257.92	383.04	466.14	591.26	711.16	835.39	956.76
6	Fifteen unit development - edge of village	50.11	175.23	295.14	420.26	503.35	628.47	748.38	872.60	993.98
7	Twenty unit development - within town/village boundary	54.55	177.62	294.40	416.03	496.32	617.94	734.50	856.12	975.21
8	Thirty unit development - town centre	78.76	195.52	307.41	424.12	499.69	615.08	725.66	841.05	954.04
9	Fifty unit development within town/village boundary	-	-	91.81	206.49	280.16	394.84	504.60	618.24	729.52
10	One hundred unit development - edge of town	-	-	-	76.83	152.75	269.20	380.10	495.51	608.51
11	Three hundred unit scheme - edge of town	-	-	-	50.10	118.49	224.65	325.84	431.42	534.21
12	Caravan Park - 20 units	399.09	443.34	485.75	530.00	517.53	561.78	604.19	648.44	691.77
13	Caravan Park - 40 units	371.67	415.92	458.33	502.58	490.11	534.37	576.77	621.03	664.36
14	Caravan Park - 100 units	371.67	415.92	458.33	502.58	490.11	534.37	576.77	621.03	664.36
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	-	39.13	145.42	255.43	325.30	435.31	540.68	649.55	756.16

Note: 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 6.50.2: Maximum CIL rates (before buffer) 35% affordable housing (75% rent, 25% First Homes) – see text version at Appendix 13

Maximum CIL rates 35% affordable

BENCHMARK LAND VALUE 1 (PREVIOUSLY DEVELOPED LAND)		Lower Band				Higher Band				
	Description	£3,940	£4,180	£4,410	£4,650	£4,880	£5,120	£5,350	£5,590	£5,825
1	Three unit development within town/village boundary	-	38.87	152.74	271.57	348.61	467.44	581.32	700.15	816.50
2	Five unit development - edge of village	-	-	-	104.11	181.15	299.98	413.86	532.69	649.04
3	Eight unit development - village centre	-	-	-	11.15	83.88	198.17	307.71	422.00	533.91
4	Ten unit development - edge of village	-	-	-	97.52	170.24	284.53	394.07	508.36	620.28
5	Ten unit development - rural site	-	-	-	-	58.60	172.89	282.43	396.72	508.64
6	Fifteen unit development - edge of village	-	-	-	97.52	170.24	284.53	394.07	508.36	620.28
7	Twenty unit development - within town/village boundary	-	-	31.38	142.42	212.56	323.60	430.01	541.05	649.77
8	Thirty unit development - town centre	18.08	135.35	247.74	365.01	441.76	557.69	668.80	784.74	898.26
9	Fifty unit development within town/village boundary	-	-	-	-	5.20	109.85	210.13	314.77	416.64
10	One hundred unit development - edge of town	-	-	-	-	-	-	14.62	120.41	223.51
11	Three hundred unit scheme - edge of town	-	-	-	-	-	-	-	61.43	155.75
12	Caravan Park - 20 units	242.84	287.09	329.50	373.75	361.28	405.53	447.94	492.19	535.52
13	Caravan Park - 40 units	215.42	259.67	302.08	346.33	333.86	378.12	420.52	464.78	508.11
14	Caravan Park - 100 units	215.42	259.67	302.08	346.33	333.86	378.12	420.52	464.78	508.11
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	-	-	-	41.61	101.56	201.22	296.72	396.37	493.88

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)		Lower Band				Higher Band				
	Description	£3,940	£4,180	£4,410	£4,650	£4,880	£5,120	£5,350	£5,590	£5,825
1	Three unit development within town/village boundary	61.45	180.28	294.15	412.98	490.02	608.85	722.73	841.56	957.91
2	Five unit development - edge of village	-	97.66	211.54	330.37	407.41	526.24	640.11	758.94	875.30
3	Eight unit development - village centre	-	13.58	123.12	237.41	310.14	424.43	533.96	648.26	760.17
4	Ten unit development - edge of village	-	99.95	209.48	323.77	396.50	510.79	620.33	734.62	846.53
5	Ten unit development - rural site	-	44.87	154.40	268.70	341.42	455.72	565.25	679.54	791.46
6	Fifteen unit development - edge of village	-	99.95	209.48	323.77	396.50	510.79	620.32	734.62	846.53
7	Twenty unit development - within town/village boundary	0.14	112.46	219.93	330.97	401.11	512.15	618.56	729.60	838.32
8	Thirty unit development - town centre	70.59	187.86	300.25	417.52	494.27	610.20	721.31	837.25	950.77
9	Fifty unit development within town/village boundary	-	-	25.06	129.70	193.75	298.40	398.68	503.32	605.19
10	One hundred unit development - edge of town	-	-	-	-	42.29	148.51	250.31	356.09	459.20
11	Three hundred unit scheme - edge of town	-	-	-	-	11.01	108.03	200.80	297.12	391.43
12	Caravan Park - 20 units	361.59	405.84	448.25	492.50	480.03	524.28	566.69	610.94	654.27
13	Caravan Park - 40 units	334.17	378.42	420.83	465.08	452.61	496.87	539.27	583.53	626.86
14	Caravan Park - 100 units	334.17	378.42	420.83	465.08	452.61	496.87	539.27	583.53	626.86
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	-	-	74.02	174.18	234.14	333.79	429.29	528.94	626.45

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)		Lower Band				Higher Band				
	Description	£3,940	£4,180	£4,410	£4,650	£4,880	£5,120	£5,350	£5,590	£5,825
1	Three unit development within town/village boundary	106.10	224.93	338.81	457.64	534.68	653.51	767.38	886.21	1,002.56
2	Five unit development - edge of village	50.28	169.11	282.99	401.82	478.86	597.69	711.56	830.39	946.75
3	Eight unit development - village centre	-	85.03	194.57	308.86	381.59	495.88	605.41	719.71	831.62
4	Ten unit development - edge of village	57.10	171.40	280.93	395.22	467.95	582.24	691.77	806.07	917.98
5	Ten unit development - rural site	19.89	134.18	243.71	358.01	430.73	545.03	654.56	768.86	880.77
6	Fifteen unit development - edge of village	57.10	171.40	280.93	395.22	467.95	582.24	691.77	806.07	917.98
7	Twenty unit development - within town/village boundary	59.68	172.00	279.47	390.51	460.65	571.69	678.10	789.14	897.86
8	Thirty unit development - town centre	87.17	204.45	316.83	434.11	510.85	626.79	737.89	853.83	967.35
9	Fifty unit development within town/village boundary	-	-	84.60	189.24	253.29	357.94	458.22	562.86	664.73
10	One hundred unit development - edge of town	-	-	-	50.59	116.72	222.94	324.73	430.52	533.62
11	Three hundred unit scheme - edge of town	-	-	-	25.84	85.44	182.46	275.22	371.54	465.86
12	Caravan Park - 20 units	399.09	443.34	485.75	530.00	517.53	561.78	604.19	648.44	691.77
13	Caravan Park - 40 units	371.67	415.92	458.33	502.58	490.11	534.37	576.77	621.03	664.36
14	Caravan Park - 100 units	371.67	415.92	458.33	502.58	490.11	534.37	576.77	621.03	664.36
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	-	19.20	115.88	216.05	276.00	375.65	471.15	570.81	668.31

Note: 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 6.50.3: 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	720.25
19	Class E (light industrial) development - town centre	-
20	Class E (retail) development - edge of town	686.32
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	96.71
25	Industrial (B2/B8) within town/village boundary	105.50
26	Industrial (B2/B8) edge of town/village	64.48
27	Hotel (town centre) 50 rooms	3.49
28	Hotel (town centre) 75 rooms	-
29	Hotel (town centre) 100 rooms	-
30	Community use/leisure within town/village	-

Table 6.50.4: 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	£739.25
19	Class E (light industrial) development - town centre	-
20	Class E (retail) development - edge of town	£722.51
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	160.05
25	Industrial (B2/B8) within town/village boundary	168.05
26	Industrial (B2/B8) edge of town/village	106.70
27	Hotel (town centre) 50 rooms	£22.49
28	Hotel (town centre) 75 rooms	£1.55
29	Hotel (town centre) 100 rooms	£0.48
30	Community use/leisure within town/village	-

Table 6.50.5: 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	£745.25
19	Class E (light industrial) development - town centre	-
20	Class E (retail) development - edge of town	£733.94
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	180.05
25	Industrial (B2/B8) within town/village boundary	187.80
26	Industrial (B2/B8) edge of town/village	120.03
27	Hotel (town centre) 50 rooms	£28.49
28	Hotel (town centre) 75 rooms	£65.84
29	Hotel (town centre) 100 rooms	£20.48
30	Community use/leisure within town/village	-

Table 6.51.1: Impact of alternative CIL rates on residual land values (sales values of £3,940 per square metre) – see text version at Appendix 14

Aff Hsg: 35%
Mkt value: £3,940 per square metre

BLV 1: Previously Developed Land

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	£50,457	£43,525	*-14%*	£39,455	*-22%*	£35,385	*-30%*
2	Five unit development - edge of village	5	£84,095	£72,542	*-14%*	£65,758	*-22%*	£58,975	*-30%*
3	Eight unit development - village centre	8	£82,603	£64,133	*-22%*	£53,289	*-35%*	£42,444	*-49%*
4	Ten unit development - edge of village	10	£178,220	£155,133	*-13%*	£141,577	*-21%*	£128,022	*-28%*
5	Ten unit development - rural site	10	£178,220	£155,133	*-13%*	£141,577	*-21%*	£128,022	*-28%*
6	Fifteen unit development - edge of village	15	£267,330	£232,699	*-13%*	£212,366	*-21%*	£192,034	*-28%*
7	Twenty unit development - within town/village boundary	20	£319,943	£273,807	*-14%*	£246,719	*-23%*	£219,630	*-31%*
8	Thirty unit development - town centre	78	£819,941	£632,738	*-23%*	£520,691	*-36%*	£408,643	*-50%*
9	Fifty unit development within town/village boundary	50	-£47,374	-£164,249	*247%*	-£232,869	*392%*	-£301,491	*536%*
10	One hundred unit development - edge of town	100	-£1,056,171	-£1,289,529	*22%*	-£1,426,542	*35%*	-£1,563,553	*48%*
11	Three hundred unit scheme - edge of town	300	-£3,130,093	-£3,807,358	*22%*	-£4,205,001	*34%*	-£4,607,663	*47%*
12	Caravan Park - 20 units	20	£1,270,935	£1,232,443	*-3%*	£1,209,843	*-5%*	£1,187,244	*-7%*
13	Caravan Park - 40 units	40	£2,455,356	£2,378,373	*-3%*	£2,333,172	*-5%*	£2,287,973	*-7%*
14	Caravan Park - 100 units	100	£6,138,390	£5,945,931	*-3%*	£5,832,932	*-5%*	£5,719,934	*-7%*
15	C2 care scheme - flatted scheme in town centre	60	-£3,836,242	-£3,975,673	*4%*	-£4,057,538	*6%*	-£4,139,401	*8%*
16	C2 care scheme - flatted scheme edge of town/village	80	-£5,114,990	-£5,300,897	*4%*	-£5,410,049	*6%*	-£5,519,202	*8%*
17	C2 care scheme - houses - edge of town/village	50	£67,002	-£46,717	*-170%*	-£114,041	*-270%*	-£181,365	*-371%*
18	Class E (retail) development - town centre	-	£265,212	£261,412	*-1%*	£257,853	*-3%*	£254,294	*-4%*
19	Class E (light industrial) development - town centre	-	-£420,628	-£451,564	*7%*	-£482,501	*15%*	-£513,437	*22%*
20	Class E (retail) development - edge of town	-	£1,894,368	£1,867,227	*-1%*	£1,841,805	*-3%*	£1,816,385	*-4%*
21	Class E (office) development - town centre	-	-£472,922	-£480,140	*2%*	-£487,360	*3%*	-£494,578	*5%*
22	Class E (office) development - town centre	-	-£2,026,809	-£2,057,746	*2%*	-£2,088,683	*3%*	-£2,119,619	*5%*
23	Class E (office) development - edge of town	-	-£3,378,016	-£3,429,576	*2%*	-£3,481,137	*3%*	-£3,532,698	*5%*
24	Industrial (B2/B8) out of town	-	£2,451,160	£2,347,883	*-4%*	£2,244,605	*-8%*	£2,141,329	*-13%*
25	Industrial (B2/B8) within town/village boundary	-	£10,006,713	£9,590,847	*-4%*	£9,175,156	*-8%*	£8,759,465	*-12%*
26	Industrial (B2/B8) edge of town/village	-	£490,232	£469,577	*-4%*	£448,921	*-8%*	£428,266	*-13%*
27	Hotel (town centre) 50 rooms	-	£102,472	£77,050	*-25%*	£51,630	*-50%*	£26,210	*-74%*
28	Hotel (town centre) 75 rooms	-	£69,918	£32,373	*-54%*	-£5,244	*-108%*	-£43,320	*-162%*
29	Hotel (town centre) 100 rooms	-	£93,224	£43,165	*-54%*	-£6,993	*-108%*	-£57,761	*-162%*
30	Community use/leisure within town/village	-	-£1,009,491	-£1,032,178	*2%*	-£1,054,865	*4%*	-£1,077,551	*7%*

Table 6.51.2: Impact of alternative CIL rates on residual land values (sales values of £4,180 per square metre) – see text version at Appendix 14

Aff Hsg: 35%
Mkt value: £4,180 per square metre

BLV 1: Previously Developed Land

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	£85,341	£78,409	-8%	£74,339	-13%	£70,269	-18%
2	Five unit development - edge of village	5	£142,235	£130,682	-8%	£123,899	-13%	£117,115	-18%
3	Eight unit development - village centre	8	£172,378	£153,909	-11%	£143,064	-17%	£132,220	-23%
4	Ten unit development - edge of village	10	£290,294	£267,206	-8%	£253,651	-13%	£240,096	-17%
5	Ten unit development - rural site	10	£290,294	£267,206	-8%	£253,651	-13%	£240,096	-17%
6	Fifteen unit development - edge of village	15	£435,441	£400,809	-8%	£380,477	-13%	£360,143	-17%
7	Twenty unit development - within town/village boundary	20	£540,416	£494,280	-9%	£467,192	-14%	£440,103	-19%
8	Thirty unit development - town centre	78	£1,664,904	£1,477,701	-11%	£1,365,653	-18%	£1,253,606	-25%
9	Fifty unit development within town/village boundary	50	£473,654	£358,410	-24%	£290,747	-39%	£223,083	-53%
10	One hundred unit development - edge of town	100	£21,033	-£208,772	-1093%	-£343,872	-1735%	-£478,972	-2377%
11	Three hundred unit scheme - edge of town	300	-£143,930	-£803,539	458%	-£1,195,633	731%	-£1,587,727	1003%
12	Caravan Park - 20 units	20	£1,333,352	£1,294,860	-3%	£1,272,260	-5%	£1,249,660	-6%
13	Caravan Park - 40 units	40	£2,580,189	£2,503,206	-3%	£2,458,006	-5%	£2,412,807	-6%
14	Caravan Park - 100 units	100	£6,450,474	£6,258,014	-3%	£6,145,015	-5%	£6,032,017	-6%
15	C2 care scheme - flatted scheme in town centre	60	-£3,376,764	-£3,516,194	4%	-£3,598,058	7%	-£3,679,922	9%
16	C2 care scheme - flatted scheme edge of town/village	80	-£4,502,351	-£4,688,259	4%	-£4,797,410	7%	-£4,906,562	9%
17	C2 care scheme - houses - edge of town/village	50	£565,896	£452,830	-20%	£386,444	-32%	£320,060	-43%
18	Class E (retail) development - town centre	-	£265,212	£261,412	-1%	£257,853	-3%	£254,294	-4%
19	Class E (light industrial) development - town centre	-	-£420,628	-£451,564	7%	-£482,501	15%	-£513,437	22%
20	Class E (retail) development - edge of town	-	£1,894,368	£1,867,227	-1%	£1,841,805	-3%	£1,816,385	-4%
21	Class E (office) development - town centre	-	-£472,922	-£480,140	2%	-£487,360	3%	-£494,578	5%
22	Class E (office) development - town centre	-	-£2,026,809	-£2,057,746	2%	-£2,088,683	3%	-£2,119,619	5%
23	Class E (office) development - edge of town	-	-£3,378,016	-£3,429,576	2%	-£3,481,137	3%	-£3,532,698	5%
24	Industrial (B2/B8) out of town	-	£2,451,160	£2,347,883	-4%	£2,244,605	-8%	£2,141,329	-13%
25	Industrial (B2/B8) within town/village boundary	-	£10,006,713	£9,590,847	-4%	£9,175,156	-8%	£8,759,465	-12%
26	Industrial (B2/B8) edge of town/village	-	£490,232	£469,577	-4%	£448,921	-8%	£428,266	-13%
27	Hotel (town centre) 50 rooms	-	£102,472	£77,050	-25%	£51,630	-50%	£26,210	-74%
28	Hotel (town centre) 75 rooms	-	£69,918	£32,373	-54%	-£5,244	-108%	-£43,320	-162%
29	Hotel (town centre) 100 rooms	-	£93,224	£43,165	-54%	-£6,993	-108%	-£57,761	-162%
30	Community use/leisure within town/village	-	-£1,009,491	-£1,032,178	2%	-£1,054,865	4%	-£1,077,551	7%

Table 6.51.3: Impact of alternative CIL rates on residual land values (sales values of £4,410 per square metre) – see text version at Appendix 14

Aff Hsg: 35%
Mkt value: £4,410 per square metre

BLV 1: Previously Developed Land

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	£118,772	£111,840	-6%	£107,770	-9%	£103,700	-13%
2	Five unit development - edge of village	5	£197,953	£186,400	-6%	£179,616	-9%	£172,833	-13%
3	Eight unit development - village centre	8	£258,413	£239,943	-7%	£229,099	-11%	£218,255	-16%
4	Ten unit development - edge of village	10	£397,697	£374,610	-6%	£361,055	-9%	£347,500	-13%
5	Ten unit development - rural site	10	£397,697	£374,610	-6%	£361,055	-9%	£347,500	-13%
6	Fifteen unit development - edge of village	15	£596,546	£561,916	-6%	£541,582	-9%	£521,250	-13%
7	Twenty unit development - within town/village boundary	20	£749,638	£704,147	-6%	£677,436	-10%	£650,726	-13%
8	Thirty unit development - town centre	78	£2,474,660	£2,287,457	-8%	£2,175,410	-12%	£2,063,362	-17%
9	Fifty unit development within town/village boundary	50	£966,743	£853,107	-12%	£786,388	-19%	£719,669	-26%
10	One hundred unit development - edge of town	100	£1,032,317	£805,425	-22%	£672,211	-35%	£538,995	-48%
11	Three hundred unit scheme - edge of town	300	£2,638,183	£1,997,934	-24%	£1,619,508	-39%	£1,238,278	-53%
12	Caravan Park - 20 units	20	£1,393,168	£1,354,676	-3%	£1,332,076	-4%	£1,309,476	-6%
13	Caravan Park - 40 units	40	£2,699,821	£2,622,837	-3%	£2,577,638	-5%	£2,532,439	-6%
14	Caravan Park - 100 units	100	£6,749,553	£6,557,093	-3%	£6,444,095	-5%	£6,331,096	-6%
15	C2 care scheme - flatted scheme in town centre	60	-£2,936,429	-£3,075,860	5%	-£3,157,724	8%	-£3,239,587	10%
16	C2 care scheme - flatted scheme edge of town/village	80	-£3,915,240	-£4,101,147	5%	-£4,210,298	8%	-£4,319,450	10%
17	C2 care scheme - houses - edge of town/village	50	£1,041,932	£930,443	-11%	£864,553	-17%	£798,168	-23%
18	Class E (retail) development - town centre	-	£265,212	£261,412	-1%	£257,853	-3%	£254,294	-4%
19	Class E (light industrial) development - town centre	-	-£420,628	-£451,564	7%	-£482,501	15%	-£513,437	22%
20	Class E (retail) development - edge of town	-	£1,894,368	£1,867,227	-1%	£1,841,805	-3%	£1,816,385	-4%
21	Class E (office) development - town centre	-	-£472,922	-£480,140	2%	-£487,360	3%	-£494,578	5%
22	Class E (office) development - town centre	-	-£2,026,809	-£2,057,746	2%	-£2,088,683	3%	-£2,119,619	5%
23	Class E (office) development - edge of town	-	-£3,378,016	-£3,429,576	2%	-£3,481,137	3%	-£3,532,698	5%
24	Industrial (B2/B8) out of town	-	£2,451,160	£2,347,883	-4%	£2,244,605	-8%	£2,141,329	-13%
25	Industrial (B2/B8) within town/village boundary	-	£10,006,713	£9,590,847	-4%	£9,175,156	-8%	£8,759,465	-12%
26	Industrial (B2/B8) edge of town/village	-	£490,232	£469,577	-4%	£448,921	-8%	£428,266	-13%
27	Hotel (town centre) 50 rooms	-	£102,472	£77,050	-25%	£51,630	-50%	£26,210	-74%
28	Hotel (town centre) 75 rooms	-	£69,918	£32,373	-54%	-£5,244	-108%	-£43,320	-162%
29	Hotel (town centre) 100 rooms	-	£93,224	£43,165	-54%	-£6,993	-108%	-£57,761	-162%
30	Community use/leisure within town/village	-	-£1,009,491	-£1,032,178	2%	-£1,054,865	4%	-£1,077,551	7%

Table 6.51.4: Impact of alternative CIL rates on residual land values (sales values of £4,650 per square metre) – see text version at Appendix 14

Aff Hsg: 35%
Mkt value: £4,650 per square metre

BLV 1: Previously Developed Land

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	£153,656	£146,724	-5%	£142,654	-7%	£138,584	-10%
2	Five unit development - edge of village	5	£256,093	£244,540	-5%	£237,757	-7%	£230,973	-10%
3	Eight unit development - village centre	8	£348,189	£329,718	-5%	£318,874	-8%	£308,030	-12%
4	Ten unit development - edge of village	10	£509,771	£486,684	-5%	£473,129	-7%	£459,573	-10%
5	Ten unit development - rural site	10	£509,771	£486,684	-5%	£473,129	-7%	£459,573	-10%
6	Fifteen unit development - edge of village	15	£764,657	£730,025	-5%	£709,693	-7%	£689,359	-10%
7	Twenty unit development - within town/village boundary	20	£967,523	£922,031	-5%	£895,321	-7%	£868,611	-10%
8	Thirty unit development - town centre	78	£3,319,245	£3,132,420	-6%	£3,020,372	-9%	£2,908,326	-12%
9	Fifty unit development within town/village boundary	50	£1,480,352	£1,366,716	-8%	£1,299,998	-12%	£1,233,279	-17%
10	One hundred unit development - edge of town	100	£2,077,066	£1,853,341	-11%	£1,721,985	-17%	£1,590,629	-23%
11	Three hundred unit scheme - edge of town	300	£5,513,051	£4,881,661	-11%	£4,505,752	-18%	£4,129,843	-25%
12	Caravan Park - 20 units	20	£1,455,585	£1,417,092	-3%	£1,394,493	-4%	£1,371,893	-6%
13	Caravan Park - 40 units	40	£2,824,654	£2,747,671	-3%	£2,702,471	-4%	£2,657,272	-6%
14	Caravan Park - 100 units	100	£7,061,636	£6,869,177	-3%	£6,756,179	-4%	£6,643,179	-6%
15	C2 care scheme - flatted scheme in town centre	60	-£2,476,950	-£2,616,380	6%	-£2,698,244	9%	-£2,780,108	12%
16	C2 care scheme - flatted scheme edge of town/village	80	-£3,302,601	-£3,488,508	6%	-£3,597,660	9%	-£3,706,811	12%
17	C2 care scheme - houses - edge of town/village	50	£1,534,613	£1,423,124	-7%	£1,357,665	-12%	£1,292,207	-16%
18	Class E (retail) development - town centre	-	£265,212	£261,412	-1%	£257,853	-3%	£254,294	-4%
19	Class E (light industrial) development - town centre	-	-£420,628	-£451,564	7%	-£482,501	15%	-£513,437	22%
20	Class E (retail) development - edge of town	-	£1,894,368	£1,867,227	-1%	£1,841,805	-3%	£1,816,385	-4%
21	Class E (office) development - town centre	-	-£472,922	-£480,140	2%	-£487,360	3%	-£494,578	5%
22	Class E (office) development - town centre	-	-£2,026,809	-£2,057,746	2%	-£2,088,683	3%	-£2,119,619	5%
23	Class E (office) development - edge of town	-	-£3,378,016	-£3,429,576	2%	-£3,481,137	3%	-£3,532,698	5%
24	Industrial (B2/B8) out of town	-	£2,451,160	£2,347,883	-4%	£2,244,605	-8%	£2,141,329	-13%
25	Industrial (B2/B8) within town/village boundary	-	£10,006,713	£9,590,847	-4%	£9,175,156	-8%	£8,759,465	-12%
26	Industrial (B2/B8) edge of town/village	-	£490,232	£469,577	-4%	£448,921	-8%	£428,266	-13%
27	Hotel (town centre) 50 rooms	-	£102,472	£77,050	-25%	£51,630	-50%	£26,210	-74%
28	Hotel (town centre) 75 rooms	-	£69,918	£32,373	-54%	-£5,244	-108%	-£43,320	-162%
29	Hotel (town centre) 100 rooms	-	£93,224	£43,165	-54%	-£6,993	-108%	-£57,761	-162%
30	Community use/leisure within town/village	-	-£1,009,491	-£1,032,178	2%	-£1,054,865	4%	-£1,077,551	7%

Table 6.51.5: Impact of alternative CIL rates on residual land values (sales values of £4,880 per square metre) – see text version at Appendix 14

Aff Hsg: 35%
Mkt value: £4,880 per square metre

BLV 1: Previously Developed Land

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	£177,187	£172,015	-3%	£167,945	-5%	£163,874	-8%
2	Five unit development - edge of village	5	£295,313	£286,691	-3%	£279,908	-5%	£273,124	-8%
3	Eight unit development - village centre	8	£407,847	£394,064	-3%	£383,221	-6%	£372,376	-9%
4	Ten unit development - edge of village	10	£584,205	£566,977	-3%	£553,422	-5%	£539,867	-8%
5	Ten unit development - rural site	10	£584,205	£566,977	-3%	£553,422	-5%	£539,867	-8%
6	Fifteen unit development - edge of village	15	£876,307	£850,466	-3%	£830,132	-5%	£809,800	-8%
7	Twenty unit development - within town/village boundary	20	£1,111,364	£1,077,417	-3%	£1,050,708	-5%	£1,023,998	-8%
8	Thirty unit development - town centre	78	£3,866,130	£3,726,568	-4%	£3,616,083	-6%	£3,505,599	-9%
9	Fifty unit development within town/village boundary	50	£1,810,284	£1,725,489	-5%	£1,658,770	-8%	£1,592,051	-12%
10	One hundred unit development - edge of town	100	£2,757,139	£2,590,195	-6%	£2,458,839	-11%	£2,327,483	-16%
11	Three hundred unit scheme - edge of town	300	£7,350,763	£6,879,675	-6%	£6,509,011	-11%	£6,138,347	-16%
12	Caravan Park - 20 units	20	£1,460,432	£1,431,709	-2%	£1,409,109	-4%	£1,386,509	-5%
13	Caravan Park - 40 units	40	£2,834,349	£2,776,904	-2%	£2,731,704	-4%	£2,686,505	-5%
14	Caravan Park - 100 units	100	£7,085,873	£6,942,259	-2%	£6,829,261	-4%	£6,716,262	-5%
15	C2 care scheme - flatted scheme in town centre	60	-£2,235,731	-£2,339,774	5%	-£2,421,638	8%	-£2,503,502	12%
16	C2 care scheme - flatted scheme edge of town/village	80	-£2,980,974	-£3,119,698	5%	-£3,228,851	8%	-£3,338,002	12%
17	C2 care scheme - houses - edge of town/village	50	£1,847,552	£1,764,359	-5%	£1,698,900	-8%	£1,633,442	-12%
18	Class E (retail) development - town centre	-	£265,212	£261,412	-1%	£257,853	-3%	£254,294	-4%
19	Class E (light industrial) development - town centre	-	-£420,628	-£451,564	7%	-£482,501	15%	-£513,437	22%
20	Class E (retail) development - edge of town	-	£1,894,368	£1,867,227	-1%	£1,841,805	-3%	£1,816,385	-4%
21	Class E (office) development - town centre	-	-£472,922	-£480,140	2%	-£487,360	3%	-£494,578	5%
22	Class E (office) development - town centre	-	-£2,026,809	-£2,057,746	2%	-£2,088,683	3%	-£2,119,619	5%
23	Class E (office) development - edge of town	-	-£3,378,016	-£3,429,576	2%	-£3,481,137	3%	-£3,532,698	5%
24	Industrial (B2/B8) out of town	-	£2,451,160	£2,347,883	-4%	£2,244,605	-8%	£2,141,329	-13%
25	Industrial (B2/B8) within town/village boundary	-	£10,006,713	£9,590,847	-4%	£9,175,156	-8%	£8,759,465	-12%
26	Industrial (B2/B8) edge of town/village	-	£490,232	£469,577	-4%	£448,921	-8%	£428,266	-13%
27	Hotel (town centre) 50 rooms	-	£102,472	£77,050	-25%	£51,630	-50%	£26,210	-74%
28	Hotel (town centre) 75 rooms	-	£69,918	£32,373	-54%	-£5,244	-108%	-£43,320	-162%
29	Hotel (town centre) 100 rooms	-	£93,224	£43,165	-54%	-£6,993	-108%	-£57,761	-162%
30	Community use/leisure within town/village	-	-£1,009,491	-£1,032,178	2%	-£1,054,865	4%	-£1,077,551	7%

Table 6.51.6: Impact of alternative CIL rates on residual land values (sales values of £5,120 per square metre) – see text version at Appendix 14

Aff Hsg: 35%
Mkt value: £5,120 per square metre

BLV 1: Previously Developed Land

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	£212,071	£206,898	*-2%*	£202,828	*-4%*	£198,758	*-6%*
2	Five unit development - edge of village	5	£353,453	£344,832	*-2%*	£338,048	*-4%*	£331,264	*-6%*
3	Eight unit development - village centre	8	£497,623	£483,840	*-3%*	£472,996	*-5%*	£462,152	*-7%*
4	Ten unit development - edge of village	10	£696,279	£679,051	*-2%*	£665,496	*-4%*	£651,940	*-6%*
5	Ten unit development - rural site	10	£696,279	£679,051	*-2%*	£665,496	*-4%*	£651,940	*-6%*
6	Fifteen unit development - edge of village	15	£1,044,418	£1,018,576	*-2%*	£998,243	*-4%*	£977,910	*-6%*
7	Twenty unit development - within town/village boundary	20	£1,329,249	£1,295,302	*-3%*	£1,268,593	*-5%*	£1,241,883	*-7%*
8	Thirty unit development - town centre	78	£4,701,173	£4,561,611	*-3%*	£4,451,127	*-5%*	£4,340,643	*-8%*
9	Fifty unit development within town/village boundary	50	£2,323,894	£2,239,098	*-4%*	£2,172,379	*-7%*	£2,105,660	*-9%*
10	One hundred unit development - edge of town	100	£3,800,165	£3,633,219	*-4%*	£3,501,863	*-8%*	£3,370,507	*-11%*
11	Three hundred unit scheme - edge of town	300	£10,203,593	£9,738,038	*-5%*	£9,367,374	*-8%*	£8,996,711	*-12%*
12	Caravan Park - 20 units	20	£1,522,848	£1,494,126	*-2%*	£1,471,525	*-3%*	£1,448,926	*-5%*
13	Caravan Park - 40 units	40	£2,959,183	£2,901,737	*-2%*	£2,856,538	*-3%*	£2,811,338	*-5%*
14	Caravan Park - 100 units	100	£7,397,957	£7,254,343	*-2%*	£7,141,345	*-3%*	£7,028,346	*-5%*
15	C2 care scheme - flatted scheme in town centre	60	-£1,776,251	-£1,880,295	*6%*	-£1,962,159	*10%*	-£2,044,022	*15%*
16	C2 care scheme - flatted scheme edge of town/village	80	-£2,368,335	-£2,507,059	*6%*	-£2,616,212	*10%*	-£2,725,364	*15%*
17	C2 care scheme - houses - edge of town/village	50	£2,340,232	£2,257,039	*-4%*	£2,191,580	*-6%*	£2,126,122	*-9%*
18	Class E (retail) development - town centre	-	£265,212	£261,412	*-1%*	£257,853	*-3%*	£254,294	*-4%*
19	Class E (light industrial) development - town centre	-	-£420,628	-£451,564	*7%*	-£482,501	*15%*	-£513,437	*22%*
20	Class E (retail) development - edge of town	-	£1,894,368	£1,867,227	*-1%*	£1,841,805	*-3%*	£1,816,385	*-4%*
21	Class E (office) development - town centre	-	-£472,922	-£480,140	*2%*	-£487,360	*3%*	-£494,578	*5%*
22	Class E (office) development - town centre	-	-£2,026,809	-£2,057,746	*2%*	-£2,088,683	*3%*	-£2,119,619	*5%*
23	Class E (office) development - edge of town	-	-£3,378,016	-£3,429,576	*2%*	-£3,481,137	*3%*	-£3,532,698	*5%*
24	Industrial (B2/B8) out of town	-	£2,451,160	£2,347,883	*-4%*	£2,244,605	*-8%*	£2,141,329	*-13%*
25	Industrial (B2/B8) within town/village boundary	-	£10,006,713	£9,590,847	*-4%*	£9,175,156	*-8%*	£8,759,465	*-12%*
26	Industrial (B2/B8) edge of town/village	-	£490,232	£469,577	*-4%*	£448,921	*-8%*	£428,266	*-13%*
27	Hotel (town centre) 50 rooms	-	£102,472	£77,050	*-25%*	£51,630	*-50%*	£26,210	*-74%*
28	Hotel (town centre) 75 rooms	-	£69,918	£32,373	*-54%*	-£5,244	*-108%*	-£43,320	*-162%*
29	Hotel (town centre) 100 rooms	-	£93,224	£43,165	*-54%*	-£6,993	*-108%*	-£57,761	*-162%*
30	Community use/leisure within town/village	-	-£1,009,491	-£1,032,178	*2%*	-£1,054,865	*4%*	-£1,077,551	*7%*

Table 6.51.7: Impact of alternative CIL rates on residual land values (sales values of £5,350 per square metre) – see text version at Appendix 14

Aff Hsg: 35%
Mkt value: £5,350 per square metre

BLV 1: Previously Developed Land

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	£245,502	£240,329	*-2%*	£236,259	*-4%*	£232,189	*-5%*
2	Five unit development - edge of village	5	£409,170	£400,549	*-2%*	£393,765	*-4%*	£386,982	*-5%*
3	Eight unit development - village centre	8	£583,657	£569,875	*-2%*	£559,030	*-4%*	£548,187	*-6%*
4	Ten unit development - edge of village	10	£803,682	£786,454	*-2%*	£772,899	*-4%*	£759,344	*-6%*
5	Ten unit development - rural site	10	£803,682	£786,454	*-2%*	£772,899	*-4%*	£759,344	*-6%*
6	Fifteen unit development - edge of village	15	£1,205,523	£1,179,682	*-2%*	£1,159,348	*-4%*	£1,139,016	*-6%*
7	Twenty unit development - within town/village boundary	20	£1,538,055	£1,504,108	*-2%*	£1,477,399	*-4%*	£1,450,689	*-6%*
8	Thirty unit development - town centre	78	£5,501,424	£5,361,861	*-3%*	£5,251,376	*-5%*	£5,140,892	*-7%*
9	Fifty unit development within town/village boundary	50	£2,815,480	£2,731,308	*-3%*	£2,664,589	*-5%*	£2,597,870	*-8%*
10	One hundred unit development - edge of town	100	£4,793,582	£4,628,966	*-3%*	£4,499,443	*-6%*	£4,369,920	*-9%*
11	Three hundred unit scheme - edge of town	300	£12,922,582	£12,458,066	*-4%*	£12,092,574	*-6%*	£11,727,083	*-9%*
12	Caravan Park - 20 units	20	£1,582,665	£1,553,941	*-2%*	£1,531,342	*-3%*	£1,508,742	*-5%*
13	Caravan Park - 40 units	40	£3,078,814	£3,021,369	*-2%*	£2,976,170	*-3%*	£2,930,970	*-5%*
14	Caravan Park - 100 units	100	£7,697,037	£7,553,423	*-2%*	£7,440,424	*-3%*	£7,327,426	*-5%*
15	C2 care scheme - flatted scheme in town centre	60	-£1,335,918	-£1,439,960	*8%*	-£1,521,825	*14%*	-£1,603,689	*20%*
16	C2 care scheme - flatted scheme edge of town/village	80	-£1,781,224	-£1,919,948	*8%*	-£2,029,099	*14%*	-£2,138,251	*20%*
17	C2 care scheme - houses - edge of town/village	50	£2,812,156	£2,729,191	*-3%*	£2,663,733	*-5%*	£2,598,274	*-8%*
18	Class E (retail) development - town centre	-	£265,212	£261,412	*-1%*	£257,853	*-3%*	£254,294	*-4%*
19	Class E (light industrial) development - town centre	-	-£420,628	-£451,564	*7%*	-£482,501	*15%*	-£513,437	*22%*
20	Class E (retail) development - edge of town	-	£1,894,368	£1,867,227	*-1%*	£1,841,805	*-3%*	£1,816,385	*-4%*
21	Class E (office) development - town centre	-	-£472,922	-£480,140	*2%*	-£487,360	*3%*	-£494,578	*5%*
22	Class E (office) development - town centre	-	-£2,026,809	-£2,057,746	*2%*	-£2,088,683	*3%*	-£2,119,619	*5%*
23	Class E (office) development - edge of town	-	-£3,378,016	-£3,429,576	*2%*	-£3,481,137	*3%*	-£3,532,698	*5%*
24	Industrial (B2/B8) out of town	-	£2,451,160	£2,347,883	*-4%*	£2,244,605	*-8%*	£2,141,329	*-13%*
25	Industrial (B2/B8) within town/village boundary	-	£10,006,713	£9,590,847	*-4%*	£9,175,156	*-8%*	£8,759,465	*-12%*
26	Industrial (B2/B8) edge of town/village	-	£490,232	£469,577	*-4%*	£448,921	*-8%*	£428,266	*-13%*
27	Hotel (town centre) 50 rooms	-	£102,472	£77,050	*-25%*	£51,630	*-50%*	£26,210	*-74%*
28	Hotel (town centre) 75 rooms	-	£69,918	£32,373	*-54%*	-£5,244	*-108%*	-£43,320	*-162%*
29	Hotel (town centre) 100 rooms	-	£93,224	£43,165	*-54%*	-£6,993	*-108%*	-£57,761	*-162%*
30	Community use/leisure within town/village	-	-£1,009,491	-£1,032,178	*2%*	-£1,054,865	*4%*	-£1,077,551	*7%*

Table 6.51.8: Impact of alternative CIL rates on residual land values (sales values of £5,580 per square metre) – see text version at Appendix 14

Aff Hsg: 35%
Mkt value: £5,590 per square metre

BLV 1: Previously Developed Land

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	£280,387	£275,213	*-2%*	£271,144	*-3%*	£267,074	*-5%*
2	Five unit development - edge of village	5	£467,310	£458,689	*-2%*	£451,906	*-3%*	£445,122	*-5%*
3	Eight unit development - village centre	8	£673,432	£659,650	*-2%*	£648,806	*-4%*	£637,961	*-5%*
4	Ten unit development - edge of village	10	£914,951	£897,963	*-2%*	£884,598	*-3%*	£871,232	*-5%*
5	Ten unit development - rural site	10	£914,951	£897,963	*-2%*	£884,598	*-3%*	£871,232	*-5%*
6	Fifteen unit development - edge of village	15	£1,372,427	£1,346,946	*-2%*	£1,326,897	*-3%*	£1,306,848	*-5%*
7	Twenty unit development - within town/village boundary	20	£1,755,940	£1,721,993	*-2%*	£1,695,284	*-3%*	£1,668,574	*-5%*
8	Thirty unit development - town centre	78	£6,336,467	£6,196,904	*-2%*	£6,086,420	*-4%*	£5,975,936	*-6%*
9	Fifty unit development within town/village boundary	50	£3,324,468	£3,240,856	*-3%*	£3,175,068	*-4%*	£3,109,280	*-6%*
10	One hundred unit development - edge of town	100	£5,827,335	£5,662,719	*-3%*	£5,533,195	*-5%*	£5,403,673	*-7%*
11	Three hundred unit scheme - edge of town	300	£15,759,788	£15,295,273	*-3%*	£14,929,781	*-5%*	£14,564,289	*-8%*
12	Caravan Park - 20 units	20	£1,645,081	£1,616,358	*-2%*	£1,593,758	*-3%*	£1,571,159	*-4%*
13	Caravan Park - 40 units	40	£3,203,647	£3,146,203	*-2%*	£3,101,003	*-3%*	£3,055,803	*-5%*
14	Caravan Park - 100 units	100	£8,009,120	£7,865,506	*-2%*	£7,752,507	*-3%*	£7,639,509	*-5%*
15	C2 care scheme - flatted scheme in town centre	60	-£876,438	-£980,482	*12%*	-£1,062,346	*21%*	-£1,144,209	*31%*
16	C2 care scheme - flatted scheme edge of town/village	80	-£1,168,584	-£1,307,309	*12%*	-£1,416,460	*21%*	-£1,525,612	*31%*
17	C2 care scheme - houses - edge of town/village	50	£3,299,766	£3,217,735	*-2%*	£3,153,189	*-4%*	£3,088,644	*-6%*
18	Class E (retail) development - town centre	-	£265,212	£261,412	*-1%*	£257,853	*-3%*	£254,294	*-4%*
19	Class E (light industrial) development - town centre	-	-£420,628	-£451,564	*7%*	-£482,501	*15%*	-£513,437	*22%*
20	Class E (retail) development - edge of town	-	£1,894,368	£1,867,227	*-1%*	£1,841,805	*-3%*	£1,816,385	*-4%*
21	Class E (office) development - town centre	-	-£472,922	-£480,140	*2%*	-£487,360	*3%*	-£494,578	*5%*
22	Class E (office) development - town centre	-	-£2,026,809	-£2,057,746	*2%*	-£2,088,683	*3%*	-£2,119,619	*5%*
23	Class E (office) development - edge of town	-	-£3,378,016	-£3,429,576	*2%*	-£3,481,137	*3%*	-£3,532,698	*5%*
24	Industrial (B2/B8) out of town	-	£2,451,160	£2,347,883	*-4%*	£2,244,605	*-8%*	£2,141,329	*-13%*
25	Industrial (B2/B8) within town/village boundary	-	£10,006,713	£9,590,847	*-4%*	£9,175,156	*-8%*	£8,759,465	*-12%*
26	Industrial (B2/B8) edge of town/village	-	£490,232	£469,577	*-4%*	£448,921	*-8%*	£428,266	*-13%*
27	Hotel (town centre) 50 rooms	-	£102,472	£77,050	*-25%*	£51,630	*-50%*	£26,210	*-74%*
28	Hotel (town centre) 75 rooms	-	£69,918	£32,373	*-54%*	-£5,244	*-108%*	-£43,320	*-162%*
29	Hotel (town centre) 100 rooms	-	£93,224	£43,165	*-54%*	-£6,993	*-108%*	-£57,761	*-162%*
30	Community use/leisure within town/village	-	-£1,009,491	-£1,032,178	*2%*	-£1,054,865	*4%*	-£1,077,551	*7%*

Table 6.51.9: Impact of alternative CIL rates on residual land values (sales values of £5,580 per square metre) – see text version at Appendix 14

Aff Hsg: 35%
Mkt value: £5,825 per square metre

BLV 1: Previously Developed Land

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	£314,543	£309,371	*-2%*	£305,301	*-3%*	£301,231	*-4%*
2	Five unit development - edge of village	5	£524,240	£515,618	*-2%*	£508,835	*-3%*	£502,052	*-4%*
3	Eight unit development - village centre	8	£760,705	£747,114	*-2%*	£736,422	*-3%*	£725,729	*-5%*
4	Ten unit development - edge of village	10	£1,023,673	£1,006,686	*-2%*	£993,320	*-3%*	£979,954	*-4%*
5	Ten unit development - rural site	10	£1,023,673	£1,006,686	*-2%*	£993,320	*-3%*	£979,954	*-4%*
6	Fifteen unit development - edge of village	15	£1,535,510	£1,510,029	*-2%*	£1,489,980	*-3%*	£1,469,931	*-4%*
7	Twenty unit development - within town/village boundary	20	£1,969,285	£1,935,339	*-2%*	£1,908,629	*-3%*	£1,881,920	*-4%*
8	Thirty unit development - town centre	78	£7,154,114	£7,014,552	*-2%*	£6,904,067	*-3%*	£6,793,583	*-5%*
9	Fifty unit development within town/village boundary	50	£3,822,852	£3,739,240	*-2%*	£3,673,452	*-4%*	£3,607,664	*-6%*
10	One hundred unit development - edge of town	100	£6,839,551	£6,674,936	*-2%*	£6,545,412	*-4%*	£6,415,889	*-6%*
11	Three hundred unit scheme - edge of town	300	£18,522,056	£18,064,022	*-2%*	£17,703,631	*-4%*	£17,342,387	*-6%*
12	Caravan Park - 20 units	20	£1,706,198	£1,677,474	*-2%*	£1,654,875	*-3%*	£1,632,275	*-4%*
13	Caravan Park - 40 units	40	£3,325,880	£3,268,435	*-2%*	£3,223,235	*-3%*	£3,178,036	*-4%*
14	Caravan Park - 100 units	100	£8,314,701	£8,171,087	*-2%*	£8,058,089	*-3%*	£7,945,090	*-4%*
15	C2 care scheme - flatted scheme in town centre	60	-£431,373	-£533,964	*24%*	-£614,686	*42%*	-£695,407	*61%*
16	C2 care scheme - flatted scheme edge of town/village	80	-£575,164	-£711,953	*24%*	-£819,581	*42%*	-£927,210	*61%*
17	C2 care scheme - houses - edge of town/village	50	£3,777,220	£3,695,187	*-2%*	£3,630,641	*-4%*	£3,566,097	*-6%*
18	Class E (retail) development - town centre	-	£265,212	£261,412	*-1%*	£257,853	*-3%*	£254,294	*-4%*
19	Class E (light industrial) development - town centre	-	-£420,628	-£451,564	*7%*	-£482,501	*15%*	-£513,437	*22%*
20	Class E (retail) development - edge of town	-	£1,894,368	£1,867,227	*-1%*	£1,841,805	*-3%*	£1,816,385	*-4%*
21	Class E (office) development - town centre	-	-£472,922	-£480,140	*2%*	-£487,360	*3%*	-£494,578	*5%*
22	Class E (office) development - town centre	-	-£2,026,809	-£2,057,746	*2%*	-£2,088,683	*3%*	-£2,119,619	*5%*
23	Class E (office) development - edge of town	-	-£3,378,016	-£3,429,576	*2%*	-£3,481,137	*3%*	-£3,532,698	*5%*
24	Industrial (B2/B8) out of town	-	£2,451,160	£2,347,883	*-4%*	£2,244,605	*-8%*	£2,141,329	*-13%*
25	Industrial (B2/B8) within town/village boundary	-	£10,006,713	£9,590,847	*-4%*	£9,175,156	*-8%*	£8,759,465	*-12%*
26	Industrial (B2/B8) edge of town/village	-	£490,232	£469,577	*-4%*	£448,921	*-8%*	£428,266	*-13%*
27	Hotel (town centre) 50 rooms	-	£102,472	£77,050	*-25%*	£51,630	*-50%*	£26,210	*-74%*
28	Hotel (town centre) 75 rooms	-	£69,918	£32,373	*-54%*	-£5,244	*-108%*	-£43,320	*-162%*
29	Hotel (town centre) 100 rooms	-	£93,224	£43,165	*-54%*	-£6,993	*-108%*	-£57,761	*-162%*
30	Community use/leisure within town/village	-	-£1,009,491	-£1,032,178	*2%*	-£1,054,865	*4%*	-£1,077,551	*7%*

Housing for older people

6.58 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.

6.59 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)

6.60 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.

6.61 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

6.62 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 Use Class Order.

6.63 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 (£139.53 per square metre after indexation as of January 2024) and comparison retail at £20 per square metre (£29.90 per square metre after indexation as of January 2024). All other uses within Class E fall within the "Standard Charge" of nil.

6.64 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 should continue to attract a 'nil' CIL rate in any revised CIL charging schedule.

Hotels

6.65 The adopted CIL Charging Schedule applies the "Standard Charge" of nil to the development of new hotels. Our appraisals indicate that hotel developments are viable but generate only very modest surplus value above existing use value, ranging from £0.48 per square metre to £65.84 per square metre, the latter assuming that the site is a greenfield development. Hotels are more likely to be built in town centres owing to existing national planning policy requirements, where the maximum potential CIL rate is £22.49 per square metre. Given the range of rates indicated by the appraisals, we recommend that hotel developments remain within the "Standard Charge" of nil in any revised CIL charging schedule.

Industrial and warehousing

6.66 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.

6.67 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.

6.68 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 4%, 8% and 12% 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 £40 per square metre should be sufficiently modest in terms of its impact to avoid any adverse impacts on land supply.

Revised CIL charges – Summary

6.69 We summarise the suggested revised CIL charges if a review of Wealden's CIL Charging Schedule were to come forward in Table 6.69.1 below.

Table 6.69.1: Suggested revisions to CIL Charging Schedule

Development type	Zone	Adopted rate	Indexed rate January 2024	Proposed rate
Residential	Higher Band	£200	£278.98	£325.00
Residential	Lower Band	£150	£209.29	£209.29
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	£40
Standard rate (all uses not mentioned above)	Whole District	Nil	Nil	Nil

7 Conclusions and recommendations

7.1 Paragraph 34 of the NPPF (December 2023) 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 policies which may have an impact on viability:

- **Affordable housing:** The Council's emerging affordable housing requirement is that 35% on 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% with a tenure split of 40% affordable rent, 35% social rent and 25% intermediate (shared ownership or First Homes) to test the 35% target percentage in the emerging Affordable Housing Policy. We have tested replacing the 25% shared ownership units with First Homes to meet the Government's new PPG requirement that 25% of all affordable housing provided on a site should be delivered as First Homes. There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values, 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 on 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 3 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) 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.

- **First Homes** are required to be sold at a price not exceeding £250,000 to purchasers in receipt of gross household incomes not exceeding £80,000. The maximum discount in the First Homes PPG is 50%, but in many parts of the District, higher discounts would be required to meet the

£250,000 capped property price. Furthermore, if the Council were to seek lower income thresholds (i.e. below £80,000), the discount required would rise above 50%. First Homes improve scheme viability modestly in low value areas, but then worsen viability as values increase in higher value areas, due to the higher discounts required to keep housing costs within the overall £250,000 cap. When schemes are marginally viable, the imposition of First Homes will have a negative impact on the overall percentage of affordable housing that can be delivered.

- **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 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 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 regards 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%. 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.

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 remain unchanged at £209.29 per square metre (indexed as of January 2024). In the higher band, developments could readily absorb an increase from the current rate of £278.98 (as indexed as of January 2024) 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 £40 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.

Additional observations

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.	No specific cost impacts not addressed in other policies.
SS2	Provision of Homes	Sets out targets for housing provision over the plan period.	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 3,300 to 4,800 sqm of convenience retail floorspace and 1,300 to 1,800 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 84,850 sqm of employment floorspace by 2040, 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 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.
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.
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.

Policy	Policy name	Summary of requirement	Cost impact
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
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.

Policy	Policy name	Summary of requirement	Cost impact
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.
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

Policy	Policy name	Summary of requirement	Cost impact
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 40% affordable rent, 35% social rent and 25% intermediate housing (can include First Homes). First Homes discount to be at least 30% in line with PPG. 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.
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.

Policy	Policy name	Summary of requirement	Cost impact
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 if 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.
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.

Policy	Policy name	Summary of requirement	Cost impact
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.
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.

Policy	Policy name	Summary of requirement	Cost impact
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

1	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)**										
		Gross	Net site			No of	No of	Resi costs	Resi costs	GIA	GIA				Note: B1 office inlcudes B1(b)							Total resi	Total resi FS
Site ref	Typology description	Site area	area	Site coverage	Heights	Houses	Flats	Houses	Flats	Houses	flats		Retail A1-A5	Retail S'Mark	B1 office	B1(c) and B	B8 storage	C1 Hotel	C2 resi inst	D1	D2	units	
1	Three unit development within town/village boundary	0.10	0.10	50%	2	3		1,542	1,757	269	-		-	-	-	-	-	-	-	-	-	3	269
2	Five unit development - edge of village	0.27	0.27	50%	2	5		1,542	1,757	448	-		-	-	-	-	-	-	-	-	-	5	448
3	Eight unit development - village centre	0.43	0.43	50%	2	8		1,542	1,757	717	-		-	-	-	-	-	-	-	-	-	8	717
4	Ten unit development - edge of village	0.53	0.53	50%	2	10		1,542	1,757	896	-		-	-	-	-	-	-	-	-	-	10	896
5	Ten unit development - rural site	0.67	0.67	50%	2	10		1,542	1,757	896	-		-	-	-	-	-	-	-	-	-	10	896
6	Fifteen unit development - edge of village	0.80	0.80	50%	2	15		1,542	1,757	1,344	-		-	-	-	-	-	-	-	-	-	15	1,344
7	Twenty unit development - within town/village boundary	0.89	0.89	50%	2	20		1,542	1,757	1,791	-		-	-	-	-	-	-	-	-	-	20	1,791
8	Thirty unit development - town centre	1.00	1.00	50%	2	21	9	1,542	1,757	4,031	2,956		-	250	-	-	-	-	-	-	-	78	6,987
9	Fifty unit development within town/village boundary	2.22	2.22	50%	2	35	15	1,542	1,757	3,135	1,344		-	-	-	-	-	-	-	-	-	50	4,479
10	One hundred unit development - edge of town	5.56	5.56	50%	2	100		1,542	1,757	8,957	-		-	-	-	-	-	-	-	-	-	100	8,957
11	Three hundred unit scheme - edge of town	16.67	16.67	50%	2	300		1,542	1,757	26,872	-		-	-	-	-	-	-	-	-	-	300	26,872
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	1,542	1,757	-	5,374		-	-	-	-	-	-	-	-	-	60	5,374
16	C2 care scheme - flatted scheme edge of town/village	1.33	1.33	50%	2		80	1,542	1,757	-	7,166		-	-	-	-	-	-	-	-	-	80	7,166
17	C2 care scheme - houses - edge of town/village	1.56	1.56	50%	2	50		1,542	1,757	4,479	-		-	-	-	-	-	-	-	-	-	50	4,479
18	Class E (retail) development - town centre	0.02	0.02	50%	2		-	1,542	1,757	-	-		350	-	-	-	-	-	-	-	-	-	-
19	Class E (light industrial) development - town centre	0.14	0.14	50%	2		-	1,542	1,757	-	-		-	-	-	1,500	-	-	-	-	-	-	-
20	Class E (retail) development - edge of town	0.24	0.24	50%	2		-	1,542	1,757	-	-		2,500	-	-	-	-	-	-	-	-	-	-
21	Class E (office) development - town centre	0.02	0.02	50%	2		-	1,542	1,757	-	-		-	-	350	-	-	-	-	-	-	-	-
22	Class E (office) development - town centre	0.08	0.08	50%	2		-	1,542	1,757	-	-		-	-	1,500	-	-	-	-	-	-	-	-
23	Class E (office) development - edge of town	0.18	0.18	50%	2		-	1,542	1,757	-	-		-	-	2,500	-	-	-	-	-	-	-	-
24	Industrial (B2/B8) out of town	0.83	0.83	50%	1		-	1,542	1,757	-	-		-	-	-	-	5,000	-	-	-	-	-	-
25	Industrial (B2/B8) within town/village boundary	3.33	3.33	50%	1		-	1,542	1,757	-	-		250	-	-	-	20,000	-	-	-	-	-	-
26	Industrial (B2/B8) edge of town/village	0.17	0.17	50%	1		-	1,542	1,757	-	-		-	-	-	-	1,000	-	-	-	-	-	-
27	Hotel (town centre) 50 rooms	0.13	0.13	50%	2		-	1,542	1,757	-	-		-	-	-	-	-	1,250	-	-	-	-	-
28	Hotel (town centre) 75 rooms	0.19	0.19	50%	2		-	1,542	1,757	-	-		-	-	-	-	-	1,875	-	-	-	-	-
29	Hotel (town centre) 100 rooms	0.25	0.25	50%	2		-	1,542	1,757	-	-		-	-	-	-	-	2,500	-	-	-	-	-
30	Community use/leisure within town/village	0.08	0.08	50%	2		-	1,542	1,757	-	-		-	-	-	-	-	-	-	1,100	-	-	-

1	29	30	31	32	33	34	35	36	37	38	48	49	50	51	52	53	54	55	56	57	58
WEALDEN LI	**CIL (rate per sqm)**											**S106 (per sqm for commercial; per unit for resi**									
											E&T										
Site ref	Retail A1-A	Retail S'Ma	B1 office	B1(c) and E	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	cost	Retail A1-A	Retail S'Ma	B1 office	B1(c) and E	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi
1	24.32	121.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	182.42	-	25	25	25	25	25	25	25	25	25	6,170
2	24.32	121.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	182.42	-	25	25	25	25	25	25	25	25	25	6,170
3	24.32	121.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	182.42	-	25	25	25	25	25	25	25	25	25	6,170
4	24.32	121.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	182.42	-	25	25	25	25	25	25	25	25	25	6,170
5	24.32	121.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	182.42	-	25	25	25	25	25	25	25	25	25	6,170
6	24.32	121.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	182.42	-	25	25	25	25	25	25	25	25	25	6,170
7	24.32	121.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	182.42	-	25	25	25	25	25	25	25	25	25	6,170
8	24.32	121.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	182.42	-	25	25	25	25	25	25	25	25	25	6,170
9	24.32	121.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	182.42	-	25	25	25	25	25	25	25	25	25	8,670
10	24.32	121.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	182.42	-	25	25	25	25	25	25	25	25	25	8,670
11	24.32	121.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	182.42	-	25	25	25	25	25	25	25	25	25	8,670
12	24.32	121.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	182.42	-	25	25	25	25	25	25	25	25	25	6,170
13	24.32	121.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	182.42	-	25	25	25	25	25	25	25	25	25	8,670
14	24.32	121.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	182.42	-	25	25	25	25	25	25	25	25	25	8,670
15	24.32	121.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	182.42	-	25	25	25	25	25	25	25	25	25	8,670
16	24.32	121.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	182.42	-	25	25	25	25	25	25	25	25	25	8,670
17	24.32	121.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	182.42	-	25	25	25	25	25	25	25	25	25	8,670
18	24.32	121.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	182.42	-	25	25	25	25	25	25	25	25	25	6,170
19	24.32	121.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	182.42	-	25	25	25	25	25	25	25	25	25	6,170
20	24.32	121.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	182.42	-	25	25	25	25	25	25	25	25	25	6,170
21	24.32	121.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	182.42	-	25	25	25	25	25	25	25	25	25	6,170
22	24.32	121.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	182.42	-	25	25	25	25	25	25	25	25	25	6,170
23	24.32	121.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	182.42	-	25	25	25	25	25	25	25	25	25	6,170
24	24.32	121.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	182.42	-	25	25	25	25	25	25	25	25	25	6,170
25	24.32	121.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	182.42	-	25	25	25	25	25	25	25	25	25	6,170
26	24.32	121.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	182.42	-	25	25	25	25	25	25	25	25	25	6,170
27	24.32	121.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	182.42	-	25	25	25	25	25	25	25	25	25	6,170
28	24.32	121.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	182.42	-	25	25	25	25	25	25	25	25	25	6,170
29	24.32	121.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	182.42	-	25	25	25	25	25	25	25	25	25	6,170
30	24.32	121.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	182.42	-	25	25	25	25	25	25	25	25	25	6,170

1	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78
WEALDEN LI	Rents									Cap val	Yields									n/a
Site ref	Retail A1-A	Retail S'Ma	B1 office	B1(c) and I	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Retail A1-A	Retail S'Ma	B1 office	B1(c) and I	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi
1	311	250	180	121	121	300	390	250	250	3,940	6.00%	4.00%	6.00%	4.75%	4.75%	5.00%	5.00%	6.00%	6.00%	
2	311	250	180	121	121	300	390	250	250	3,940	6.00%	4.00%	6.00%	4.75%	4.75%	5.00%	5.00%	6.00%	6.00%	
3	311	250	180	121	121	300	390	250	250	3,940	6.00%	4.00%	6.00%	4.75%	4.75%	5.00%	5.00%	6.00%	6.00%	
4	311	250	180	121	121	300	390	250	250	3,940	6.00%	4.00%	6.00%	4.75%	4.75%	5.00%	5.00%	6.00%	6.00%	
5	311	250	180	121	121	300	390	250	250	3,940	6.00%	4.00%	6.00%	4.75%	4.75%	5.00%	5.00%	6.00%	6.00%	
6	311	250	180	121	121	300	390	250	250	3,940	6.00%	4.00%	6.00%	4.75%	4.75%	5.00%	5.00%	6.00%	6.00%	
7	311	250	180	121	121	300	390	250	250	3,940	6.00%	4.00%	6.00%	4.75%	4.75%	5.00%	5.00%	6.00%	6.00%	
8	311	250	180	121	121	300	390	250	250	3,940	6.00%	4.00%	6.00%	4.75%	4.75%	5.00%	5.00%	6.00%	6.00%	
9	311	250	180	121	121	300	390	250	250	3,940	6.00%	4.00%	6.00%	4.75%	4.75%	5.00%	5.00%	6.00%	6.00%	
10	311	250	180	121	121	300	390	250	250	3,940	6.00%	4.00%	6.00%	4.75%	4.75%	5.00%	5.00%	6.00%	6.00%	
11	311	250	180	121	121	300	390	250	250	3,940	6.00%	4.00%	6.00%	4.75%	4.75%	5.00%	5.00%	6.00%	6.00%	
12	311	250	180	121	121	300	390	250	250	985	6.00%	4.00%	6.00%	4.75%	4.75%	5.00%	5.00%	6.00%	6.00%	
13	311	250	180	121	121	300	390	250	250	985	6.00%	4.00%	6.00%	4.75%	4.75%	5.00%	5.00%	6.00%	6.00%	
14	311	250	180	121	121	300	390	250	250	985	6.00%	4.00%	6.00%	4.75%	4.75%	5.00%	5.00%	6.00%	6.00%	
15	311	250	180	121	121	300	390	250	250	3,940	6.00%	4.00%	6.00%	4.75%	4.75%	5.00%	5.00%	6.00%	6.00%	
16	311	250	180	121	121	300	390	250	250	3,940	6.00%	4.00%	6.00%	4.75%	4.75%	5.00%	5.00%	6.00%	6.00%	
17	311	250	180	121	121	300	390	250	250	3,940	6.00%	4.00%	6.00%	4.75%	4.75%	5.00%	5.00%	6.00%	6.00%	
18	311	250	180	121	121	300	390	250	250	3,940	6.00%	4.00%	6.00%	4.75%	4.75%	5.00%	5.00%	6.00%	6.00%	
19	311	250	180	121	121	300	390	250	250	3,940	6.00%	4.00%	6.00%	4.75%	4.75%	5.00%	5.00%	6.00%	6.00%	
20	311	250	180	121	121	300	390	250	250	3,940	6.00%	4.00%	6.00%	4.75%	4.75%	5.00%	5.00%	6.00%	6.00%	
21	311	250	180	121	121	300	390	250	250	3,940	6.00%	4.00%	6.00%	4.75%	4.75%	5.00%	5.00%	6.00%	6.00%	
22	311	250	180	121	121	300	409	250	250	3,940	6.00%	4.00%	6.00%	4.75%	4.75%	5.00%	5.00%	6.00%	6.00%	
23	311	250	180	121	121	300	390	250	250	3,940	6.00%	4.00%	6.00%	4.75%	4.75%	5.00%	5.00%	6.00%	6.00%	
24	311	250	180	121	121	300	390	250	250	3,940	6.00%	4.00%	6.00%	4.75%	4.75%	5.00%	5.00%	6.00%	6.00%	
25	311	250	180	121	121	300	390	250	250	3,940	6.00%	4.00%	6.00%	4.75%	4.75%	5.00%	5.00%	6.00%	6.00%	
26	311	250	180	121	121	300	390	250	250	3,940	6.00%	4.00%	6.00%	4.75%	4.75%	5.00%	5.00%	6.00%	6.00%	
27	311	250	180	121	121	300	390	250	250	3,940	6.00%	4.00%	6.00%	4.75%	4.75%	5.00%	5.00%	6.00%	6.00%	
28	311	250	180	121	121	300	390	250	250	3,940	6.00%	4.00%	6.00%	4.75%	4.75%	5.00%	5.00%	6.00%	6.00%	
29	311	250	180	121	121	300	390	250	250	3,940	6.00%	4.00%	6.00%	4.75%	4.75%	5.00%	5.00%	6.00%	6.00%	
30	311	250	180	121	121	300	390	250	250	3,940	6.00%	4.00%	6.00%	4.75%	4.75%	5.00%	5.00%	6.00%	6.00%	

1	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	120	121
WEALDEN LI	Build costs										Net to gross											
										GF infra											Total new	
Site ref	Retail A1-A5	Retail S'Ma	B1 office	B1(c) and I	B8 storage	C1 Hotel	C2 resi ins	D1	D2	% costs	Retail A1-A5	Retail S'Ma	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	floorspace	Highways/S278
1	1,634	1,786	2,528	1,628	969	2,664		2,679	2,679	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	269	3,000
2	1,634	1,786	2,528	1,628	969	2,664		2,679	2,679	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	448	5,000
3	1,634	1,786	2,528	1,628	969	2,664		2,679	2,679	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	717	8,000
4	1,634	1,786	2,528	1,628	969	2,664		2,679	2,679	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	896	10,000
5	1,634	1,786	2,528	1,628	969	2,664		2,679	2,679	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	896	10,000
6	1,634	1,786	2,528	1,628	969	2,664		2,679	2,679	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,344	15,000
7	1,634	1,786	2,528	1,628	969	2,664		2,679	2,679	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,791	20,000
8	1,634	1,786	2,528	1,628	969	2,664		2,679	2,679	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	7,237	33,750
9	1,634	1,786	2,528	1,628	969	2,664		2,679	2,679	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,479	50,000
10	1,634	1,786	2,528	1,628	969	2,664		2,679	2,679	15%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	8,957	100,000
11	1,634	1,786	2,528	1,628	969	2,664		2,679	2,679	15%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	26,872	300,000
12	1,634	1,786	2,528	1,628	969	2,664		2,679	2,679	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	100%	1,600	20,000
13	1,634	1,786	2,528	1,628	969	2,664		2,679	2,679	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	100%	3,200	40,000
14	1,634	1,786	2,528	1,628	969	2,664		2,679	2,679	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	100%	8,000	100,000
15	1,634	1,786	2,528	1,628	969	2,664		2,679	2,679	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	5,374	60,000
16	1,634	1,786	2,528	1,628	969	2,664		2,679	2,679	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	7,166	80,000
17	1,634	1,786	2,528	1,628	969	2,664		2,679	2,679	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	90%	4,479	50,000
18	1,634	1,786	2,528	1,628	969	2,664		2,679	2,679	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	350	5,250
19	1,634	1,786	2,528	1,628	969	2,664		2,679	2,679	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,500	22,500
20	1,634	1,786	2,528	1,628	969	2,664		2,679	2,679	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,500	37,500
21	1,634	1,786	2,528	1,628	969	2,664		2,679	2,679	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	350	5,250
22	1,634	1,786	2,528	1,628	969	2,664		2,679	2,679	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,500	22,500
23	1,634	1,786	2,528	1,628	969	2,664		2,679	2,679	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,500	37,500
24	1,634	1,786	2,528	1,628	969	2,664		2,679	2,679	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,000	75,000
25	1,634	1,786	2,528	1,628	969	2,664		2,679	2,679	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	20,250	303,750
26	1,634	1,786	2,528	1,628	969	2,664		2,679	2,679	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,000	15,000
27	1,634	1,786	2,528	1,628	969	2,664		2,679	2,679	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,250	18,750
28	1,634	1,786	2,528	1,628	969	2,664		2,679	2,679	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,875	28,125
29	1,634	1,786	2,528	1,628	969	2,664		2,679	2,679	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,500	37,500
30	1,634	1,786	2,528	1,628	969	2,664		2,679	2,679	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,100	16,500

1	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141
WEALDEN LI	**Build start (QUARTERS)**										**Build period (QUARTERS)**									
Site ref	Retail A1-A	Retail S'Ma	B1 office	B1(c) and I	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Retail A1-A	Retail S'Ma	B1 office	B1(c) and I	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

1	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	168	173	174
WEALDEN LI	Investment sale (QUARTERS)										Resi sales period (qtrs)	Sales period start	Area		On-site AH	% AH rented			
														% of PRS				BNG cost	Car parking spaces
Site ref	Retail A1-A	Retail S'Ma	B1 office	B1(c) and I	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Resi	Resi		units			Roof area		
1	6	6	6	6	6	6	6	6	6		1	5		0.00%	50%	75%	250.00	1.4%	100%
2	6	6	6	6	6	6	6	6	6		1	5		0.00%	50%	75%	666.67	1.4%	100%
3	6	6	6	6	6	6	6	6	6		2	5		0.00%	50%	75%	1,066.67	1.4%	100%
4	6	6	6	6	6	6	6	6	6		2	5		0.00%	50%	75%	1,333.33	1.4%	100%
5	6	6	6	6	6	6	6	6	6		2	5		0.00%	50%	75%	1,666.67	1.4%	100%
6	6	6	6	6	6	6	6	6	6		2	5		0.00%	50%	75%	2,000.00	1.4%	100%
7	7	7	7	7	7	7	7	7	7		3	5		0.00%	50%	75%	2,222.22	1.4%	100%
8	7	7	7	7	7	7	7	7	7		3	5		0.00%	50%	75%	2,500.00	1.4%	100%
9	8	8	8	8	8	8	8	8	8		4	5		0.00%	50%	75%	5,555.56	1.4%	100%
10	10	10	10	10	10	10	10	10	10		6	5		0.00%	50%	75%	13,888.89	1.4%	100%
11	16	16	16	16	16	16	16	16	16		12	5		0.00%	50%	75%	41,666.67	1.4%	100%
12	6	6	6	6	6	6	6	6	6		1	5		0.00%	50%	75%	1,250.00	1.4%	100%
13	6	6	6	6	6	6	6	6	6		1	5		0.00%	50%	75%	2,500.00	1.4%	100%
14	6	6	6	6	6	6	6	6	6		1	5		0.00%	50%	75%	6,250.00	1.4%	100%
15	8	8	8	8	8	8	8	8	8		8	8		0.00%	50%	75%	1,666.67	1.4%	40%
16	8	8	8	8	8	8	8	8	8		8	8		0.00%	50%	75%	3,333.33	1.4%	40%
17	8	8	8	8	8	8	8	8	8		7	8		0.00%	50%	75%	3,906.25	1.4%	40%
18	8	8	8	8	8	8	8	8	8		1	8		0.00%	0%	75%	43.75	1.4%	100%
19	8	8	8	8	8	8	8	8	8		1	8		0.00%	0%	75%	357.14	1.4%	100%
20	8	8	8	8	8	8	8	8	8		1	8		0.00%	0%	75%	595.24	1.4%	100%
21	8	8	8	8	8	8	8	8	8		1	8		0.00%	0%	75%	43.75	1.4%	100%
22	8	8	8	8	8	8	8	8	8		1	8		0.00%	0%	75%	187.50	1.4%	100%
23	8	8	8	8	8	8	8	8	8		1	8		0.00%	0%	75%	446.43	1.4%	100%
24	6	6	6	6	6	6	6	6	6		1	6		0.00%	0%	75%	4,166.67	1.4%	100%
25	6	6	6	6	6	6	6	6	6		1	6		0.00%	0%	75%	16,666.67	1.4%	100%
26	6	6	6	6	6	6	6	6	6		1	6		0.00%	0%	75%	833.33	1.4%	100%
27	8	8	8	8	8	8	8	8	8		1	8		0.00%	0%	75%	312.50	1.4%	100%
28	10	10	10	10	10	10	10	10	10		1	10		0.00%	0%	75%	468.75	1.4%	100%
29	10	10	10	10	10	10	10	10	10		1	10		0.00%	0%	75%	625.00	1.4%	100%
30	8	8	8	8	8	8	8	8	8		1	8		0.00%	0%	75%	196.43	1.4%	100%

Appendix 3 - BCIS costs

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£/m2 study

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

Last updated: 16-Jul-2022 05:38

› Rebased to Wealden (111; 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)	1,328	305	738	1,092	1,582	4,986	92
Up to 500m2 GFA (20)	1,683	1,076	1,211	1,425	2,110	2,908	13
500 to 2000m2 GFA (20)	1,412	305	780	1,264	1,554	4,986	39
Over 2000m2 GFA (20)	1,131	543	671	907	1,237	2,890	40
282.1 Advance factories							
Generally (15)	1,144	538	938	1,105	1,377	1,862	22
Up to 500m2 GFA (15)	1,277	1,076	1,094	1,253	1,368	1,687	7
500 to 2000m2 GFA (15)	1,243	538	1,042	1,331	1,450	1,862	9
Over 2000m2 GFA (15)	840	627	669	823	990	1,104	6
282.12 Advance factories/offices - mixed facilities (class B1)							
Generally (20)	1,547	578	938	1,550	1,879	2,908	19
Up to 500m2 GFA (20)	2,566	2,110	-	2,680	-	2,908	3
500 to 2000m2 GFA (20)	1,457	578	1,302	1,601	1,767	1,939	6
Over 2000m2 GFA (20)	1,294	679	883	1,009	1,631	2,890	10
282.2 Purpose built factories							
Generally (30)	1,439	305	763	1,225	1,836	4,986	79
Up to 500m2 GFA (30)	1,679	897	1,163	1,434	2,262	2,576	7
500 to 2000m2 GFA (30)	1,554	305	809	1,158	1,746	4,986	28
Over 2000m2 GFA (30)	1,327	403	721	1,234	1,800	2,637	44
282.22 Purpose built factories/Offices - mixed facilities (15)	1,129	553	908	1,112	1,228	2,459	23
284. Warehouses/stores							
Generally (15)	1,155	455	698	923	1,335	5,304	46
Up to 500m2 GFA (15)	2,116	765	1,169	1,488	2,512	5,304	8
500 to 2000m2 GFA (15)	1,061	536	773	951	1,212	1,866	17
Over 2000m2 GFA (15)	865	455	639	706	995	1,822	21
284.1 Advance warehouses/stores (15)	932	467	702	947	1,169	1,533	10

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Building function (Maximum age of projects)	£/m² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
284.2 Purpose built warehouses/stores							
Generally (15)	1,221	455	707	923	1,394	5,304	34
Up to 500m2 GFA (15)	2,440	765	1,447	1,898	3,083	5,304	6
500 to 2000m2 GFA (15)	1,015	536	745	923	1,158	1,866	14
Over 2000m2 GFA (15)	905	455	678	800	1,072	1,822	14
284.5 Cold stores/refrigerated stores (25)	1,477	1,104	-	1,169	-	2,159	3
320. Offices							
Generally (15)	2,421	1,198	1,728	2,289	2,842	5,875	68
Air-conditioned							
Generally (15)	2,480	1,422	2,077	2,408	2,834	4,171	21
1-2 storey (15)	2,419	1,422	2,034	2,264	2,516	4,171	8
3-5 storey (15)	2,392	1,626	1,907	2,294	2,834	3,242	9
6 storey or above (20)	3,006	2,074	2,464	2,662	3,043	5,370	9
Not air-conditioned							
Generally (15)	2,376	1,198	1,675	2,252	2,938	4,146	31
1-2 storey (15)	2,458	1,375	1,715	2,289	3,050	3,841	16
3-5 storey (15)	2,264	1,198	1,672	1,925	2,530	4,146	13
6 storey or above (20)	2,848	2,203	-	2,943	-	3,304	4
344. Hypermarkets, supermarkets							
Generally (30)	1,925	811	1,288	1,701	2,621	3,378	27
Up to 1000m2 (30)	2,463	1,712	-	-	-	3,214	2
1000 to 7000m2 GFA (30)	1,915	811	1,228	1,701	2,621	3,378	23
7000 to 15000m2 (30)	1,637	-	-	-	-	-	1
Over 15000m2 GFA (35)	2,122	-	-	-	-	-	1
345. Shops							
Generally (30)	1,923	721	1,038	1,556	2,482	5,060	20
1-2 storey (30)	1,940	721	1,037	1,511	2,508	5,060	19
3-5 storey (30)	1,601	-	-	-	-	-	1
532. Community Centres							
Generally (25)	2,673	1,095	2,139	2,551	3,066	8,051	113
Up to 500m2 GFA							
Generally (25)	2,801	1,095	1,868	2,556	3,273	8,051	49
Steel framed (25)	3,106	1,481	1,977	2,623	3,604	8,051	23
Concrete framed (50)	1,700	-	-	-	-	-	1
Brick construction (25)	1,984	1,095	1,586	1,913	2,232	3,273	16
Timber framed (25)	3,406	2,517	3,061	3,260	3,862	4,553	9
500 to 2000m2 GFA							

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Building function (Maximum age of projects)	£/m² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Generally (25)	2,585	1,389	2,209	2,547	2,865	4,134	60
Steel framed (25)	2,601	1,578	2,231	2,566	2,968	4,095	38
Concrete framed (30)	2,541	-	-	-	-	-	1
Brick construction (25)	2,393	1,389	2,184	2,313	2,692	4,134	14
Timber framed (25)	2,889	2,197	2,644	2,696	3,218	3,604	7
Over 2000m2 GFA							
Generally (25)	2,431	2,035	-	2,520	-	2,648	4
Steel framed (30)	2,378	1,730	-	2,520	-	2,743	4
Concrete framed (50)	1,808	-	-	-	-	-	1
Brick construction (50)	1,327	-	-	-	-	-	1
Timber framed (15)	2,648	-	-	-	-	-	1
810. Housing, mixed developments (15)	1,585	868	1,388	1,542	1,731	3,565	1221
810.1 Estate housing							
Generally (15)	1,587	772	1,354	1,525	1,734	5,474	1427
Single storey (15)	1,794	1,068	1,529	1,734	1,994	5,474	232
2-storey (15)	1,531	772	1,328	1,486	1,671	3,348	1107
3-storey (15)	1,647	994	1,330	1,568	1,840	3,248	83
4-storey or above (15)	3,347	1,633	2,672	2,983	4,486	4,964	5
810.11 Estate housing detached (15)	2,040	1,180	1,593	1,766	2,045	5,474	22
810.12 Estate housing semi detached							
Generally (15)	1,584	935	1,358	1,555	1,732	2,913	347
Single storey (15)	1,760	1,147	1,516	1,724	1,936	2,913	72
2-storey (15)	1,538	935	1,356	1,506	1,679	2,746	264
3-storey (15)	1,540	1,169	1,238	1,512	1,742	2,270	11
810.13 Estate housing terraced							
Generally (15)	1,638	993	1,330	1,531	1,798	4,964	245
Single storey (15)	1,894	1,201	1,584	1,925	2,179	2,645	19
2-storey (15)	1,568	993	1,317	1,493	1,716	3,348	186
3-storey (15)	1,688	994	1,345	1,550	1,899	3,248	38
4-storey or above (10)	4,725	4,486	-	-	-	4,964	2
816. Flats (apartments)							
Generally (15)	1,869	921	1,553	1,767	2,115	6,452	841
1-2 storey (15)	1,769	1,094	1,493	1,679	1,984	3,263	180
3-5 storey (15)	1,842	921	1,550	1,757	2,081	3,890	563
6 storey or above (15)	2,222	1,350	1,803	2,084	2,389	6,452	95
820.1 'One-off' housing detached (3 units or less)							

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Building function (Maximum age of projects)	£/m² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Generally (15)	2,913	1,174	2,005	2,620	3,506	7,635	125
Single storey (15)	2,349	1,420	1,713	2,125	2,724	4,443	26
2-storey (15)	2,768	1,174	1,984	2,478	3,311	7,250	65
3-storey (15)	3,339	1,564	2,399	3,404	3,778	6,098	27
4-storey or above (15)	5,546	2,951	3,784	6,578	6,784	7,635	5
820.2 'One-off' housing semi-detached (3 units or less) (15)	1,994	1,174	1,663	1,845	2,254	6,433	62
820.3 'One-off' housing terraced (3 units or less) (15)	2,044	1,450	1,520	1,762	2,079	3,837	13
843. Supported housing							
Generally (15)	2,005	1,033	1,676	1,850	2,203	4,083	133
Single storey (15)	2,338	1,450	1,840	2,152	2,514	4,083	16
2-storey (15)	1,994	1,053	1,651	1,812	2,203	3,550	41
3-storey (15)	1,839	1,033	1,664	1,768	2,030	2,791	47
4-storey or above (15)	2,094	1,256	1,664	1,951	2,134	3,928	26
843.1 Supported housing with shops, restaurants or the like (15)	1,898	1,221	1,621	1,787	2,012	3,239	32
852. Hotels (15)	2,645	1,461	2,127	2,537	3,274	3,795	16

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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.

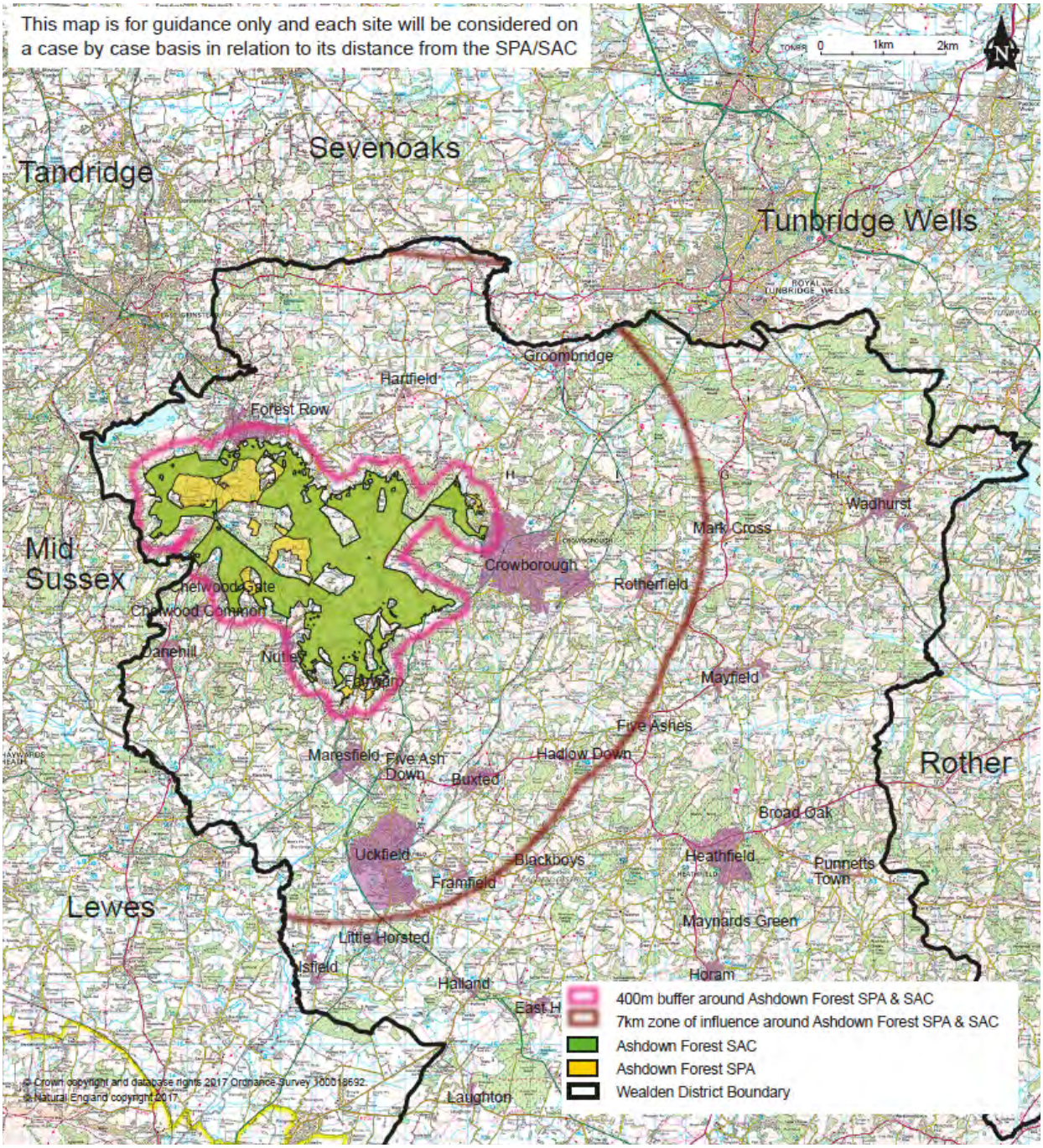
Cost per dwelling (Table 45)					
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	£940	£907	£523	£521	£520
Cat 3(a)	£7,607	£7,891	£9,754	£10,307	£10,568
Car 3(b)	£7,764	£8,048	£22,238	£22,791	£23,052

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


This map is for guidance only and each site will be considered on a case by case basis in relation to its distance from the SPA/SAC
0
1km
2km
N
Sevenoaks
Tandridge
Tunbridge Wells
Groombridge
Hartfield
Forest Row
Wadhurst
Mark Cross
Mid Sussex
Crowborough
Rotherfield
Cherwood Gate
Chelwood Common
Danehill
Nutley
Fairwarp
Mayfield
Five Ashes
Maresfield
Five Ash Down
Hadlow Down
Buxted
Rother
Broad Oak
Uckfield
Blackboys
Heathfield
Framfield
Punnetts Town
Lewes
Maynards Green
Little Horsted
Isfield
Horam
Halland
East H
Laughton
400m buffer around Ashdown Forest SPA & SAC
7km zone of influence around Ashdown Forest SPA & SAC
Ashdown Forest SAC
Ashdown Forest SPA
Wealden District Boundary
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Appendix 6 - Appraisal results (present day) – intermediate housing provided as First Homes

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £3,940 psm AH tenure Rented 75% SO 0% Frst Hms 25%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

				£750,000	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	£75,000	185,661	165,256	145,359	125,971	107,093	88,724	70,864	53,512	36,670	20,269	3,642
2	Five unit development - edge of village	5	£200,000	309,435	275,426	242,265	209,953	178,488	147,873	118,106	89,187	61,116	33,781	6,070
3	Eight unit development - village centre	8	£320,000	408,470	358,548	309,897	262,516	216,405	171,565	127,997	85,698	44,671	4,741	- 36,314
4	Ten unit development - edge of village	10	£400,000	594,684	531,274	469,468	409,264	350,664	293,667	238,272	184,481	132,293	81,489	29,929
5	Ten unit development - rural site	10	£500,000	594,684	531,274	469,468	409,264	350,664	293,667	238,272	184,481	132,293	81,489	29,929
6	Fifteen unit development - edge of village	15	£600,000	892,027	796,912	704,202	613,897	525,997	440,500	357,409	276,721	198,439	122,235	44,894
7	Twenty unit development - within town/village boundary	20	£666,667	1,122,282	1,000,282	881,380	764,752	651,160	540,693	433,354	329,140	228,052	129,664	29,761
8	Thirty unit development - town centre	30	£750,000	3,839,870	3,392,819	2,953,880	2,523,052	2,100,336	1,685,730	1,279,235	880,852	490,579	108,418	- 269,391
9	Fifty unit development within town/village boundary	50	£1,666,667	1,764,122	1,492,806	1,228,716	971,852	720,840	473,085	227,692	- 12,940	- 251,783	- 485,614	- 714,433
10	One hundred unit development - edge of town	100	£4,166,667	2,582,495	2,030,536	1,488,315	960,657	447,838	- 50,850	- 543,232	- 1,024,983	- 1,491,474	- 1,944,802	- 2,405,682
11	Three hundred unit scheme - edge of town	300	£12,500,000	6,828,168	5,314,373	3,840,983	2,405,702	1,000,410	- 369,253	- 1,726,766	- 3,050,307	- 4,347,129	- 5,630,174	- 6,949,064
12	Caravan Park - 20 units	20	£375,000	763,540	763,540	763,540	763,540	763,540	763,540	763,540	763,540	763,540	763,540	763,540
13	Caravan Park - 40 units	40	£750,000	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343
14	Caravan Park - 100 units	100	£1,875,000	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356
15	C2 care scheme - flatted scheme in town centre	60	£500,000	- 2,801,167	- 2,964,494	- 3,124,123	- 3,280,053	- 3,432,285	- 3,580,818	- 3,725,653	- 3,866,790	- 4,004,227	- 4,137,967	- 4,268,008
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	- 3,734,889	- 3,952,659	- 4,165,497	- 4,373,403	- 4,576,379	- 4,774,423	- 4,967,537	- 5,155,720	- 5,338,970	- 5,517,290	- 5,690,678
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	1,604,726	1,360,302	1,121,295	888,857	662,986	443,683	230,948	24,781	- 177,293	- 374,179	- 577,920
18	Class E (retail) development - town centre	-	£13,125	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£107,143	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£178,571	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£13,125	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£56,250	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£133,929	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£625,000	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160
25	Industrial (B2/B8) within town/village boundary	-	£2,500,000	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713
26	Industrial (B2/B8) edge of town/village	-	£125,000	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232
27	Hotel (town centre) 50 rooms	-	£93,750	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£140,625	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£187,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£58,929	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

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	185,661	165,256	145,359	125,971	107,093	88,724	70,864	53,512	36,670	20,269	3,642
2	Five unit development - edge of village	5	£98,667	309,435	275,426	242,265	209,953	178,488	147,873	118,106	89,187	61,116	33,781	6,070
3	Eight unit development - village centre	8	£157,867	408,470	358,548	309,897	262,516	216,405	171,565	127,997	85,698	44,671	4,741	- 36,314
4	Ten unit development - edge of village	10	£197,333	594,684	531,274	469,468	409,264	350,664	293,667	238,272	184,481	132,293	81,489	29,929
5	Ten unit development - rural site	10	£246,667	594,684	531,274	469,468	409,264	350,664	293,667	238,272	184,481	132,293	81,489	29,929
6	Fifteen unit development - edge of village	15	£296,000	892,027	796,912	704,202	613,897	525,997	440,500	357,409	276,721	198,439	122,235	44,894
7	Twenty unit development - within town/village boundary	20	£328,889	1,122,282	1,000,282	881,380	764,752	651,160	540,693	433,354	329,140	228,052	129,664	29,761
8	Thirty unit development - town centre	30	£370,000	3,839,870	3,392,819	2,953,880	2,523,052	2,100,336	1,685,730	1,279,235	880,852	490,579	108,418	- 269,391
9	Fifty unit development within town/village boundary	50	£822,222	1,764,122	1,492,806	1,228,716	971,852	720,840	473,085	227,692	- 12,940	- 251,783	- 485,614	- 714,433
10	One hundred unit development - edge of town	100	£2,055,556	2,582,495	2,030,536	1,488,315	960,657	447,838	- 50,850	- 543,232	- 1,024,983	- 1,491,474	- 1,944,802	- 2,405,682
11	Three hundred unit scheme - edge of town	300	£6,166,667	6,828,168	5,314,373	3,840,983	2,405,702	1,000,410	- 369,253	- 1,726,766	- 3,050,307	- 4,347,129	- 5,630,174	- 6,949,064
12	Caravan Park - 20 units	20	£185,000	763,540	763,540	763,540	763,540	763,540	763,540	763,540	763,540	763,540	763,540	763,540
13	Caravan Park - 40 units	40	£370,000	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343
14	Caravan Park - 100 units	100	£925,000	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 2,801,167	- 2,964,494	- 3,124,123	- 3,280,053	- 3,432,285	- 3,580,818	- 3,725,653	- 3,866,790	- 4,004,227	- 4,137,967	- 4,268,008
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 3,734,889	- 3,952,659	- 4,165,497	- 4,373,403	- 4,576,379	- 4,774,423	- 4,967,537	- 5,155,720	- 5,338,970	- 5,517,290	- 5,690,678
17	C2 care scheme - houses - edge of town/village	50	£578,125	1,604,726	1,360,302	1,121,295	888,857	662,986	443,683	230,948	24,781	- 177,293	- 374,179	- 577,920
18	Class E (retail) development - town centre	-	£6,475	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£52,857	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£88,095	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£6,475	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£27,750	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£66,071	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£308,333	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160
25	Industrial (B2/B8) within town/village boundary	-	£1,233,333	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713
26	Industrial (B2/B8) edge of town/village	-	£61,667	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232
27	Hotel (town centre) 50 rooms	-	£46,250	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£69,375	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£92,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£29,071	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

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	185,661	165,256	145,359	125,971	107,093	88,724	70,864	53,512	36,670	20,269	3,642
2	Five unit development - edge of village	-	£66,667	309,435	275,426	242,265	209,953	178,488	147,873	118,106	89,187	61,116	33,781	6,070
3	Eight unit development - village centre	-	£106,667	408,470	358,548	309,897	262,516	216,405	171,565	127,997	85,698	44,671	4,741	- 36,314
4	Ten unit development - edge of village	-	£133,333	594,684	531,274	469,468	409,264	350,664	293,667	238,272	184,481	132,293	81,489	29,929
5	Ten unit development - rural site	-	£166,667	594,684	531,274	469,468	409,264	350,664	293,667	238,272	184,481	132,293	81,489	29,929
6	Fifteen unit development - edge of village	-	£200,000	892,027	796,912	704,202	613,897	525,997	440,500	357,409	276,721	198,439	122,235	44,894
7	Twenty unit development - within town/village boundary	-	£222,222	1,122,282	1,000,282	881,380	764,752	651,160	540,693	433,354	329,140	228,052	129,664	29,761
8	Thirty unit development - town centre	-	£250,000	3,839,870	3,392,819	2,953,880	2,523,052	2,100,336	1,685,730	1,279,235	880,852	490,579	108,418	- 269,391
9	Fifty unit development within town/village boundary	-	£555,556	1,764,122	1,492,806	1,228,716	971,852	720,840	473,085	227,692	- 12,940	- 251,783	- 485,614	- 714,433
10	One hundred unit development - edge of town	-	£1,388,889	2,582,495	2,030,536	1,488,315	960,657	447,838	- 50,850	- 543,232	- 1,024,983	- 1,491,474	- 1,944,802	- 2,405,682
11	Three hundred unit scheme - edge of town	-	£4,166,667	6,828,168	5,314,373	3,840,983	2,405,702	1,000,410	- 369,253	- 1,726,766	- 3,050,307	- 4,347,129	- 5,630,174	- 6,949,064
12	Caravan Park - 20 units	-	£125,000	763,540	763,540	763,540	763,540	763,540	763,540	763,540	763,540	763,540	763,540	763,540
13	Caravan Park - 40 units	-	£250,000	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343
14	Caravan Park - 100 units	-	£625,000	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356
15	C2 care scheme - flatted scheme in town centre	-	£166,667	- 2,801,167	- 2,964,494	- 3,124,123	- 3,280,053	- 3,432,285	- 3,580,818	- 3,725,653	- 3,866,790	- 4,004,227	- 4,137,967	- 4,268,008
16	C2 care scheme - flatted scheme edge of town/village	-	£333,333	- 3,734,889	- 3,952,659	- 4,165,497	- 4,373,403	- 4,576,379	- 4,774,423	- 4,967,537	- 5,155,720	- 5,338,970	- 5,517,290	- 5,690,678
17	C2 care scheme - houses - edge of town/village	-	£390,625	1,604,726	1,360,302	1,121,295	888,857	662,986	443,683	230,948	24,781	- 177,293	- 374,179	- 577,920
18	Class E (retail) development - town centre	-	£4,375	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£35,714	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£59,524	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£4,375	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£18,750	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£44,643	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£208,333	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160
25	Industrial (B2/B8) within town/village boundary	-	£833,333	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713
26	Industrial (B2/B8) edge of town/village	-	£41,667	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232
27	Hotel (town centre) 50 rooms	-	£31,250	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£46,875	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£62,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£19,643	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £4,180 psm AH tenure Rented 75% SO 0% Frst Hms 25%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000	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	£75,000	238,427	214,889	191,913	169,496	147,642	126,348	105,615	85,444	65,833	46,784	28,296
2	Five unit development - edge of village	5	£200,000	397,379	358,149	319,854	282,495	246,069	210,580	176,026	142,406	109,722	77,973	47,158
3	Eight unit development - village centre	8	£320,000	543,812	485,854	429,303	374,154	320,409	268,069	217,133	167,601	119,473	72,749	27,429
4	Ten unit development - edge of village	10	£400,000	763,861	690,409	618,726	548,813	480,670	414,296	349,693	286,858	225,795	166,500	108,975
5	Ten unit development - rural site	10	£500,000	763,861	690,409	618,726	548,813	480,670	414,296	349,693	286,858	225,795	166,500	108,975
6	Fifteen unit development - edge of village	15	£600,000	1,145,792	1,035,612	928,088	823,220	721,005	621,445	524,539	430,288	338,692	249,750	163,463
7	Twenty unit development - within town/village boundary	20	£666,667	1,450,993	1,309,480	1,171,388	1,036,718	905,469	777,642	652,350	530,363	411,830	296,751	185,126
8	Thirty unit development - town centre	30	£750,000	5,110,308	4,603,310	4,101,514	3,608,850	3,125,320	2,650,922	2,185,657	1,729,524	1,282,525	844,659	415,926
9	Fifty unit development within town/village boundary	50	£1,666,667	2,538,576	2,221,285	1,911,984	1,610,673	1,317,350	1,032,019	754,676	482,338	218,050	- 38,695	- 290,327
10	One hundred unit development - edge of town	100	£4,166,667	4,154,777	3,509,481	2,880,424	2,267,606	1,670,064	1,083,939	514,222	- 39,642	- 587,178	- 1,122,637	- 1,641,221
11	Three hundred unit scheme - edge of town	300	£12,500,000	11,141,762	9,382,670	7,667,927	5,993,106	4,355,366	2,762,316	1,203,886	- 318,180	- 1,827,014	- 3,303,404	- 4,755,044
12	Caravan Park - 20 units	20	£375,000	834,343	834,343	834,343	834,343	834,343	834,343	834,343	834,343	834,343	834,343	834,343
13	Caravan Park - 40 units	40	£750,000	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949
14	Caravan Park - 100 units	100	£1,875,000	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372
15	C2 care scheme - flatted scheme in town centre	60	£500,000	- 2,113,928	- 2,311,711	- 2,505,245	- 2,694,529	- 2,879,564	- 3,060,350	- 3,236,884	- 3,409,171	- 3,577,207	- 3,740,994	- 3,900,532
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	- 2,818,571	- 3,082,282	- 3,340,327	- 3,592,706	- 3,839,419	- 4,080,466	- 4,315,847	- 4,545,562	- 4,769,610	- 4,987,992	- 5,200,709
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	2,342,246	2,055,128	1,775,239	1,502,577	1,236,750	976,068	722,690	476,615	237,843	6,376	- 220,870
18	Class E (retail) development - town centre	-	£13,125	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£107,143	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£178,571	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£13,125	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£56,250	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£133,929	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£625,000	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160
25	Industrial (B2/B8) within town/village boundary	-	£2,500,000	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713
26	Industrial (B2/B8) edge of town/village	-	£125,000	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232
27	Hotel (town centre) 50 rooms	-	£93,750	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£140,625	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£187,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£58,929	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

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	238,427	214,889	191,913	169,496	147,642	126,348	105,615	85,444	65,833	46,784	28,296
2	Five unit development - edge of village	5	£98,667	397,379	358,149	319,854	282,495	246,069	210,580	176,026	142,406	109,722	77,973	47,158
3	Eight unit development - village centre	8	£157,867	543,812	485,854	429,303	374,154	320,409	268,069	217,133	167,601	119,473	72,749	27,429
4	Ten unit development - edge of village	10	£197,333	763,861	690,409	618,726	548,813	480,670	414,296	349,693	286,858	225,795	166,500	108,975
5	Ten unit development - rural site	10	£246,667	763,861	690,409	618,726	548,813	480,670	414,296	349,693	286,858	225,795	166,500	108,975
6	Fifteen unit development - edge of village	15	£296,000	1,145,792	1,035,612	928,088	823,220	721,005	621,445	524,539	430,288	338,692	249,750	163,463
7	Twenty unit development - within town/village boundary	20	£328,889	1,450,993	1,309,480	1,171,388	1,036,718	905,469	777,642	652,350	530,363	411,830	296,751	185,126
8	Thirty unit development - town centre	30	£370,000	5,110,308	4,603,310	4,101,514	3,608,850	3,125,320	2,650,922	2,185,657	1,729,524	1,282,525	844,659	415,926
9	Fifty unit development within town/village boundary	50	£822,222	2,538,576	2,221,285	1,911,984	1,610,673	1,317,350	1,032,019	754,676	482,338	218,050	- 38,695	- 290,327
10	One hundred unit development - edge of town	100	£2,055,556	4,154,777	3,509,481	2,880,424	2,267,606	1,670,064	1,083,939	514,222	- 39,642	- 587,178	- 1,122,637	- 1,641,221
11	Three hundred unit scheme - edge of town	300	£6,166,667	11,141,762	9,382,670	7,667,927	5,993,106	4,355,366	2,762,316	1,203,886	- 318,180	- 1,827,014	- 3,303,404	- 4,755,044
12	Caravan Park - 20 units	20	£185,000	834,343	834,343	834,343	834,343	834,343	834,343	834,343	834,343	834,343	834,343	834,343
13	Caravan Park - 40 units	40	£370,000	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949
14	Caravan Park - 100 units	100	£925,000	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 2,113,928	- 2,311,711	- 2,505,245	- 2,694,529	- 2,879,564	- 3,060,350	- 3,236,884	- 3,409,171	- 3,577,207	- 3,740,994	- 3,900,532
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 2,818,571	- 3,082,282	- 3,340,327	- 3,592,706	- 3,839,419	- 4,080,466	- 4,315,847	- 4,545,562	- 4,769,610	- 4,987,992	- 5,200,709
17	C2 care scheme - houses - edge of town/village	50	£578,125	2,342,246	2,055,128	1,775,239	1,502,577	1,236,750	976,068	722,690	476,615	237,843	6,376	- 220,870
18	Class E (retail) development - town centre	-	£6,475	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£52,857	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£88,095	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£6,475	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£27,750	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£66,071	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£308,333	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160
25	Industrial (B2/B8) within town/village boundary	-	£1,233,333	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713
26	Industrial (B2/B8) edge of town/village	-	£61,667	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232
27	Hotel (town centre) 50 rooms	-	£46,250	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£69,375	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£92,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£29,071	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

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	238,427	214,889	191,913	169,496	147,642	126,348	105,615	85,444	65,833	46,784	28,296
2	Five unit development - edge of village	-	£66,667	397,379	358,149	319,854	282,495	246,069	210,580	176,026	142,406	109,722	77,973	47,158
3	Eight unit development - village centre	-	£106,667	543,812	485,854	429,303	374,154	320,409	268,069	217,133	167,601	119,473	72,749	27,429
4	Ten unit development - edge of village	-	£133,333	763,861	690,409	618,726	548,813	480,670	414,296	349,693	286,858	225,795	166,500	108,975
5	Ten unit development - rural site	-	£166,667	763,861	690,409	618,726	548,813	480,670	414,296	349,693	286,858	225,795	166,500	108,975
6	Fifteen unit development - edge of village	-	£200,000	1,145,792	1,035,612	928,088	823,220	721,005	621,445	524,539	430,288	338,692	249,750	163,463
7	Twenty unit development - within town/village boundary	-	£222,222	1,450,993	1,309,480	1,171,388	1,036,718	905,469	777,642	652,350	530,363	411,830	296,751	185,126
8	Thirty unit development - town centre	-	£250,000	5,110,308	4,603,310	4,101,514	3,608,850	3,125,320	2,650,922	2,185,657	1,729,524	1,282,525	844,659	415,926
9	Fifty unit development within town/village boundary	-	£555,556	2,538,576	2,221,285	1,911,984	1,610,673	1,317,350	1,032,019	754,676	482,338	218,050	- 38,695	- 290,327
10	One hundred unit development - edge of town	-	£1,388,889	4,154,777	3,509,481	2,880,424	2,267,606	1,670,064	1,083,939	514,222	- 39,642	- 587,178	- 1,122,637	- 1,641,221
11	Three hundred unit scheme - edge of town	-	£4,166,667	11,141,762	9,382,670	7,667,927	5,993,106	4,355,366	2,762,316	1,203,886	- 318,180	- 1,827,014	- 3,303,404	- 4,755,044
12	Caravan Park - 20 units	-	£125,000	834,343	834,343	834,343	834,343	834,343	834,343	834,343	834,343	834,343	834,343	834,343
13	Caravan Park - 40 units	-	£250,000	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949
14	Caravan Park - 100 units	-	£625,000	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372
15	C2 care scheme - flatted scheme in town centre	-	£166,667	- 2,113,928	- 2,311,711	- 2,505,245	- 2,694,529	- 2,879,564	- 3,060,350	- 3,236,884	- 3,409,171	- 3,577,207	- 3,740,994	- 3,900,532
16	C2 care scheme - flatted scheme edge of town/village	-	£333,333	- 2,818,571	- 3,082,282	- 3,340,327	- 3,592,706	- 3,839,419	- 4,080,466	- 4,315,847	- 4,545,562	- 4,769,610	- 4,987,992	- 5,200,709
17	C2 care scheme - houses - edge of town/village	-	£390,625	2,342,246	2,055,128	1,775,239	1,502,577	1,236,750	976,068	722,690	476,615	237,843	6,376	- 220,870
18	Class E (retail) development - town centre	-	£4,375	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£35,714	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£59,524	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£4,375	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£18,750	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£44,643	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£208,333	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160
25	Industrial (B2/B8) within town/village boundary	-	£833,333	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713
26	Industrial (B2/B8) edge of town/village	-	£41,667	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232
27	Hotel (town centre) 50 rooms	-	£31,250	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£46,875	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£62,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£19,643	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £4,410 psm AH tenure Rented 75% SO 0% Frst Hms 25%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

				£750,000	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	£75,000	288,996	262,456	236,527	211,208	186,502	162,405	138,919	116,045	93,782	72,128	AAA
2	Five unit development - edge of village	5	£200,000	481,659	437,426	394,211	352,014	310,835	270,675	231,532	193,409	156,302	120,215	85,145
3	Eight unit development - village centre	8	£320,000	673,514	607,857	543,733	481,140	420,080	360,552	302,555	246,091	191,158	137,757	85,888
4	Ten unit development - edge of village	10	£400,000	925,989	842,911	761,765	682,546	605,259	529,900	456,470	384,971	315,401	247,760	182,048
5	Ten unit development - rural site	10	£500,000	925,989	842,911	761,765	682,546	605,259	529,900	456,470	384,971	315,401	247,760	182,048
6	Fifteen unit development - edge of village	15	£600,000	1,388,982	1,264,367	1,142,646	1,023,820	907,887	794,849	684,705	577,456	473,101	371,640	273,073
7	Twenty unit development - within town/village boundary	20	£666,667	1,766,007	1,605,793	1,449,311	1,296,562	1,147,545	1,002,259	860,706	722,884	587,951	456,467	328,752
8	Thirty unit development - town centre	30	£750,000	6,317,600	5,750,332	5,193,083	4,645,858	4,107,597	3,575,899	3,054,311	2,542,837	2,041,474	1,550,224	1,069,084
9	Fifty unit development within town/village boundary	50	£1,666,667	3,280,760	2,919,411	2,566,783	2,222,876	1,887,690	1,561,224	1,243,480	934,458	633,571	338,664	52,581
10	One hundred unit development - edge of town	100	£4,166,667	5,661,546	4,926,804	4,209,784	3,510,490	2,828,918	2,165,071	1,518,075	883,296	266,427	-337,238	-934,496
11	Three hundred unit scheme - edge of town	300	£12,500,000	15,257,061	13,263,645	11,310,725	9,403,364	7,544,422	5,732,260	3,957,165	2,230,863	539,312	-1,127,446	-2,769,368
12	Caravan Park - 20 units	20	£375,000	902,197	902,197	902,197	902,197	902,197	902,197	902,197	902,197	902,197	902,197	902,197
13	Caravan Park - 40 units	40	£750,000	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655
14	Caravan Park - 100 units	100	£1,875,000	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635
15	C2 care scheme - flatted scheme in town centre	60	£500,000	-1,455,325	-1,686,129	-1,912,155	-2,133,403	-2,349,874	-2,561,567	-2,768,483	-2,970,619	-3,167,980	-3,360,562	-3,548,366
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	-1,940,432	-2,248,171	-2,549,539	-2,844,538	-3,133,165	-3,415,422	-3,691,310	-3,960,827	-4,223,973	-4,480,749	-4,731,155
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	3,049,035	2,719,960	2,398,810	2,085,584	1,780,282	1,482,905	1,193,453	909,621	633,310	365,008	104,715
18	Class E (retail) development - town centre	-	£13,125	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£107,143	-420,628	-420,628	-420,628	-420,628	-420,628	-420,628	-420,628	-420,628	-420,628	-420,628	-420,628
20	Class E (retail) development - edge of town	-	£178,571	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£13,125	-472,922	-472,922	-472,922	-472,922	-472,922	-472,922	-472,922	-472,922	-472,922	-472,922	-472,922
22	Class E (office) development - town centre	-	£56,250	-2,026,809	-2,026,809	-2,026,809	-2,026,809	-2,026,809	-2,026,809	-2,026,809	-2,026,809	-2,026,809	-2,026,809	-2,026,809
23	Class E (office) development - edge of town	-	£133,929	-3,378,016	-3,378,016	-3,378,016	-3,378,016	-3,378,016	-3,378,016	-3,378,016	-3,378,016	-3,378,016	-3,378,016	-3,378,016
24	Industrial (B2/B8) out of town	-	£625,000	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160
25	Industrial (B2/B8) within town/village boundary	-	£2,500,000	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713
26	Industrial (B2/B8) edge of town/village	-	£125,000	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232
27	Hotel (town centre) 50 rooms	-	£93,750	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£140,625	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£187,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£58,929	-1,009,491	-1,009,491	-1,009,491	-1,009,491	-1,009,491	-1,009,491	-1,009,491	-1,009,491	-1,009,491	-1,009,491	-1,009,491

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	288,996	262,456	236,527	211,208	186,502	162,405	138,919	116,045	93,782	72,128	AAA
2	Five unit development - edge of village	5	£98,667	481,659	437,426	394,211	352,014	310,835	270,675	231,532	193,409	156,302	120,215	85,145
3	Eight unit development - village centre	8	£157,867	673,514	607,857	543,733	481,140	420,080	360,552	302,555	246,091	191,158	137,757	85,888
4	Ten unit development - edge of village	10	£197,333	925,989	842,911	761,765	682,546	605,259	529,900	456,470	384,971	315,401	247,760	182,048
5	Ten unit development - rural site	10	£246,667	925,989	842,911	761,765	682,546	605,259	529,900	456,470	384,971	315,401	247,760	182,048
6	Fifteen unit development - edge of village	15	£296,000	1,388,982	1,264,367	1,142,646	1,023,820	907,887	794,849	684,705	577,456	473,101	371,640	273,073
7	Twenty unit development - within town/village boundary	20	£328,889	1,766,007	1,605,793	1,449,311	1,296,562	1,147,545	1,002,259	860,706	722,884	587,951	456,467	328,752
8	Thirty unit development - town centre	30	£370,000	6,317,600	5,750,332	5,193,083	4,645,858	4,107,597	3,575,899	3,054,311	2,542,837	2,041,474	1,550,224	1,069,084
9	Fifty unit development within town/village boundary	50	£822,222	3,280,760	2,919,411	2,566,783	2,222,876	1,887,690	1,561,224	1,243,480	934,458	633,571	338,664	52,581
10	One hundred unit development - edge of town	100	£2,055,556	5,661,546	4,926,804	4,209,784	3,510,490	2,828,918	2,165,071	1,518,075	883,296	266,427	-337,238	-934,496
11	Three hundred unit scheme - edge of town	300	£6,166,667	15,257,061	13,263,645	11,310,725	9,403,364	7,544,422	5,732,260	3,957,165	2,230,863	539,312	-1,127,446	-2,769,368
12	Caravan Park - 20 units	20	£185,000	902,197	902,197	902,197	902,197	902,197	902,197	902,197	902,197	902,197	902,197	902,197
13	Caravan Park - 40 units	40	£370,000	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655
14	Caravan Park - 100 units	100	£925,000	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635
15	C2 care scheme - flatted scheme in town centre	60	£246,667	-1,455,325	-1,686,129	-1,912,155	-2,133,403	-2,349,874	-2,561,567	-2,768,483	-2,970,619	-3,167,980	-3,360,562	-3,548,366
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	-1,940,432	-2,248,171	-2,549,539	-2,844,538	-3,133,165	-3,415,422	-3,691,310	-3,960,827	-4,223,973	-4,480,749	-4,731,155
17	C2 care scheme - houses - edge of town/village	50	£578,125	3,049,035	2,719,960	2,398,810	2,085,584	1,780,282	1,482,905	1,193,453	909,621	633,310	365,008	104,715
18	Class E (retail) development - town centre	-	£6,475	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£52,857	-420,628	-420,628	-420,628	-420,628	-420,628	-420,628	-420,628	-420,628	-420,628	-420,628	-420,628
20	Class E (retail) development - edge of town	-	£88,095	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£6,475	-472,922	-472,922	-472,922	-472,922	-472,922	-472,922	-472,922	-472,922	-472,922	-472,922	-472,922
22	Class E (office) development - town centre	-	£27,750	-2,026,809	-2,026,809	-2,026,809	-2,026,809	-2,026,809	-2,026,809	-2,026,809	-2,026,809	-2,026,809	-2,026,809	-2,026,809
23	Class E (office) development - edge of town	-	£66,071	-3,378,016	-3,378,016	-3,378,016	-3,378,016	-3,378,016	-3,378,016	-3,378,016	-3,378,016	-3,378,016	-3,378,016	-3,378,016
24	Industrial (B2/B8) out of town	-	£308,333	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160
25	Industrial (B2/B8) within town/village boundary	-	£1,233,333	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713
26	Industrial (B2/B8) edge of town/village	-	£61,667	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232
27	Hotel (town centre) 50 rooms	-	£46,250	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£69,375	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£92,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£29,071	-1,009,491	-1,009,491	-1,009,491	-1,009,491	-1,009,491	-1,009,491	-1,009,491	-1,009,491	-1,009,491	-1,009,491	-1,009,491

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	288,996	262,456	236,527	211,208	186,502	162,405	138,919	116,045	93,782	72,128	AAA
2	Five unit development - edge of village	-	£66,667	481,659	437,426	394,211	352,014	310,835	270,675	231,532	193,409	156,302	120,215	85,145
3	Eight unit development - village centre	-	£106,667	673,514	607,857	543,733	481,140	420,080	360,552	302,555	246,091	191,158	137,757	85,888
4	Ten unit development - edge of village	-	£133,333	925,989	842,911	761,765	682,546	605,259	529,900	456,470	384,971	315,401	247,760	182,048
5	Ten unit development - rural site	-	£166,667	925,989	842,911	761,765	682,546	605,259	529,900	456,470	384,971	315,401	247,760	182,048
6	Fifteen unit development - edge of village	-	£200,000	1,388,982	1,264,367	1,142,646	1,023,820	907,887	794,849	684,705	577,456	473,101	371,640	273,073
7	Twenty unit development - within town/village boundary	-	£222,222	1,766,007	1,605,793	1,449,311	1,296,562	1,147,545	1,002,259	860,706	722,884	587,951	456,467	328,752
8	Thirty unit development - town centre	-	£250,000	6,317,600	5,750,332	5,193,083	4,645,858	4,107,597	3,575,899	3,054,311	2,542,837	2,041,474	1,550,224	1,069,084
9	Fifty unit development within town/village boundary	-	£555,556	3,280,760	2,919,411	2,566,783	2,222,876	1,887,690	1,561,224	1,243,480	934,458	633,571	338,664	52,581
10	One hundred unit development - edge of town	-	£1,388,889	5,661,546	4,926,804	4,209,784	3,510,490	2,828,918	2,165,071	1,518,075	883,296	266,427	-337,238	-934,496
11	Three hundred unit scheme - edge of town	-	£4,166,667	15,257,061	13,263,645	11,310,725	9,403,364	7,544,422	5,732,260	3,957,165	2,230,863	539,312	-1,127,446	-2,769,368
12	Caravan Park - 20 units	-	£125,000	902,197	902,197	902,197	902,197	902,197	902,197	902,197	902,197	902,197	902,197	902,197
13	Caravan Park - 40 units	-	£250,000	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655
14	Caravan Park - 100 units	-	£625,000	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635
15	C2 care scheme - flatted scheme in town centre	-	£166,667	-1,455,325	-1,686,129	-1,912,155	-2,133,403	-2,349,874	-2,561,567	-2,768,483	-2,970,619	-3,167,980	-3,360,562	-3,548,366
16	C2 care scheme - flatted scheme edge of town/village	-	£333,333	-1,940,432	-2,248,171	-2,549,539	-2,844,538	-3,133,165	-3,415,422	-3,691,310	-3,960,827	-4,223,973	-4,480,749	-4,731,155
17	C2 care scheme - houses - edge of town/village	-	£390,625	3,049,035	2,719,960	2,398,810	2,085,584	1,780,282	1,482,905	1,193,453	909,621	633,310	365,008	104,715
18	Class E (retail) development - town centre	-	£4,375	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£35,714	-420,628	-420,628	-420,628	-420,628	-420,628	-420,628	-420,628	-420,628	-420,628	-420,628	-420,628
20	Class E (retail) development - edge of town	-	£59,524	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£4,375	-472,922	-472,922	-472,922	-472,922	-472,922	-472,922	-472,922	-472,922	-472,922	-472,922	-472,922
22	Class E (office) development - town centre	-	£18,750	-2,026,809	-2,026,809	-2,026,809	-2,026,809	-2,026,809	-2,026,809	-2,026,809	-2,026,809	-2,026,809	-2,026,809	-2,026,809
23	Class E (office) development - edge of town	-	£44,643	-3,378,016	-3,378,016	-3,378,016	-3,378,016	-3,378,016	-3,378,016	-3,378,016	-3,378,016	-3,378,016	-3,378,016	-3,378,016
24	Industrial (B2/B8) out of town	-	£208,333	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160
25	Industrial (B2/B8) within town/village boundary	-	£833,333	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713
26	Industrial (B2/B8) edge of town/village	-	£41,667	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232
27	Hotel (town centre) 50 rooms	-	£31,250	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£46,875	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£62,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£19,643	-1,009,491	-1,009,491	-1,009,491	-1,009,491	-1,009,491	-1,009,491	-1,009,491	-1,009,491	-1,009,491	-1,009,491	-1,009,491

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £4,650 psm AH tenure Rented 75% SO 0% Frst Hms 25%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000	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	£75,000	341,762	312,090	283,080	254,733	227,050	200,030	173,672	147,976	122,945	98,576	74,869
2	Five unit development - edge of village	5	£200,000	569,603	520,149	471,800	424,556	378,416	333,382	289,453	246,628	204,908	164,293	124,783
3	Eight unit development - village centre	8	£320,000	808,855	735,164	663,138	592,779	524,084	457,056	391,692	327,992	265,959	205,592	146,889
4	Ten unit development - edge of village	10	£400,000	1,095,164	1,002,045	911,022	822,095	735,263	650,529	567,891	487,348	408,903	332,552	258,300
5	Ten unit development - rural site	10	£500,000	1,095,164	1,002,045	911,022	822,095	735,263	650,529	567,891	487,348	408,903	332,552	258,300
6	Fifteen unit development - edge of village	15	£600,000	1,642,747	1,503,067	1,366,532	1,233,141	1,102,895	975,793	851,836	731,023	613,354	498,830	387,449
7	Twenty unit development - within town/village boundary	20	£666,667	2,094,718	1,914,991	1,739,320	1,567,704	1,400,145	1,236,642	1,077,195	921,805	770,469	623,129	478,623
8	Thirty unit development - town centre	30	£750,000	7,577,384	6,946,976	6,327,599	5,719,253	5,121,937	4,535,653	3,960,400	3,391,510	2,833,421	2,286,464	1,750,642
9	Fifty unit development within town/village boundary	50	£1,666,667	4,055,214	3,647,890	3,250,051	2,861,696	2,482,826	2,113,440	1,753,537	1,403,120	1,062,187	730,739	406,171
10	One hundred unit development - edge of town	100	£4,166,667	7,224,078	6,401,210	5,596,943	4,807,412	4,037,153	3,286,167	2,554,455	1,842,016	1,145,473	464,637	- 199,504
11	Three hundred unit scheme - edge of town	300	£12,500,000	19,534,171	17,286,851	15,091,879	12,949,256	10,855,302	8,806,001	6,809,366	4,861,035	2,955,504	1,095,952	- 732,965
12	Caravan Park - 20 units	20	£375,000	972,999	972,999	972,999	972,999	972,999	972,999	972,999	972,999	972,999	972,999	972,999
13	Caravan Park - 40 units	40	£750,000	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260
14	Caravan Park - 100 units	100	£1,875,000	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650
15	C2 care scheme - flatted scheme in town centre	60	£500,000	- 769,089	- 1,033,346	- 1,293,278	- 1,547,880	- 1,797,153	- 2,041,099	- 2,279,714	- 2,513,001	- 2,740,960	- 2,963,589	- 3,180,890
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	- 1,025,453	- 1,377,794	- 1,724,370	- 2,063,839	- 2,396,205	- 2,721,464	- 3,039,619	- 3,350,669	- 3,654,613	- 3,951,453	- 4,241,186
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	3,786,554	3,413,698	3,049,493	2,693,939	2,347,036	2,008,785	1,679,185	1,358,237	1,045,940	739,234	441,241
18	Class E (retail) development - town centre	-	£13,125	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£107,143	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£178,571	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£13,125	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£56,250	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£133,929	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£625,000	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160
25	Industrial (B2/B8) within town/village boundary	-	£2,500,000	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713
26	Industrial (B2/B8) edge of town/village	-	£125,000	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232
27	Hotel (town centre) 50 rooms	-	£93,750	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£140,625	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£187,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£58,929	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

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	341,762	312,090	283,080	254,733	227,050	200,030	173,672	147,976	122,945	98,576	74,869
2	Five unit development - edge of village	5	£98,667	569,603	520,149	471,800	424,556	378,416	333,382	289,453	246,628	204,908	164,293	124,783
3	Eight unit development - village centre	8	£157,867	808,855	735,164	663,138	592,779	524,084	457,056	391,692	327,992	265,959	205,592	146,889
4	Ten unit development - edge of village	10	£197,333	1,095,164	1,002,045	911,022	822,095	735,263	650,529	567,891	487,348	408,903	332,552	258,300
5	Ten unit development - rural site	10	£246,667	1,095,164	1,002,045	911,022	822,095	735,263	650,529	567,891	487,348	408,903	332,552	258,300
6	Fifteen unit development - edge of village	15	£296,000	1,642,747	1,503,067	1,366,532	1,233,141	1,102,895	975,793	851,836	731,023	613,354	498,830	387,449
7	Twenty unit development - within town/village boundary	20	£328,889	2,094,718	1,914,991	1,739,320	1,567,704	1,400,145	1,236,642	1,077,195	921,805	770,469	623,129	478,623
8	Thirty unit development - town centre	30	£370,000	7,577,384	6,946,976	6,327,599	5,719,253	5,121,937	4,535,653	3,960,400	3,391,510	2,833,421	2,286,464	1,750,642
9	Fifty unit development within town/village boundary	50	£822,222	4,055,214	3,647,890	3,250,051	2,861,696	2,482,826	2,113,440	1,753,537	1,403,120	1,062,187	730,739	406,171
10	One hundred unit development - edge of town	100	£2,055,556	7,224,078	6,401,210	5,596,943	4,807,412	4,037,153	3,286,167	2,554,455	1,842,016	1,145,473	464,637	- 199,504
11	Three hundred unit scheme - edge of town	300	£6,166,667	19,534,171	17,286,851	15,091,879	12,949,256	10,855,302	8,806,001	6,809,366	4,861,035	2,955,504	1,095,952	- 732,965
12	Caravan Park - 20 units	20	£185,000	972,999	972,999	972,999	972,999	972,999	972,999	972,999	972,999	972,999	972,999	972,999
13	Caravan Park - 40 units	40	£370,000	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260
14	Caravan Park - 100 units	100	£925,000	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 769,089	- 1,033,346	- 1,293,278	- 1,547,880	- 1,797,153	- 2,041,099	- 2,279,714	- 2,513,001	- 2,740,960	- 2,963,589	- 3,180,890
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 1,025,453	- 1,377,794	- 1,724,370	- 2,063,839	- 2,396,205	- 2,721,464	- 3,039,619	- 3,350,669	- 3,654,613	- 3,951,453	- 4,241,186
17	C2 care scheme - houses - edge of town/village	50	£578,125	3,786,554	3,413,698	3,049,493	2,693,939	2,347,036	2,008,785	1,679,185	1,358,237	1,045,940	739,234	441,241
18	Class E (retail) development - town centre	-	£6,475	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£52,857	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£88,095	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£6,475	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£27,750	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£66,071	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£308,333	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160
25	Industrial (B2/B8) within town/village boundary	-	£1,233,333	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713
26	Industrial (B2/B8) edge of town/village	-	£61,667	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232
27	Hotel (town centre) 50 rooms	-	£46,250	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£69,375	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£92,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£29,071	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

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	341,762	312,090	283,080	254,733	227,050	200,030	173,672	147,976	122,945	98,576	74,869
2	Five unit development - edge of village	-	£66,667	569,603	520,149	471,800	424,556	378,416	333,382	289,453	246,628	204,908	164,293	124,783
3	Eight unit development - village centre	-	£106,667	808,855	735,164	663,138	592,779	524,084	457,056	391,692	327,992	265,959	205,592	146,889
4	Ten unit development - edge of village	-	£133,333	1,095,164	1,002,045	911,022	822,095	735,263	650,529	567,891	487,348	408,903	332,552	258,300
5	Ten unit development - rural site	-	£166,667	1,095,164	1,002,045	911,022	822,095	735,263	650,529	567,891	487,348	408,903	332,552	258,300
6	Fifteen unit development - edge of village	-	£200,000	1,642,747	1,503,067	1,366,532	1,233,141	1,102,895	975,793	851,836	731,023	613,354	498,830	387,449
7	Twenty unit development - within town/village boundary	-	£222,222	2,094,718	1,914,991	1,739,320	1,567,704	1,400,145	1,236,642	1,077,195	921,805	770,469	623,129	478,623
8	Thirty unit development - town centre	-	£250,000	7,577,384	6,946,976	6,327,599	5,719,253	5,121,937	4,535,653	3,960,400	3,391,510	2,833,421	2,286,464	1,750,642
9	Fifty unit development within town/village boundary	-	£555,556	4,055,214	3,647,890	3,250,051	2,861,696	2,482,826	2,113,440	1,753,537	1,403,120	1,062,187	730,739	406,171
10	One hundred unit development - edge of town	-	£1,388,889	7,224,078	6,401,210	5,596,943	4,807,412	4,037,153	3,286,167	2,554,455	1,842,016	1,145,473	464,637	- 199,504
11	Three hundred unit scheme - edge of town	-	£4,166,667	19,534,171	17,286,851	15,091,879	12,949,256	10,855,302	8,806,001	6,809,366	4,861,035	2,955,504	1,095,952	- 732,965
12	Caravan Park - 20 units	-	£125,000	972,999	972,999	972,999	972,999	972,999	972,999	972,999	972,999	972,999	972,999	972,999
13	Caravan Park - 40 units	-	£250,000	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260
14	Caravan Park - 100 units	-	£625,000	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650
15	C2 care scheme - flatted scheme in town centre	-	£166,667	- 769,089	- 1,033,346	- 1,293,278	- 1,547,880	- 1,797,153	- 2,041,099	- 2,279,714	- 2,513,001	- 2,740,960	- 2,963,589	- 3,180,890
16	C2 care scheme - flatted scheme edge of town/village	-	£333,333	- 1,025,453	- 1,377,794	- 1,724,370	- 2,063,839	- 2,396,205	- 2,721,464	- 3,039,619	- 3,350,669	- 3,654,613	- 3,951,453	- 4,241,186
17	C2 care scheme - houses - edge of town/village	-	£390,625	3,786,554	3,413,698	3,049,493	2,693,939	2,347,036	2,008,785	1,679,185	1,358,237	1,045,940	739,234	441,241
18	Class E (retail) development - town centre	-	£4,375	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£35,714	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£59,524	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£4,375	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£18,750	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£44,643	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£208,333	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160
25	Industrial (B2/B8) within town/village boundary	-	£833,333	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713
26	Industrial (B2/B8) edge of town/village	-	£41,667	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232
27	Hotel (town centre) 50 rooms	-	£31,250	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£46,875	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£62,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£19,643	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £4,880 psm AH tenure Rented 75% SO 0% Frst Hms 25%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

				£750,000	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	£75,000	375,972	344,268	313,262	282,951	253,339	224,422	196,202	168,679	141,852	115,722	90,288
2	Five unit development - edge of village	5	£200,000	626,619	573,780	522,103	471,586	422,231	374,037	327,003	281,131	236,420	192,870	150,481
3	Eight unit development - village centre	8	£320,000	894,971	816,168	739,116	663,813	590,262	518,459	448,408	380,106	313,555	248,754	185,703
4	Ten unit development - edge of village	10	£400,000	1,202,810	1,103,300	1,005,992	910,887	817,985	727,284	638,786	552,491	468,397	386,506	306,817
5	Ten unit development - rural site	10	£500,000	1,202,810	1,103,300	1,005,992	910,887	817,985	727,284	638,786	552,491	468,397	386,506	306,817
6	Fifteen unit development - edge of village	15	£600,000	1,804,215	1,654,951	1,508,989	1,366,331	1,226,977	1,090,927	958,179	828,735	702,596	579,759	460,226
7	Twenty unit development - within town/village boundary	20	£666,667	2,302,377	2,110,323	1,922,530	1,738,996	1,559,723	1,384,712	1,213,961	1,047,471	885,241	727,272	573,179
8	Thirty unit development - town centre	30	£750,000	8,365,995	7,699,933	7,045,457	6,402,566	5,771,263	5,151,544	4,543,412	3,946,867	3,357,694	2,779,212	2,212,424
9	Fifty unit development within town/village boundary	50	£1,666,667	4,527,406	4,093,774	3,668,263	3,252,702	2,847,093	2,451,437	2,065,731	1,689,978	1,324,175	968,325	622,426
10	One hundred unit development - edge of town	100	£4,166,667	8,197,207	7,316,571	6,456,031	5,614,803	4,789,333	3,984,101	3,199,106	2,434,349	1,689,832	960,231	248,947
11	Three hundred unit scheme - edge of town	300	£12,500,000	22,164,063	19,760,623	17,412,123	15,118,564	12,879,945	10,687,818	8,547,520	6,462,490	4,422,517	2,433,424	485,383
12	Caravan Park - 20 units	20	£375,000	953,052	953,052	953,052	953,052	953,052	953,052	953,052	953,052	953,052	953,052	953,052
13	Caravan Park - 40 units	40	£750,000	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367
14	Caravan Park - 100 units	100	£1,875,000	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916
15	C2 care scheme - flatted scheme in town centre	60	£500,000	- 444,695	- 720,032	- 990,477	- 1,258,160	- 1,520,311	- 1,776,928	- 2,028,013	- 2,273,565	- 2,513,584	- 2,748,071	- 2,977,025
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	- 592,927	- 960,044	- 1,320,637	- 1,677,547	- 2,027,080	- 2,369,237	- 2,704,017	- 3,031,420	- 3,351,446	- 3,664,095	- 3,969,367
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	4,230,249	3,831,053	3,440,946	3,059,928	2,687,997	2,325,156	1,971,404	1,626,740	1,291,166	964,133	643,484
18	Class E (retail) development - town centre	-	£13,125	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£107,143	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£178,571	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£13,125	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£56,250	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£133,929	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£625,000	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160
25	Industrial (B2/B8) within town/village boundary	-	£2,500,000	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713
26	Industrial (B2/B8) edge of town/village	-	£125,000	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232
27	Hotel (town centre) 50 rooms	-	£93,750	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£140,625	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£187,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£58,929	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

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	375,972	344,268	313,262	282,951	253,339	224,422	196,202	168,679	141,852	115,722	90,288
2	Five unit development - edge of village	5	£98,667	626,619	573,780	522,103	471,586	422,231	374,037	327,003	281,131	236,420	192,870	150,481
3	Eight unit development - village centre	8	£157,867	894,971	816,168	739,116	663,813	590,262	518,459	448,408	380,106	313,555	248,754	185,703
4	Ten unit development - edge of village	10	£197,333	1,202,810	1,103,300	1,005,992	910,887	817,985	727,284	638,786	552,491	468,397	386,506	306,817
5	Ten unit development - rural site	10	£246,667	1,202,810	1,103,300	1,005,992	910,887	817,985	727,284	638,786	552,491	468,397	386,506	306,817
6	Fifteen unit development - edge of village	15	£296,000	1,804,215	1,654,951	1,508,989	1,366,331	1,226,977	1,090,927	958,179	828,735	702,596	579,759	460,226
7	Twenty unit development - within town/village boundary	20	£328,889	2,302,377	2,110,323	1,922,530	1,738,996	1,559,723	1,384,712	1,213,961	1,047,471	885,241	727,272	573,179
8	Thirty unit development - town centre	30	£370,000	8,365,995	7,699,933	7,045,457	6,402,566	5,771,263	5,151,544	4,543,412	3,946,867	3,357,694	2,779,212	2,212,424
9	Fifty unit development within town/village boundary	50	£822,222	4,527,406	4,093,774	3,668,263	3,252,702	2,847,093	2,451,437	2,065,731	1,689,978	1,324,175	968,325	622,426
10	One hundred unit development - edge of town	100	£2,055,556	8,197,207	7,316,571	6,456,031	5,614,803	4,789,333	3,984,101	3,199,106	2,434,349	1,689,832	960,231	248,947
11	Three hundred unit scheme - edge of town	300	£6,166,667	22,164,063	19,760,623	17,412,123	15,118,564	12,879,945	10,687,818	8,547,520	6,462,490	4,422,517	2,433,424	485,383
12	Caravan Park - 20 units	20	£185,000	953,052	953,052	953,052	953,052	953,052	953,052	953,052	953,052	953,052	953,052	953,052
13	Caravan Park - 40 units	40	£370,000	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367
14	Caravan Park - 100 units	100	£925,000	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 444,695	- 720,032	- 990,477	- 1,258,160	- 1,520,311	- 1,776,928	- 2,028,013	- 2,273,565	- 2,513,584	- 2,748,071	- 2,977,025
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 592,927	- 960,044	- 1,320,637	- 1,677,547	- 2,027,080	- 2,369,237	- 2,704,017	- 3,031,420	- 3,351,446	- 3,664,095	- 3,969,367
17	C2 care scheme - houses - edge of town/village	50	£578,125	4,230,249	3,831,053	3,440,946	3,059,928	2,687,997	2,325,156	1,971,404	1,626,740	1,291,166	964,133	643,484
18	Class E (retail) development - town centre	-	£6,475	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£52,857	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£88,095	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£6,475	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£27,750	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£66,071	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£308,333	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160
25	Industrial (B2/B8) within town/village boundary	-	£1,233,333	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713
26	Industrial (B2/B8) edge of town/village	-	£61,667	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232
27	Hotel (town centre) 50 rooms	-	£46,250	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£69,375	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£92,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£29,071	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

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	375,972	344,268	313,262	282,951	253,339	224,422	196,202	168,679	141,852	115,722	90,288
2	Five unit development - edge of village	-	£66,667	626,619	573,780	522,103	471,586	422,231	374,037	327,003	281,131	236,420	192,870	150,481
3	Eight unit development - village centre	-	£106,667	894,971	816,168	739,116	663,813	590,262	518,459	448,408	380,106	313,555	248,754	185,703
4	Ten unit development - edge of village	-	£133,333	1,202,810	1,103,300	1,005,992	910,887	817,985	727,284	638,786	552,491	468,397	386,506	306,817
5	Ten unit development - rural site	-	£166,667	1,202,810	1,103,300	1,005,992	910,887	817,985	727,284	638,786	552,491	468,397	386,506	306,817
6	Fifteen unit development - edge of village	-	£200,000	1,804,215	1,654,951	1,508,989	1,366,331	1,226,977	1,090,927	958,179	828,735	702,596	579,759	460,226
7	Twenty unit development - within town/village boundary	-	£222,222	2,302,377	2,110,323	1,922,530	1,738,996	1,559,723	1,384,712	1,213,961	1,047,471	885,241	727,272	573,179
8	Thirty unit development - town centre	-	£250,000	8,365,995	7,699,933	7,045,457	6,402,566	5,771,263	5,151,544	4,543,412	3,946,867	3,357,694	2,779,212	2,212,424
9	Fifty unit development within town/village boundary	-	£555,556	4,527,406	4,093,774	3,668,263	3,252,702	2,847,093	2,451,437	2,065,731	1,689,978	1,324,175	968,325	622,426
10	One hundred unit development - edge of town	-	£1,388,889	8,197,207	7,316,571	6,456,031	5,614,803	4,789,333	3,984,101	3,199,106	2,434,349	1,689,832	960,231	248,947
11	Three hundred unit scheme - edge of town	-	£4,166,667	22,164,063	19,760,623	17,412,123	15,118,564	12,879,945	10,687,818	8,547,520	6,462,490	4,422,517	2,433,424	485,383
12	Caravan Park - 20 units	-	£125,000	953,052	953,052	953,052	953,052	953,052	953,052	953,052	953,052	953,052	953,052	953,052
13	Caravan Park - 40 units	-	£250,000	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367
14	Caravan Park - 100 units	-	£625,000	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916
15	C2 care scheme - flatted scheme in town centre	-	£166,667	- 444,695	- 720,032	- 990,477	- 1,258,160	- 1,520,311	- 1,776,928	- 2,028,013	- 2,273,565	- 2,513,584	- 2,748,071	- 2,977,025
16	C2 care scheme - flatted scheme edge of town/village	-	£333,333	- 592,927	- 960,044	- 1,320,637	- 1,677,547	- 2,027,080	- 2,369,237	- 2,704,017	- 3,031,420	- 3,351,446	- 3,664,095	- 3,969,367
17	C2 care scheme - houses - edge of town/village	-	£390,625	4,230,249	3,831,053	3,440,946	3,059,928	2,687,997	2,325,156	1,971,404	1,626,740	1,291,166	964,133	643,484
18	Class E (retail) development - town centre	-	£4,375	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£35,714	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£59,524	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£4,375	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£18,750	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£44,643	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£208,333	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160
25	Industrial (B2/B8) within town/village boundary	-	£833,333	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713
26	Industrial (B2/B8) edge of town/village	-	£41,667	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232
27	Hotel (town centre) 50 rooms	-	£31,250	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£46,875	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£62,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£19,643	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £5,120 psm AH tenure Rented 75% SO 0% Frst Hms 25%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

				£750,000	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	£75,000	428,738	393,902	359,815	326,477	293,888	262,047	230,954	200,610	171,015	142,169	114,071
2	Five unit development - edge of village	5	£200,000	714,563	656,504	599,692	544,129	489,813	436,745	384,923	334,351	285,026	236,949	190,119
3	Eight unit development - village centre	8	£320,000	1,030,312	943,475	858,521	775,452	694,265	614,962	537,544	462,008	388,357	316,588	246,703
4	Ten unit development - edge of village	10	£400,000	1,371,676	1,262,434	1,155,250	1,050,436	947,989	847,913	750,206	654,868	561,899	471,299	383,068
5	Ten unit development - rural site	10	£500,000	1,371,676	1,262,434	1,155,250	1,050,436	947,989	847,913	750,206	654,868	561,899	471,299	383,068
6	Fifteen unit development - edge of village	15	£600,000	2,057,514	1,893,651	1,732,875	1,575,653	1,421,985	1,271,871	1,125,309	982,302	842,849	706,948	574,602
7	Twenty unit development - within town/village boundary	20	£666,667	2,631,088	2,419,520	2,212,537	2,010,139	1,812,324	1,619,096	1,430,450	1,246,391	1,066,915	892,026	721,719
8	Thirty unit development - town centre	30	£750,000	9,625,779	8,896,577	8,179,971	7,475,962	6,784,547	6,105,730	5,439,507	4,785,882	4,144,851	3,515,453	2,893,981
9	Fifty unit development within town/village boundary	50	£1,666,667	5,295,145	4,816,463	4,348,427	3,891,036	3,442,229	3,003,651	2,575,789	2,158,641	1,752,208	1,356,490	971,486
10	One hundred unit development - edge of town	100	£4,166,667	9,755,868	8,782,703	7,831,172	6,901,275	5,993,011	5,105,197	4,234,615	3,385,821	2,558,814	1,753,595	965,807
11	Three hundred unit scheme - edge of town	300	£12,500,000	26,428,662	23,781,250	21,185,639	18,646,606	16,166,730	13,746,009	11,384,445	9,069,771	6,813,968	4,611,831	2,458,977
12	Caravan Park - 20 units	20	£375,000	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855
13	Caravan Park - 40 units	40	£750,000	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972
14	Caravan Park - 100 units	100	£1,875,000	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930
15	C2 care scheme - flatted scheme in town centre	60	£500,000	229,107	- 83,180	- 390,064	- 688,303	- 981,031	- 1,266,527	- 1,543,248	- 1,815,946	- 2,086,564	- 2,351,098	- 2,609,548
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	305,476	- 110,907	- 520,086	- 917,738	- 1,308,042	- 1,688,704	- 2,057,663	- 2,421,262	- 2,782,085	- 3,134,798	- 3,479,397
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	4,963,387	4,523,039	4,091,628	3,668,282	3,254,751	2,851,036	2,457,136	2,073,052	1,698,784	1,334,331	979,694
18	Class E (retail) development - town centre	-	£13,125	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£107,143	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£178,571	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£13,125	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£56,250	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£133,929	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£625,000	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160
25	Industrial (B2/B8) within town/village boundary	-	£2,500,000	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713
26	Industrial (B2/B8) edge of town/village	-	£125,000	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232
27	Hotel (town centre) 50 rooms	-	£93,750	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£140,625	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£187,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£58,929	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

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	428,738	393,902	359,815	326,477	293,888	262,047	230,954	200,610	171,015	142,169	114,071
2	Five unit development - edge of village	5	£98,667	714,563	656,504	599,692	544,129	489,813	436,745	384,923	334,351	285,026	236,949	190,119
3	Eight unit development - village centre	8	£157,867	1,030,312	943,475	858,521	775,452	694,265	614,962	537,544	462,008	388,357	316,588	246,703
4	Ten unit development - edge of village	10	£197,333	1,371,676	1,262,434	1,155,250	1,050,436	947,989	847,913	750,206	654,868	561,899	471,299	383,068
5	Ten unit development - rural site	10	£246,667	1,371,676	1,262,434	1,155,250	1,050,436	947,989	847,913	750,206	654,868	561,899	471,299	383,068
6	Fifteen unit development - edge of village	15	£296,000	2,057,514	1,893,651	1,732,875	1,575,653	1,421,985	1,271,871	1,125,309	982,302	842,849	706,948	574,602
7	Twenty unit development - within town/village boundary	20	£328,889	2,631,088	2,419,520	2,212,537	2,010,139	1,812,324	1,619,096	1,430,450	1,246,391	1,066,915	892,026	721,719
8	Thirty unit development - town centre	30	£370,000	9,625,779	8,896,577	8,179,971	7,475,962	6,784,547	6,105,730	5,439,507	4,785,882	4,144,851	3,515,453	2,893,981
9	Fifty unit development within town/village boundary	50	£822,222	5,295,145	4,816,463	4,348,427	3,891,036	3,442,229	3,003,651	2,575,789	2,158,641	1,752,208	1,356,490	971,486
10	One hundred unit development - edge of town	100	£2,055,556	9,755,868	8,782,703	7,831,172	6,901,275	5,993,011	5,105,197	4,234,615	3,385,821	2,558,814	1,753,595	965,807
11	Three hundred unit scheme - edge of town	300	£6,166,667	26,428,662	23,781,250	21,185,639	18,646,606	16,166,730	13,746,009	11,384,445	9,069,771	6,813,968	4,611,831	2,458,977
12	Caravan Park - 20 units	20	£185,000	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855
13	Caravan Park - 40 units	40	£370,000	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972
14	Caravan Park - 100 units	100	£925,000	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930
15	C2 care scheme - flatted scheme in town centre	60	£246,667	229,107	- 83,180	- 390,064	- 688,303	- 981,031	- 1,266,527	- 1,543,248	- 1,815,946	- 2,086,564	- 2,351,098	- 2,609,548
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	305,476	- 110,907	- 520,086	- 917,738	- 1,308,042	- 1,688,704	- 2,057,663	- 2,421,262	- 2,782,085	- 3,134,798	- 3,479,397
17	C2 care scheme - houses - edge of town/village	50	£578,125	4,963,387	4,523,039	4,091,628	3,668,282	3,254,751	2,851,036	2,457,136	2,073,052	1,698,784	1,334,331	979,694
18	Class E (retail) development - town centre	-	£6,475	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£52,857	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£88,095	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£6,475	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£27,750	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£66,071	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£308,333	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160
25	Industrial (B2/B8) within town/village boundary	-	£1,233,333	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713
26	Industrial (B2/B8) edge of town/village	-	£61,667	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232
27	Hotel (town centre) 50 rooms	-	£46,250	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£69,375	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£92,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£29,071	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

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	428,738	393,902	359,815	326,477	293,888	262,047	230,954	200,610	171,015	142,169	114,071
2	Five unit development - edge of village	-	£66,667	714,563	656,504	599,692	544,129	489,813	436,745	384,923	334,351	285,026	236,949	190,119
3	Eight unit development - village centre	-	£106,667	1,030,312	943,475	858,521	775,452	694,265	614,962	537,544	462,008	388,357	316,588	246,703
4	Ten unit development - edge of village	-	£133,333	1,371,676	1,262,434	1,155,250	1,050,436	947,989	847,913	750,206	654,868	561,899	471,299	383,068
5	Ten unit development - rural site	-	£166,667	1,371,676	1,262,434	1,155,250	1,050,436	947,989	847,913	750,206	654,868	561,899	471,299	383,068
6	Fifteen unit development - edge of village	-	£200,000	2,057,514	1,893,651	1,732,875	1,575,653	1,421,985	1,271,871	1,125,309	982,302	842,849	706,948	574,602
7	Twenty unit development - within town/village boundary	-	£222,222	2,631,088	2,419,520	2,212,537	2,010,139	1,812,324	1,619,096	1,430,450	1,246,391	1,066,915	892,026	721,719
8	Thirty unit development - town centre	-	£250,000	9,625,779	8,896,577	8,179,971	7,475,962	6,784,547	6,105,730	5,439,507	4,785,882	4,144,851	3,515,453	2,893,981
9	Fifty unit development within town/village boundary	-	£555,556	5,295,145	4,816,463	4,348,427	3,891,036	3,442,229	3,003,651	2,575,789	2,158,641	1,752,208	1,356,490	971,486
10	One hundred unit development - edge of town	-	£1,388,889	9,755,868	8,782,703	7,831,172	6,901,275	5,993,011	5,105,197	4,234,615	3,385,821	2,558,814	1,753,595	965,807
11	Three hundred unit scheme - edge of town	-	£4,166,667	26,428,662	23,781,250	21,185,639	18,646,606	16,166,730	13,746,009	11,384,445	9,069,771	6,813,968	4,611,831	2,458,977
12	Caravan Park - 20 units	-	£125,000	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855
13	Caravan Park - 40 units	-	£250,000	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972
14	Caravan Park - 100 units	-	£625,000	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930
15	C2 care scheme - flatted scheme in town centre	-	£166,667	229,107	- 83,180	- 390,064	- 688,303	- 981,031	- 1,266,527	- 1,543,248	- 1,815,946	- 2,086,564	- 2,351,098	- 2,609,548
16	C2 care scheme - flatted scheme edge of town/village	-	£333,333	305,476	- 110,907	- 520,086	- 917,738	- 1,308,042	- 1,688,704	- 2,057,663	- 2,421,262	- 2,782,085	- 3,134,798	- 3,479,397
17	C2 care scheme - houses - edge of town/village	-	£390,625	4,963,387	4,523,039	4,091,628	3,668,282	3,254,751	2,851,036	2,457,136	2,073,052	1,698,784	1,334,331	979,694
18	Class E (retail) development - town centre	-	£4,375	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£35,714	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£59,524	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£4,375	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£18,750	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£44,643	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£208,333	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160
25	Industrial (B2/B8) within town/village boundary	-	£833,333	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713
26	Industrial (B2/B8) edge of town/village	-	£41,667	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232
27	Hotel (town centre) 50 rooms	-	£31,250	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£46,875	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£62,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£19,643	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £5,350 psm AH tenure Rented 75% SO 0% Frst Hms 25%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000	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	£75,000	479,305	441,468	404,429	368,188	332,746	298,103	264,258	231,211	198,963	167,514	136,863
2	Five unit development - edge of village	5	£200,000	798,842	735,780	674,048	613,647	554,578	496,839	440,431	385,353	331,607	279,190	228,105
3	Eight unit development - village centre	8	£320,000	1,159,571	1,065,477	972,952	882,438	793,936	707,446	622,966	540,498	460,042	381,596	305,163
4	Ten unit development - edge of village	10	£400,000	1,532,387	1,413,798	1,297,724	1,184,164	1,072,578	963,517	856,984	752,980	651,505	552,559	456,142
5	Ten unit development - rural site	10	£500,000	1,532,387	1,413,798	1,297,724	1,184,164	1,072,578	963,517	856,984	752,980	651,505	552,559	456,142
6	Fifteen unit development - edge of village	15	£600,000	2,298,581	2,120,698	1,946,586	1,776,245	1,608,868	1,445,275	1,285,476	1,129,470	977,258	828,839	684,213
7	Twenty unit development - within town/village boundary	20	£666,667	2,946,102	2,715,834	2,490,462	2,269,983	2,054,400	1,843,712	1,637,920	1,437,023	1,241,020	1,049,914	863,702
8	Thirty unit development - town centre	30	£750,000	10,833,071	10,043,361	9,267,214	8,504,631	7,755,612	7,020,157	6,298,265	5,589,937	4,895,173	4,213,972	3,546,335
9	Fifty unit development within town/village boundary	50	£1,666,667	6,030,895	5,508,537	4,997,549	4,497,931	4,009,682	3,532,804	3,064,593	2,607,776	2,162,405	1,728,480	1,306,002
10	One hundred unit development - edge of town	100	£4,166,667	11,249,584	10,187,747	9,149,015	8,133,391	7,140,871	6,171,458	5,225,151	4,297,648	3,391,590	2,508,804	1,649,292
11	Three hundred unit scheme - edge of town	300	£12,500,000	30,503,625	27,614,307	24,787,908	22,024,428	19,316,566	16,668,680	14,083,992	11,562,498	9,095,992	6,687,152	4,336,304
12	Caravan Park - 20 units	20	£375,000	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707
13	Caravan Park - 40 units	40	£750,000	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677
14	Caravan Park - 100 units	100	£1,875,000	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194
15	C2 care scheme - flatted scheme in town centre	60	£500,000	868,888	519,782	179,830	- 153,101	- 479,294	- 796,918	- 1,109,489	- 1,412,634	- 1,706,353	- 1,990,647	- 2,265,514
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	1,158,517	693,042	239,774	- 204,136	- 639,059	- 1,062,557	- 1,479,319	- 1,883,512	- 2,275,138	- 2,654,195	- 3,020,685
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	5,663,231	5,181,337	4,709,881	4,248,859	3,797,890	3,355,003	2,922,630	2,500,769	2,089,419	1,688,582	1,298,257
18	Class E (retail) development - town centre	-	£13,125	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£107,143	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£178,571	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£13,125	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£56,250	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£133,929	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£625,000	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160
25	Industrial (B2/B8) within town/village boundary	-	£2,500,000	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713
26	Industrial (B2/B8) edge of town/village	-	£125,000	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232
27	Hotel (town centre) 50 rooms	-	£93,750	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£140,625	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£187,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£58,929	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

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	479,305	441,468	404,429	368,188	332,746	298,103	264,258	231,211	198,963	167,514	136,863
2	Five unit development - edge of village	5	£98,667	798,842	735,780	674,048	613,647	554,578	496,839	440,431	385,353	331,607	279,190	228,105
3	Eight unit development - village centre	8	£157,867	1,159,571	1,065,477	972,952	882,438	793,936	707,446	622,966	540,498	460,042	381,596	305,163
4	Ten unit development - edge of village	10	£197,333	1,532,387	1,413,798	1,297,724	1,184,164	1,072,578	963,517	856,984	752,980	651,505	552,559	456,142
5	Ten unit development - rural site	10	£246,667	1,532,387	1,413,798	1,297,724	1,184,164	1,072,578	963,517	856,984	752,980	651,505	552,559	456,142
6	Fifteen unit development - edge of village	15	£296,000	2,298,581	2,120,698	1,946,586	1,776,245	1,608,868	1,445,275	1,285,476	1,129,470	977,258	828,839	684,213
7	Twenty unit development - within town/village boundary	20	£328,889	2,946,102	2,715,834	2,490,462	2,269,983	2,054,400	1,843,712	1,637,920	1,437,023	1,241,020	1,049,914	863,702
8	Thirty unit development - town centre	30	£370,000	10,833,071	10,043,361	9,267,214	8,504,631	7,755,612	7,020,157	6,298,265	5,589,937	4,895,173	4,213,972	3,546,335
9	Fifty unit development within town/village boundary	50	£822,222	6,030,895	5,508,537	4,997,549	4,497,931	4,009,682	3,532,804	3,064,593	2,607,776	2,162,405	1,728,480	1,306,002
10	One hundred unit development - edge of town	100	£2,055,556	11,249,584	10,187,747	9,149,015	8,133,391	7,140,871	6,171,458	5,225,151	4,297,648	3,391,590	2,508,804	1,649,292
11	Three hundred unit scheme - edge of town	300	£6,166,667	30,503,625	27,614,307	24,787,908	22,024,428	19,316,566	16,668,680	14,083,992	11,562,498	9,095,992	6,687,152	4,336,304
12	Caravan Park - 20 units	20	£185,000	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707
13	Caravan Park - 40 units	40	£370,000	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677
14	Caravan Park - 100 units	100	£925,000	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194
15	C2 care scheme - flatted scheme in town centre	60	£246,667	868,888	519,782	179,830	- 153,101	- 479,294	- 796,918	- 1,109,489	- 1,412,634	- 1,706,353	- 1,990,647	- 2,265,514
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	1,158,517	693,042	239,774	- 204,136	- 639,059	- 1,062,557	- 1,479,319	- 1,883,512	- 2,275,138	- 2,654,195	- 3,020,685
17	C2 care scheme - houses - edge of town/village	50	£578,125	5,663,231	5,181,337	4,709,881	4,248,859	3,797,890	3,355,003	2,922,630	2,500,769	2,089,419	1,688,582	1,298,257
18	Class E (retail) development - town centre	-	£6,475	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£52,857	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£88,095	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£6,475	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£27,750	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£66,071	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£308,333	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160
25	Industrial (B2/B8) within town/village boundary	-	£1,233,333	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713
26	Industrial (B2/B8) edge of town/village	-	£61,667	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232
27	Hotel (town centre) 50 rooms	-	£46,250	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£69,375	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£92,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£29,071	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

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	479,305	441,468	404,429	368,188	332,746	298,103	264,258	231,211	198,963	167,514	136,863
2	Five unit development - edge of village	-	£66,667	798,842	735,780	674,048	613,647	554,578	496,839	440,431	385,353	331,607	279,190	228,105
3	Eight unit development - village centre	-	£106,667	1,159,571	1,065,477	972,952	882,438	793,936	707,446	622,966	540,498	460,042	381,596	305,163
4	Ten unit development - edge of village	-	£133,333	1,532,387	1,413,798	1,297,724	1,184,164	1,072,578	963,517	856,984	752,980	651,505	552,559	456,142
5	Ten unit development - rural site	-	£166,667	1,532,387	1,413,798	1,297,724	1,184,164	1,072,578	963,517	856,984	752,980	651,505	552,559	456,142
6	Fifteen unit development - edge of village	-	£200,000	2,298,581	2,120,698	1,946,586	1,776,245	1,608,868	1,445,275	1,285,476	1,129,470	977,258	828,839	684,213
7	Twenty unit development - within town/village boundary	-	£222,222	2,946,102	2,715,834	2,490,462	2,269,983	2,054,400	1,843,712	1,637,920	1,437,023	1,241,020	1,049,914	863,702
8	Thirty unit development - town centre	-	£250,000	10,833,071	10,043,361	9,267,214	8,504,631	7,755,612	7,020,157	6,298,265	5,589,937	4,895,173	4,213,972	3,546,335
9	Fifty unit development within town/village boundary	-	£555,556	6,030,895	5,508,537	4,997,549	4,497,931	4,009,682	3,532,804	3,064,593	2,607,776	2,162,405	1,728,480	1,306,002
10	One hundred unit development - edge of town	-	£1,388,889	11,249,584	10,187,747	9,149,015	8,133,391	7,140,871	6,171,458	5,225,151	4,297,648	3,391,590	2,508,804	1,649,292
11	Three hundred unit scheme - edge of town	-	£4,166,667	30,503,625	27,614,307	24,787,908	22,024,428	19,316,566	16,668,680	14,083,992	11,562,498	9,095,992	6,687,152	4,336,304
12	Caravan Park - 20 units	-	£125,000	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707
13	Caravan Park - 40 units	-	£250,000	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677
14	Caravan Park - 100 units	-	£625,000	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194
15	C2 care scheme - flatted scheme in town centre	-	£166,667	868,888	519,782	179,830	- 153,101	- 479,294	- 796,918	- 1,109,489	- 1,412,634	- 1,706,353	- 1,990,647	- 2,265,514
16	C2 care scheme - flatted scheme edge of town/village	-	£333,333	1,158,517	693,042	239,774	- 204,136	- 639,059	- 1,062,557	- 1,479,319	- 1,883,512	- 2,275,138	- 2,654,195	- 3,020,685
17	C2 care scheme - houses - edge of town/village	-	£390,625	5,663,231	5,181,337	4,709,881	4,248,859	3,797,890	3,355,003	2,922,630	2,500,769	2,089,419	1,688,582	1,298,257
18	Class E (retail) development - town centre	-	£4,375	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£35,714	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£59,524	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£4,375	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£18,750	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£44,643	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£208,333	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160
25	Industrial (B2/B8) within town/village boundary	-	£833,333	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713
26	Industrial (B2/B8) edge of town/village	-	£41,667	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232
27	Hotel (town centre) 50 rooms	-	£31,250	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£46,875	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£62,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£19,643	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £5,590 psm AH tenure Rented 75% SO 0% Frst Hms 25%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000	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	£75,000	532,072	491,103	450,983	411,714	373,296	335,728	299,011	263,144	228,128	193,961	160,646
2	Five unit development - edge of village	5	£200,000	886,787	818,504	751,637	686,190	622,159	559,547	498,351	438,572	380,212	323,269	267,743
3	Eight unit development - village centre	8	£320,000	1,293,731	1,191,690	1,091,780	994,003	897,940	803,949	712,102	622,400	534,843	449,431	366,163
4	Ten unit development - edge of village	10	£400,000	1,700,086	1,571,542	1,445,677	1,322,492	1,201,986	1,084,146	968,404	855,358	745,007	637,352	532,393
5	Ten unit development - rural site	10	£500,000	1,700,086	1,571,542	1,445,677	1,322,492	1,201,986	1,084,146	968,404	855,358	745,007	637,352	532,393
6	Fifteen unit development - edge of village	15	£600,000	2,550,129	2,357,313	2,168,517	1,983,739	1,802,979	1,626,219	1,452,606	1,283,037	1,117,511	956,028	798,589
7	Twenty unit development - within town/village boundary	20	£666,667	3,274,813	3,025,032	2,780,469	2,541,125	2,307,001	2,078,096	1,854,410	1,635,943	1,422,695	1,214,667	1,011,857
8	Thirty unit development - town centre	30	£750,000	12,092,855	11,240,005	10,401,729	9,578,026	8,768,897	7,974,341	7,194,360	6,428,951	5,678,116	4,941,854	4,220,167
9	Fifty unit development within town/village boundary	50	£1,666,667	6,798,633	6,230,700	5,674,893	5,131,212	4,599,659	4,080,231	3,572,930	3,076,439	2,590,436	2,116,645	1,655,062
10	One hundred unit development - edge of town	100	£4,166,667	12,808,244	11,653,879	10,524,157	9,419,076	8,338,639	7,282,843	6,251,689	5,245,178	4,260,572	3,296,848	2,357,948
11	Three hundred unit scheme - edge of town	300	£12,500,000	34,755,759	31,614,020	28,539,390	25,531,870	22,591,459	19,718,159	16,900,908	14,150,805	11,468,114	8,846,601	6,283,799
12	Caravan Park - 20 units	20	£375,000	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511
13	Caravan Park - 40 units	40	£750,000	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284
14	Caravan Park - 100 units	100	£1,875,000	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209
15	C2 care scheme - flatted scheme in town centre	60	£500,000	1,532,758	1,147,748	768,824	399,713	40,415	- 313,444	- 657,922	- 996,750	- 1,326,524	- 1,646,195	- 1,955,763
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	2,043,677	1,530,331	1,025,098	532,950	53,886	- 417,925	- 877,229	- 1,328,999	- 1,768,698	- 2,194,927	- 2,607,684
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	6,393,503	5,868,259	5,354,169	4,851,236	4,359,460	3,878,839	3,408,362	2,947,080	2,497,038	2,058,234	1,630,670
18	Class E (retail) development - town centre	-	£13,125	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£107,143	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£178,571	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£13,125	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£56,250	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£133,929	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£625,000	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160
25	Industrial (B2/B8) within town/village boundary	-	£2,500,000	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713
26	Industrial (B2/B8) edge of town/village	-	£125,000	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232
27	Hotel (town centre) 50 rooms	-	£93,750	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£140,625	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£187,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£58,929	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

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	532,072	491,103	450,983	411,714	373,296	335,728	299,011	263,144	228,128	193,961	160,646
2	Five unit development - edge of village	5	£98,667	886,787	818,504	751,637	686,190	622,159	559,547	498,351	438,572	380,212	323,269	267,743
3	Eight unit development - village centre	8	£157,867	1,293,731	1,191,690	1,091,780	994,003	897,940	803,949	712,102	622,400	534,843	449,431	366,163
4	Ten unit development - edge of village	10	£197,333	1,700,086	1,571,542	1,445,677	1,322,492	1,201,986	1,084,146	968,404	855,358	745,007	637,352	532,393
5	Ten unit development - rural site	10	£246,667	1,700,086	1,571,542	1,445,677	1,322,492	1,201,986	1,084,146	968,404	855,358	745,007	637,352	532,393
6	Fifteen unit development - edge of village	15	£296,000	2,550,129	2,357,313	2,168,517	1,983,739	1,802,979	1,626,219	1,452,606	1,283,037	1,117,511	956,028	798,589
7	Twenty unit development - within town/village boundary	20	£328,889	3,274,813	3,025,032	2,780,469	2,541,125	2,307,001	2,078,096	1,854,410	1,635,943	1,422,695	1,214,667	1,011,857
8	Thirty unit development - town centre	30	£370,000	12,092,855	11,240,005	10,401,729	9,578,026	8,768,897	7,974,341	7,194,360	6,428,951	5,678,116	4,941,854	4,220,167
9	Fifty unit development within town/village boundary	50	£822,222	6,798,633	6,230,700	5,674,893	5,131,212	4,599,659	4,080,231	3,572,930	3,076,439	2,590,436	2,116,645	1,655,062
10	One hundred unit development - edge of town	100	£2,055,556	12,808,244	11,653,879	10,524,157	9,419,076	8,338,639	7,282,843	6,251,689	5,245,178	4,260,572	3,296,848	2,357,948
11	Three hundred unit scheme - edge of town	300	£6,166,667	34,755,759	31,614,020	28,539,390	25,531,870	22,591,459	19,718,159	16,900,908	14,150,805	11,468,114	8,846,601	6,283,799
12	Caravan Park - 20 units	20	£185,000	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511
13	Caravan Park - 40 units	40	£370,000	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284
14	Caravan Park - 100 units	100	£925,000	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209
15	C2 care scheme - flatted scheme in town centre	60	£246,667	1,532,758	1,147,748	768,824	399,713	40,415	- 313,444	- 657,922	- 996,750	- 1,326,524	- 1,646,195	- 1,955,763
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	2,043,677	1,530,331	1,025,098	532,950	53,886	- 417,925	- 877,229	- 1,328,999	- 1,768,698	- 2,194,927	- 2,607,684
17	C2 care scheme - houses - edge of town/village	50	£578,125	6,393,503	5,868,259	5,354,169	4,851,236	4,359,460	3,878,839	3,408,362	2,947,080	2,497,038	2,058,234	1,630,670
18	Class E (retail) development - town centre	-	£6,475	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£52,857	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£88,095	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£6,475	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£27,750	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£66,071	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£308,333	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160
25	Industrial (B2/B8) within town/village boundary	-	£1,233,333	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713
26	Industrial (B2/B8) edge of town/village	-	£61,667	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232
27	Hotel (town centre) 50 rooms	-	£46,250	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£69,375	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£92,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£29,071	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

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	532,072	491,103	450,983	411,714	373,296	335,728	299,011	263,144	228,128	193,961	160,646
2	Five unit development - edge of village	-	£66,667	886,787	818,504	751,637	686,190	622,159	559,547	498,351	438,572	380,212	323,269	267,743
3	Eight unit development - village centre	-	£106,667	1,293,731	1,191,690	1,091,780	994,003	897,940	803,949	712,102	622,400	534,843	449,431	366,163
4	Ten unit development - edge of village	-	£133,333	1,700,086	1,571,542	1,445,677	1,322,492	1,201,986	1,084,146	968,404	855,358	745,007	637,352	532,393
5	Ten unit development - rural site	-	£166,667	1,700,086	1,571,542	1,445,677	1,322,492	1,201,986	1,084,146	968,404	855,358	745,007	637,352	532,393
6	Fifteen unit development - edge of village	-	£200,000	2,550,129	2,357,313	2,168,517	1,983,739	1,802,979	1,626,219	1,452,606	1,283,037	1,117,511	956,028	798,589
7	Twenty unit development - within town/village boundary	-	£222,222	3,274,813	3,025,032	2,780,469	2,541,125	2,307,001	2,078,096	1,854,410	1,635,943	1,422,695	1,214,667	1,011,857
8	Thirty unit development - town centre	-	£250,000	12,092,855	11,240,005	10,401,729	9,578,026	8,768,897	7,974,341	7,194,360	6,428,951	5,678,116	4,941,854	4,220,167
9	Fifty unit development within town/village boundary	-	£555,556	6,798,633	6,230,700	5,674,893	5,131,212	4,599,659	4,080,231	3,572,930	3,076,439	2,590,436	2,116,645	1,655,062
10	One hundred unit development - edge of town	-	£1,388,889	12,808,244	11,653,879	10,524,157	9,419,076	8,338,639	7,282,843	6,251,689	5,245,178	4,260,572	3,296,848	2,357,948
11	Three hundred unit scheme - edge of town	-	£4,166,667	34,755,759	31,614,020	28,539,390	25,531,870	22,591,459	19,718,159	16,900,908	14,150,805	11,468,114	8,846,601	6,283,799
12	Caravan Park - 20 units	-	£125,000	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511
13	Caravan Park - 40 units	-	£250,000	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284
14	Caravan Park - 100 units	-	£625,000	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209
15	C2 care scheme - flatted scheme in town centre	-	£166,667	1,532,758	1,147,748	768,824	399,713	40,415	- 313,444	- 657,922	- 996,750	- 1,326,524	- 1,646,195	- 1,955,763
16	C2 care scheme - flatted scheme edge of town/village	-	£333,333	2,043,677	1,530,331	1,025,098	532,950	53,886	- 417,925	- 877,229	- 1,328,999	- 1,768,698	- 2,194,927	- 2,607,684
17	C2 care scheme - houses - edge of town/village	-	£390,625	6,393,503	5,868,259	5,354,169	4,851,236	4,359,460	3,878,839	3,408,362	2,947,080	2,497,038	2,058,234	1,630,670
18	Class E (retail) development - town centre	-	£4,375	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£35,714	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£59,524	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£4,375	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£18,750	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£44,643	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£208,333	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160
25	Industrial (B2/B8) within town/village boundary	-	£833,333	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713
26	Industrial (B2/B8) edge of town/village	-	£41,667	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232
27	Hotel (town centre) 50 rooms	-	£31,250	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£46,875	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£62,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£19,643	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £5,825 psm AH tenure Rented 75% SO 0% Frst Hms 25%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000	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	£75,000	583,739	539,702	496,567	454,332	413,000	372,568	333,038	294,410	256,683	219,857	183,933
2	Five unit development - edge of village	5	£200,000	972,898	899,503	827,610	757,220	688,332	620,947	555,064	490,683	427,805	366,429	306,555
3	Eight unit development - village centre	8	£320,000	1,425,094	1,315,255	1,207,677	1,102,360	999,305	898,441	799,381	702,596	608,086	515,852	425,893
4	Ten unit development - edge of village	10	£400,000	1,864,291	1,726,000	1,590,549	1,457,940	1,328,171	1,201,244	1,077,157	955,603	836,561	720,378	607,055
5	Ten unit development - rural site	10	£500,000	1,864,291	1,726,000	1,590,549	1,457,940	1,328,171	1,201,244	1,077,157	955,603	836,561	720,378	607,055
6	Fifteen unit development - edge of village	15	£600,000	2,796,436	2,588,999	2,385,824	2,186,909	1,992,256	1,801,865	1,615,736	1,433,404	1,254,842	1,080,568	910,583
7	Twenty unit development - within town/village boundary	20	£666,667	3,596,676	3,327,787	3,064,435	2,806,618	2,554,339	2,307,596	2,066,389	1,830,719	1,600,585	1,375,988	1,156,927
8	Thirty unit development - town centre	30	£750,000	13,326,392	12,411,719	11,512,607	10,629,058	9,761,072	8,908,647	8,071,785	7,250,486	6,444,748	5,654,574	4,879,961
9	Fifty unit development within town/village boundary	50	£1,666,667	7,550,378	6,937,818	6,338,126	5,751,300	5,177,343	4,616,253	4,068,031	3,532,676	3,009,551	2,496,722	1,996,850
10	One hundred unit development - edge of town	100	£4,166,667	14,334,432	13,089,467	11,870,649	10,677,977	9,511,451	8,371,073	7,256,841	6,168,756	5,106,817	4,068,475	3,051,840
11	Three hundred unit scheme - edge of town	300	£12,500,000	38,919,307	35,530,404	32,212,715	28,966,239	25,790,977	22,686,929	19,654,093	16,685,189	13,782,778	10,951,906	8,185,244
12	Caravan Park - 20 units	20	£375,000	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838
13	Caravan Park - 40 units	40	£750,000	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939
14	Caravan Park - 100 units	100	£1,875,000	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849
15	C2 care scheme - flatted scheme in town centre	60	£500,000	2,178,071	1,755,473	1,343,209	938,919	542,748	157,035	- 221,308	- 591,269	- 954,608	- 1,308,919	- 1,652,465
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	2,904,094	2,340,631	1,790,945	1,251,892	723,664	209,380	- 295,078	- 788,358	- 1,272,810	- 1,745,227	- 2,203,287
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	7,108,562	6,540,868	5,985,036	5,441,064	4,908,953	4,388,702	3,880,313	3,383,783	2,896,165	2,420,186	1,956,158
18	Class E (retail) development - town centre	-	£13,125	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£107,143	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£178,571	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£13,125	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£56,250	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£133,929	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£625,000	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160
25	Industrial (B2/B8) within town/village boundary	-	£2,500,000	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713
26	Industrial (B2/B8) edge of town/village	-	£125,000	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232
27	Hotel (town centre) 50 rooms	-	£93,750	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£140,625	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£187,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£58,929	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

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	583,739	539,702	496,567	454,332	413,000	372,568	333,038	294,410	256,683	219,857	183,933
2	Five unit development - edge of village	5	£98,667	972,898	899,503	827,610	757,220	688,332	620,947	555,064	490,683	427,805	366,429	306,555
3	Eight unit development - village centre	8	£157,867	1,425,094	1,315,255	1,207,677	1,102,360	999,305	898,441	799,381	702,596	608,086	515,852	425,893
4	Ten unit development - edge of village	10	£197,333	1,864,291	1,726,000	1,590,549	1,457,940	1,328,171	1,201,244	1,077,157	955,603	836,561	720,378	607,055
5	Ten unit development - rural site	10	£246,667	1,864,291	1,726,000	1,590,549	1,457,940	1,328,171	1,201,244	1,077,157	955,603	836,561	720,378	607,055
6	Fifteen unit development - edge of village	15	£296,000	2,796,436	2,588,999	2,385,824	2,186,909	1,992,256	1,801,865	1,615,736	1,433,404	1,254,842	1,080,568	910,583
7	Twenty unit development - within town/village boundary	20	£328,889	3,596,676	3,327,787	3,064,435	2,806,618	2,554,339	2,307,596	2,066,389	1,830,719	1,600,585	1,375,988	1,156,927
8	Thirty unit development - town centre	30	£370,000	13,326,392	12,411,719	11,512,607	10,629,058	9,761,072	8,908,647	8,071,785	7,250,486	6,444,748	5,654,574	4,879,961
9	Fifty unit development within town/village boundary	50	£822,222	7,550,378	6,937,818	6,338,126	5,751,300	5,177,343	4,616,253	4,068,031	3,532,676	3,009,551	2,496,722	1,996,850
10	One hundred unit development - edge of town	100	£2,055,556	14,334,432	13,089,467	11,870,649	10,677,977	9,511,451	8,371,073	7,256,841	6,168,756	5,106,817	4,068,475	3,051,840
11	Three hundred unit scheme - edge of town	300	£6,166,667	38,919,307	35,530,404	32,212,715	28,966,239	25,790,977	22,686,929	19,654,093	16,685,189	13,782,778	10,951,906	8,185,244
12	Caravan Park - 20 units	20	£185,000	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838
13	Caravan Park - 40 units	40	£370,000	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939
14	Caravan Park - 100 units	100	£925,000	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849
15	C2 care scheme - flatted scheme in town centre	60	£246,667	2,178,071	1,755,473	1,343,209	938,919	542,748	157,035	- 221,308	- 591,269	- 954,608	- 1,308,919	- 1,652,465
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	2,904,094	2,340,631	1,790,945	1,251,892	723,664	209,380	- 295,078	- 788,358	- 1,272,810	- 1,745,227	- 2,203,287
17	C2 care scheme - houses - edge of town/village	50	£578,125	7,108,562	6,540,868	5,985,036	5,441,064	4,908,953	4,388,702	3,880,313	3,383,783	2,896,165	2,420,186	1,956,158
18	Class E (retail) development - town centre	-	£6,475	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£52,857	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£88,095	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£6,475	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£27,750	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£66,071	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£308,333	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160
25	Industrial (B2/B8) within town/village boundary	-	£1,233,333	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713
26	Industrial (B2/B8) edge of town/village	-	£61,667	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232
27	Hotel (town centre) 50 rooms	-	£46,250	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£69,375	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£92,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£29,071	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

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	583,739	539,702	496,567	454,332	413,000	372,568	333,038	294,410	256,683	219,857	183,933
2	Five unit development - edge of village	-	£66,667	972,898	899,503	827,610	757,220	688,332	620,947	555,064	490,683	427,805	366,429	306,555
3	Eight unit development - village centre	-	£106,667	1,425,094	1,315,255	1,207,677	1,102,360	999,305	898,441	799,381	702,596	608,086	515,852	425,893
4	Ten unit development - edge of village	-	£133,333	1,864,291	1,726,000	1,590,549	1,457,940	1,328,171	1,201,244	1,077,157	955,603	836,561	720,378	607,055
5	Ten unit development - rural site	-	£166,667	1,864,291	1,726,000	1,590,549	1,457,940	1,328,171	1,201,244	1,077,157	955,603	836,561	720,378	607,055
6	Fifteen unit development - edge of village	-	£200,000	2,796,436	2,588,999	2,385,824	2,186,909	1,992,256	1,801,865	1,615,736	1,433,404	1,254,842	1,080,568	910,583
7	Twenty unit development - within town/village boundary	-	£222,222	3,596,676	3,327,787	3,064,435	2,806,618	2,554,339	2,307,596	2,066,389	1,830,719	1,600,585	1,375,988	1,156,927
8	Thirty unit development - town centre	-	£250,000	13,326,392	12,411,719	11,512,607	10,629,058	9,761,072	8,908,647	8,071,785	7,250,486	6,444,748	5,654,574	4,879,961
9	Fifty unit development within town/village boundary	-	£555,556	7,550,378	6,937,818	6,338,126	5,751,300	5,177,343	4,616,253	4,068,031	3,532,676	3,009,551	2,496,722	1,996,850
10	One hundred unit development - edge of town	-	£1,388,889	14,334,432	13,089,467	11,870,649	10,677,977	9,511,451	8,371,073	7,256,841	6,168,756	5,106,817	4,068,475	3,051,840
11	Three hundred unit scheme - edge of town	-	£4,166,667	38,919,307	35,530,404	32,212,715	28,966,239	25,790,977	22,686,929	19,654,093	16,685,189	13,782,778	10,951,906	8,185,244
12	Caravan Park - 20 units	-	£125,000	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838
13	Caravan Park - 40 units	-	£250,000	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939
14	Caravan Park - 100 units	-	£625,000	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849
15	C2 care scheme - flatted scheme in town centre	-	£166,667	2,178,071	1,755,473	1,343,209	938,919	542,748	157,035	- 221,308	- 591,269	- 954,608	- 1,308,919	- 1,652,465
16	C2 care scheme - flatted scheme edge of town/village	-	£333,333	2,904,094	2,340,631	1,790,945	1,251,892	723,664	209,380	- 295,078	- 788,358	- 1,272,810	- 1,745,227	- 2,203,287
17	C2 care scheme - houses - edge of town/village	-	£390,625	7,108,562	6,540,868	5,985,036	5,441,064	4,908,953	4,388,702	3,880,313	3,383,783	2,896,165	2,420,186	1,956,158
18	Class E (retail) development - town centre	-	£4,375	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£35,714	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£59,524	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£4,375	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£18,750	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£44,643	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£208,333	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160	2,451,160
25	Industrial (B2/B8) within town/village boundary	-	£833,333	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713	10,006,713
26	Industrial (B2/B8) edge of town/village	-	£41,667	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232	490,232
27	Hotel (town centre) 50 rooms	-	£31,250	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£46,875	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£62,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£19,643	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

Appendix 7 - Appraisal results (present day) – intermediate housing provided as First Homes (30% discount)

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £3,940 psm AH tenure Rented 75% SO 0% Frst Hms 25%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000 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	£75,000	185,661	164,743	144,197	124,025	104,225	84,797	65,742	47,060	28,751	10,815	- 6,844
2	Five unit development - edge of village	5	£200,000	309,435	274,572	240,329	206,707	173,708	141,328	109,572	78,434	47,920	18,026	- 11,407
3	Eight unit development - village centre	8	£320,000	408,470	357,231	306,912	257,514	209,037	161,480	114,844	69,127	24,332	- 19,820	- 63,382
4	Ten unit development - edge of village	10	£400,000	594,684	529,629	465,739	403,015	341,455	281,060	221,831	163,767	106,869	51,135	- 3,482
5	Ten unit development - rural site	10	£500,000	594,684	529,629	465,739	403,015	341,455	281,060	221,831	163,767	106,869	51,135	- 3,482
6	Fifteen unit development - edge of village	15	£600,000	892,027	794,443	698,609	604,521	512,182	421,590	332,746	245,651	160,303	76,703	- 5,223
7	Twenty unit development - within town/village boundary	20	£666,667	1,122,282	997,082	874,127	752,463	633,054	515,911	401,033	288,420	178,074	69,992	- 36,331
8	Thirty unit development - town centre	30	£750,000	3,839,870	3,365,211	2,899,213	2,441,874	1,993,198	1,553,182	1,121,827	699,132	285,099	- 121,976	- 524,301
9	Fifty unit development within town/village boundary	50	£1,666,667	1,764,122	1,480,164	1,201,426	927,910	657,478	391,504	130,810	- 126,368	- 380,043	- 628,362	- 871,327
10	One hundred unit development - edge of town	100	£4,166,667	2,582,495	2,015,227	1,453,249	901,883	361,241	- 171,063	- 702,124	- 1,225,165	- 1,737,175	- 2,238,156	- 2,728,107
11	Three hundred unit scheme - edge of town	300	£12,500,000	6,828,168	5,272,073	3,745,133	2,243,513	761,442	- 704,449	- 2,164,123	- 3,608,044	- 5,040,929	- 6,470,753	- 7,872,939
12	Caravan Park - 20 units	20	£375,000	763,540	807,377	851,213	895,050	938,887	982,723	1,024,966	1,066,749	1,108,328	1,149,908	1,191,487
13	Caravan Park - 40 units	40	£750,000	1,439,343	1,527,016	1,614,689	1,702,362	1,790,035	1,877,708	1,963,417	2,046,983	2,130,143	2,213,302	2,296,462
14	Caravan Park - 100 units	100	£1,875,000	3,598,356	3,817,539	4,036,722	4,255,904	4,475,087	4,694,271	4,908,545	5,117,458	5,325,357	5,533,255	5,741,154
15	C2 care scheme - flatted scheme in town centre	60	£500,000	- 2,801,167	- 2,979,364	- 3,153,567	- 3,323,776	- 3,489,990	- 3,652,209	- 3,810,434	- 3,964,665	- 4,114,901	- 4,261,143	- 4,403,390
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	- 3,734,889	- 3,972,486	- 4,204,756	- 4,431,701	- 4,653,319	- 4,869,612	- 5,080,579	- 5,286,220	- 5,486,535	- 5,681,523	- 5,871,186
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	1,604,726	1,353,036	1,104,830	861,259	622,324	388,025	158,360	- 67,613	- 291,126	- 511,973	- 729,368

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	185,661	164,743	144,197	124,025	104,225	84,797	65,742	47,060	28,751	10,815	- 6,844
2	Five unit development - edge of village	5	£98,667	309,435	274,572	240,329	206,707	173,708	141,328	109,572	78,434	47,920	18,026	- 11,407
3	Eight unit development - village centre	8	£157,867	408,470	357,231	306,912	257,514	209,037	161,480	114,844	69,127	24,332	- 19,820	- 63,382
4	Ten unit development - edge of village	10	£197,333	594,684	529,629	465,739	403,015	341,455	281,060	221,831	163,767	106,869	51,135	- 3,482
5	Ten unit development - rural site	10	£246,667	594,684	529,629	465,739	403,015	341,455	281,060	221,831	163,767	106,869	51,135	- 3,482
6	Fifteen unit development - edge of village	15	£296,000	892,027	794,443	698,609	604,521	512,182	421,590	332,746	245,651	160,303	76,703	- 5,223
7	Twenty unit development - within town/village boundary	20	£328,889	1,122,282	997,082	874,127	752,463	633,054	515,911	401,033	288,420	178,074	69,992	- 36,331
8	Thirty unit development - town centre	30	£370,000	3,839,870	3,365,211	2,899,213	2,441,874	1,993,198	1,553,182	1,121,827	699,132	285,099	- 121,976	- 524,301
9	Fifty unit development within town/village boundary	50	£822,222	1,764,122	1,480,164	1,201,426	927,910	657,478	391,504	130,810	- 126,368	- 380,043	- 628,362	- 871,327
10	One hundred unit development - edge of town	100	£2,055,556	2,582,495	2,015,227	1,453,249	901,883	361,241	- 171,063	- 702,124	- 1,225,165	- 1,737,175	- 2,238,156	- 2,728,107
11	Three hundred unit scheme - edge of town	300	£6,166,667	6,828,168	5,272,073	3,745,133	2,243,513	761,442	- 704,449	- 2,164,123	- 3,608,044	- 5,040,929	- 6,470,753	- 7,872,939
12	Caravan Park - 20 units	20	£185,000	763,540	807,377	851,213	895,050	938,887	982,723	1,024,966	1,066,749	1,108,328	1,149,908	1,191,487
13	Caravan Park - 40 units	40	£370,000	1,439,343	1,527,016	1,614,689	1,702,362	1,790,035	1,877,708	1,963,417	2,046,983	2,130,143	2,213,302	2,296,462
14	Caravan Park - 100 units	100	£925,000	3,598,356	3,817,539	4,036,722	4,255,904	4,475,087	4,694,271	4,908,545	5,117,458	5,325,357	5,533,255	5,741,154
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 2,801,167	- 2,979,364	- 3,153,567	- 3,323,776	- 3,489,990	- 3,652,209	- 3,810,434	- 3,964,665	- 4,114,901	- 4,261,143	- 4,403,390
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 3,734,889	- 3,972,486	- 4,204,756	- 4,431,701	- 4,653,319	- 4,869,612	- 5,080,579	- 5,286,220	- 5,486,535	- 5,681,523	- 5,871,186
17	C2 care scheme - houses - edge of town/village	50	£578,125	1,604,726	1,353,036	1,104,830	861,259	622,324	388,025	158,360	- 67,613	- 291,126	- 511,973	- 729,368

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	185,661	164,743	144,197	124,025	104,225	84,797	65,742	47,060	28,751	10,815	- 6,844
2	Five unit development - edge of village	5	£66,667	309,435	274,572	240,329	206,707	173,708	141,328	109,572	78,434	47,920	18,026	- 11,407
3	Eight unit development - village centre	8	£106,667	408,470	357,231	306,912	257,514	209,037	161,480	114,844	69,127	24,332	- 19,820	- 63,382
4	Ten unit development - edge of village	10	£133,333	594,684	529,629	465,739	403,015	341,455	281,060	221,831	163,767	106,869	51,135	- 3,482
5	Ten unit development - rural site	10	£166,667	594,684	529,629	465,739	403,015	341,455	281,060	221,831	163,767	106,869	51,135	- 3,482
6	Fifteen unit development - edge of village	15	£200,000	892,027	794,443	698,609	604,521	512,182	421,590	332,746	245,651	160,303	76,703	- 5,223
7	Twenty unit development - within town/village boundary	20	£222,222	1,122,282	997,082	874,127	752,463	633,054	515,911	401,033	288,420	178,074	69,992	- 36,331
8	Thirty unit development - town centre	30	£250,000	3,839,870	3,365,211	2,899,213	2,441,874	1,993,198	1,553,182	1,121,827	699,132	285,099	- 121,976	- 524,301
9	Fifty unit development within town/village boundary	50	£555,556	1,764,122	1,480,164	1,201,426	927,910	657,478	391,504	130,810	- 126,368	- 380,043	- 628,362	- 871,327
10	One hundred unit development - edge of town	100	£1,388,889	2,582,495	2,015,227	1,453,249	901,883	361,241	- 171,063	- 702,124	- 1,225,165	- 1,737,175	- 2,238,156	- 2,728,107
11	Three hundred unit scheme - edge of town	300	£4,166,667	6,828,168	5,272,073	3,745,133	2,243,513	761,442	- 704,449	- 2,164,123	- 3,608,044	- 5,040,929	- 6,470,753	- 7,872,939
12	Caravan Park - 20 units	20	£125,000	763,540	807,377	851,213	895,050	938,887	982,723	1,024,966	1,066,749	1,108,328	1,149,908	1,191,487
13	Caravan Park - 40 units	40	£250,000	1,439,343	1,527,016	1,614,689	1,702,362	1,790,035	1,877,708	1,963,417	2,046,983	2,130,143	2,213,302	2,296,462
14	Caravan Park - 100 units	100	£625,000	3,598,356	3,817,539	4,036,722	4,255,904	4,475,087	4,694,271	4,908,545	5,117,458	5,325,357	5,533,255	5,741,154
15	C2 care scheme - flatted scheme in town centre	60	£166,667	- 2,801,167	- 2,979,364	- 3,153,567	- 3,323,776	- 3,489,990	- 3,652,209	- 3,810,434	- 3,964,665	- 4,114,901	- 4,261,143	- 4,403,390
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	- 3,734,889	- 3,972,486	- 4,204,756	- 4,431,701	- 4,653,319	- 4,869,612	- 5,080,579	- 5,286,220	- 5,486,535	- 5,681,523	- 5,871,186
17	C2 care scheme - houses - edge of town/village	50	£390,625	1,604,726	1,353,036	1,104,830	861,259	622,324	388,025	158,360	- 67,613	- 291,126	- 511,973	- 729,368

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £4,180 psm AH tenure Rented 75% SO 0% Frst Hms 25%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000 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	£75,000	238,427	214,794	191,577	168,777	146,392	124,425	102,873	81,738	61,020	40,717	20,832
2	Five unit development - edge of village	5	£200,000	397,379	357,991	319,295	281,294	243,987	207,374	171,455	136,230	101,699	67,863	34,720
3	Eight unit development - village centre	8	£320,000	543,812	485,609	428,440	372,303	317,200	263,128	210,089	158,082	107,108	57,167	8,257
4	Ten unit development - edge of village	10	£400,000	763,861	690,102	617,649	546,501	476,657	408,120	340,887	274,961	210,338	147,022	85,011
5	Ten unit development - rural site	10	£500,000	763,861	690,102	617,649	546,501	476,657	408,120	340,887	274,961	210,338	147,022	85,011
6	Fifteen unit development - edge of village	15	£600,000	1,145,792	1,035,153	926,472	819,750	714,986	612,180	511,331	412,441	315,508	220,534	127,516
7	Twenty unit development - within town/village boundary	20	£666,667	1,450,993	1,308,883	1,169,293	1,032,220	897,666	765,630	635,041	506,974	381,447	258,462	138,017
8	Thirty unit development - town centre	30	£750,000	5,110,308	4,574,020	4,043,517	3,522,728	3,011,656	2,510,301	2,018,661	1,536,737	1,064,529	602,038	149,262
9	Fifty unit development within town/village boundary	50	£1,666,667	2,538,576	2,214,780	1,896,845	1,584,772	1,278,560	978,211	682,895	391,018	105,070	- 177,424	- 455,391
10	One hundred unit development - edge of town	100	£4,166,667	4,154,777	3,506,630	2,870,402	2,246,094	1,632,336	1,025,862	431,428	- 153,101	- 736,546	- 1,310,872	- 1,872,813
11	Three hundred unit scheme - edge of town	300	£12,500,000	11,141,762	9,374,857	7,640,463	5,933,667	4,252,242	2,603,570	975,416	- 633,164	- 2,238,153	- 3,827,856	- 5,416,313
12	Caravan Park - 20 units	20	£375,000	834,343	875,205	916,067	956,928	997,790	1,038,652	1,077,920	1,116,727	1,155,332	1,193,937	1,232,542
13	Caravan Park - 40 units	40	£750,000	1,580,949	1,662,672	1,744,396	1,826,119	1,907,842	1,989,566	2,069,325	2,146,941	2,224,151	2,301,361	2,378,570
14	Caravan Park - 100 units	100	£1,875,000	3,952,372	4,156,680	4,360,988	4,565,297	4,769,605	4,973,913	5,173,313	5,367,353	5,560,376	5,753,401	5,946,426
15	C2 care scheme - flatted scheme in town centre	60	£500,000	- 2,113,928	- 2,327,487	- 2,536,484	- 2,740,916	- 2,940,784	- 3,136,090	- 3,326,831	- 3,513,008	- 3,694,622	- 3,871,673	- 4,044,160
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	- 2,818,571	- 3,103,317	- 3,381,978	- 3,654,555	- 3,921,046	- 4,181,452	- 4,435,774	- 4,684,011	- 4,926,163	- 5,162,231	- 5,392,213
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	2,342,246	2,053,791	1,770,536	1,492,483	1,219,036	948,798	683,814	424,083	169,606	- 80,744	- 328,167

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	238,427	214,794	191,577	168,777	146,392	124,425	102,873	81,738	61,020	40,717	20,832
2	Five unit development - edge of village	5	£98,667	397,379	357,991	319,295	281,294	243,987	207,374	171,455	136,230	101,699	67,863	34,720
3	Eight unit development - village centre	8	£157,867	543,812	485,609	428,440	372,303	317,200	263,128	210,089	158,082	107,108	57,167	8,257
4	Ten unit development - edge of village	10	£197,333	763,861	690,102	617,649	546,501	476,657	408,120	340,887	274,961	210,338	147,022	85,011
5	Ten unit development - rural site	10	£246,667	763,861	690,102	617,649	546,501	476,657	408,120	340,887	274,961	210,338	147,022	85,011
6	Fifteen unit development - edge of village	15	£296,000	1,145,792	1,035,153	926,472	819,750	714,986	612,180	511,331	412,441	315,508	220,534	127,516
7	Twenty unit development - within town/village boundary	20	£328,889	1,450,993	1,308,883	1,169,293	1,032,220	897,666	765,630	635,041	506,974	381,447	258,462	138,017
8	Thirty unit development - town centre	30	£370,000	5,110,308	4,574,020	4,043,517	3,522,728	3,011,656	2,510,301	2,018,661	1,536,737	1,064,529	602,038	149,262
9	Fifty unit development within town/village boundary	50	£822,222	2,538,576	2,214,780	1,896,845	1,584,772	1,278,560	978,211	682,895	391,018	105,070	- 177,424	- 455,391
10	One hundred unit development - edge of town	100	£2,055,556	4,154,777	3,506,630	2,870,402	2,246,094	1,632,336	1,025,862	431,428	- 153,101	- 736,546	- 1,310,872	- 1,872,813
11	Three hundred unit scheme - edge of town	300	£6,166,667	11,141,762	9,374,857	7,640,463	5,933,667	4,252,242	2,603,570	975,416	- 633,164	- 2,238,153	- 3,827,856	- 5,416,313
12	Caravan Park - 20 units	20	£185,000	834,343	875,205	916,067	956,928	997,790	1,038,652	1,077,920	1,116,727	1,155,332	1,193,937	1,232,542
13	Caravan Park - 40 units	40	£370,000	1,580,949	1,662,672	1,744,396	1,826,119	1,907,842	1,989,566	2,069,325	2,146,941	2,224,151	2,301,361	2,378,570
14	Caravan Park - 100 units	100	£925,000	3,952,372	4,156,680	4,360,988	4,565,297	4,769,605	4,973,913	5,173,313	5,367,353	5,560,376	5,753,401	5,946,426
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 2,113,928	- 2,327,487	- 2,536,484	- 2,740,916	- 2,940,784	- 3,136,090	- 3,326,831	- 3,513,008	- 3,694,622	- 3,871,673	- 4,044,160
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 2,818,571	- 3,103,317	- 3,381,978	- 3,654,555	- 3,921,046	- 4,181,452	- 4,435,774	- 4,684,011	- 4,926,163	- 5,162,231	- 5,392,213
17	C2 care scheme - houses - edge of town/village	50	£578,125	2,342,246	2,053,791	1,770,536	1,492,483	1,219,036	948,798	683,814	424,083	169,606	- 80,744	- 328,167

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	238,427	214,794	191,577	168,777	146,392	124,425	102,873	81,738	61,020	40,717	20,832
2	Five unit development - edge of village	5	£66,667	397,379	357,991	319,295	281,294	243,987	207,374	171,455	136,230	101,699	67,863	34,720
3	Eight unit development - village centre	8	£106,667	543,812	485,609	428,440	372,303	317,200	263,128	210,089	158,082	107,108	57,167	8,257
4	Ten unit development - edge of village	10	£133,333	763,861	690,102	617,649	546,501	476,657	408,120	340,887	274,961	210,338	147,022	85,011
5	Ten unit development - rural site	10	£166,667	763,861	690,102	617,649	546,501	476,657	408,120	340,887	274,961	210,338	147,022	85,011
6	Fifteen unit development - edge of village	15	£200,000	1,145,792	1,035,153	926,472	819,750	714,986	612,180	511,331	412,441	315,508	220,534	127,516
7	Twenty unit development - within town/village boundary	20	£222,222	1,450,993	1,308,883	1,169,293	1,032,220	897,666	765,630	635,041	506,974	381,447	258,462	138,017
8	Thirty unit development - town centre	30	£250,000	5,110,308	4,574,020	4,043,517	3,522,728	3,011,656	2,510,301	2,018,661	1,536,737	1,064,529	602,038	149,262
9	Fifty unit development within town/village boundary	50	£555,556	2,538,576	2,214,780	1,896,845	1,584,772	1,278,560	978,211	682,895	391,018	105,070	- 177,424	- 455,391
10	One hundred unit development - edge of town	100	£1,388,889	4,154,777	3,506,630	2,870,402	2,246,094	1,632,336	1,025,862	431,428	- 153,101	- 736,546	- 1,310,872	- 1,872,813
11	Three hundred unit scheme - edge of town	300	£4,166,667	11,141,762	9,374,857	7,640,463	5,933,667	4,252,242	2,603,570	975,416	- 633,164	- 2,238,153	- 3,827,856	- 5,416,313
12	Caravan Park - 20 units	20	£125,000	834,343	875,205	916,067	956,928	997,790	1,038,652	1,077,920	1,116,727	1,155,332	1,193,937	1,232,542
13	Caravan Park - 40 units	40	£250,000	1,580,949	1,662,672	1,744,396	1,826,119	1,907,842	1,989,566	2,069,325	2,146,941	2,224,151	2,301,361	2,378,570
14	Caravan Park - 100 units	100	£625,000	3,952,372	4,156,680	4,360,988	4,565,297	4,769,605	4,973,913	5,173,313	5,367,353	5,560,376	5,753,401	5,946,426
15	C2 care scheme - flatted scheme in town centre	60	£166,667	- 2,113,928	- 2,327,487	- 2,536,484	- 2,740,916	- 2,940,784	- 3,136,090	- 3,326,831	- 3,513,008	- 3,694,622	- 3,871,673	- 4,044,160
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	- 2,818,571	- 3,103,317	- 3,381,978	- 3,654,555	- 3,921,046	- 4,181,452	- 4,435,774	- 4,684,011	- 4,926,163	- 5,162,231	- 5,392,213
17	C2 care scheme - houses - edge of town/village	50	£390,625	2,342,246	2,053,791	1,770,536	1,492,483	1,219,036	948,798	683,814	424,083	169,606	- 80,744	- 328,167

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £4,410 psm AH tenure Rented 75% SO 0% Frst Hms 25%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000 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	£75,000	288,996	262,456	236,527	211,208	186,502	162,400	138,456	114,971	91,943	69,373	47,263
2	Five unit development - edge of village	5	£200,000	481,659	437,426	394,211	352,014	310,835	270,667	230,760	191,617	153,239	115,623	78,772
3	Eight unit development - village centre	8	£320,000	673,514	607,857	543,733	481,140	420,080	360,541	301,365	243,330	186,435	130,680	76,065
4	Ten unit development - edge of village	10	£400,000	925,989	842,911	761,765	682,546	605,259	529,885	454,983	381,521	309,498	238,914	169,770
5	Ten unit development - rural site	10	£500,000	925,989	842,911	761,765	682,546	605,259	529,885	454,983	381,521	309,498	238,914	169,770
6	Fifteen unit development - edge of village	15	£600,000	1,388,982	1,264,367	1,142,646	1,023,820	907,887	794,827	682,475	572,281	464,246	358,371	254,655
7	Twenty unit development - within town/village boundary	20	£666,667	1,766,007	1,605,793	1,449,311	1,296,562	1,147,545	1,002,231	857,813	716,175	576,347	439,079	304,615
8	Thirty unit development - town centre	30	£750,000	6,317,600	5,719,761	5,132,552	4,555,972	3,987,679	3,427,539	2,878,127	2,339,441	1,811,483	1,294,252	787,748
9	Fifty unit development within town/village boundary	50	£1,666,667	3,280,760	2,918,785	2,563,286	2,214,264	1,871,718	1,535,649	1,206,056	882,939	564,888	251,171	- 56,786
10	One hundred unit development - edge of town	100	£4,166,667	5,661,546	4,926,804	4,209,784	3,510,490	2,828,918	2,164,934	1,504,091	850,855	210,924	- 422,224	- 1,053,157
11	Three hundred unit scheme - edge of town	300	£12,500,000	15,257,061	13,263,645	11,310,725	9,403,364	7,544,422	5,731,886	3,918,937	2,142,191	386,148	- 1,362,751	- 3,099,976
12	Caravan Park - 20 units	20	£375,000	902,197	940,207	978,218	1,016,229	1,054,239	1,092,250	1,128,667	1,164,623	1,200,378	1,236,132	1,271,885
13	Caravan Park - 40 units	40	£750,000	1,716,655	1,792,676	1,868,697	1,944,719	2,020,740	2,096,762	2,170,820	2,242,734	2,314,242	2,385,749	2,457,257
14	Caravan Park - 100 units	100	£1,875,000	4,291,635	4,481,689	4,671,743	4,861,797	5,051,851	5,241,904	5,427,050	5,606,835	5,785,604	5,964,374	6,143,144
15	C2 care scheme - flatted scheme in town centre	60	£500,000	- 1,455,325	- 1,702,772	- 1,945,112	- 2,182,341	- 2,414,462	- 2,641,474	- 2,863,377	- 3,080,170	- 3,291,856	- 3,498,431	- 3,699,897
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	- 1,940,432	- 2,270,363	- 2,593,482	- 2,909,789	- 3,219,284	- 3,521,966	- 3,817,836	- 4,106,894	- 4,389,140	- 4,664,574	- 4,933,196
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	3,049,035	2,719,960	2,398,810	2,085,584	1,780,282	1,482,842	1,186,962	894,388	607,248	325,955	50,506

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	288,996	262,456	236,527	211,208	186,502	162,400	138,456	114,971	91,943	69,373	47,263
2	Five unit development - edge of village	5	£98,667	481,659	437,426	394,211	352,014	310,835	270,667	230,760	191,617	153,239	115,623	78,772
3	Eight unit development - village centre	8	£157,867	673,514	607,857	543,733	481,140	420,080	360,541	301,365	243,330	186,435	130,680	76,065
4	Ten unit development - edge of village	10	£197,333	925,989	842,911	761,765	682,546	605,259	529,885	454,983	381,521	309,498	238,914	169,770
5	Ten unit development - rural site	10	£246,667	925,989	842,911	761,765	682,546	605,259	529,885	454,983	381,521	309,498	238,914	169,770
6	Fifteen unit development - edge of village	15	£296,000	1,388,982	1,264,367	1,142,646	1,023,820	907,887	794,827	682,475	572,281	464,246	358,371	254,655
7	Twenty unit development - within town/village boundary	20	£328,889	1,766,007	1,605,793	1,449,311	1,296,562	1,147,545	1,002,231	857,813	716,175	576,347	439,079	304,615
8	Thirty unit development - town centre	30	£370,000	6,317,600	5,719,761	5,132,552	4,555,972	3,987,679	3,427,539	2,878,127	2,339,441	1,811,483	1,294,252	787,748
9	Fifty unit development within town/village boundary	50	£822,222	3,280,760	2,918,785	2,563,286	2,214,264	1,871,718	1,535,649	1,206,056	882,939	564,888	251,171	- 56,786
10	One hundred unit development - edge of town	100	£2,055,556	5,661,546	4,926,804	4,209,784	3,510,490	2,828,918	2,164,934	1,504,091	850,855	210,924	- 422,224	- 1,053,157
11	Three hundred unit scheme - edge of town	300	£6,166,667	15,257,061	13,263,645	11,310,725	9,403,364	7,544,422	5,731,886	3,918,937	2,142,191	386,148	- 1,362,751	- 3,099,976
12	Caravan Park - 20 units	20	£185,000	902,197	940,207	978,218	1,016,229	1,054,239	1,092,250	1,128,667	1,164,623	1,200,378	1,236,132	1,271,885
13	Caravan Park - 40 units	40	£370,000	1,716,655	1,792,676	1,868,697	1,944,719	2,020,740	2,096,762	2,170,820	2,242,734	2,314,242	2,385,749	2,457,257
14	Caravan Park - 100 units	100	£925,000	4,291,635	4,481,689	4,671,743	4,861,797	5,051,851	5,241,904	5,427,050	5,606,835	5,785,604	5,964,374	6,143,144
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 1,455,325	- 1,702,772	- 1,945,112	- 2,182,341	- 2,414,462	- 2,641,474	- 2,863,377	- 3,080,170	- 3,291,856	- 3,498,431	- 3,699,897
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 1,940,432	- 2,270,363	- 2,593,482	- 2,909,789	- 3,219,284	- 3,521,966	- 3,817,836	- 4,106,894	- 4,389,140	- 4,664,574	- 4,933,196
17	C2 care scheme - houses - edge of town/village	50	£578,125	3,049,035	2,719,960	2,398,810	2,085,584	1,780,282	1,482,842	1,186,962	894,388	607,248	325,955	50,506

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	288,996	262,456	236,527	211,208	186,502	162,400	138,456	114,971	91,943	69,373	47,263
2	Five unit development - edge of village	5	£66,667	481,659	437,426	394,211	352,014	310,835	270,667	230,760	191,617	153,239	115,623	78,772
3	Eight unit development - village centre	8	£106,667	673,514	607,857	543,733	481,140	420,080	360,541	301,365	243,330	186,435	130,680	76,065
4	Ten unit development - edge of village	10	£133,333	925,989	842,911	761,765	682,546	605,259	529,885	454,983	381,521	309,498	238,914	169,770
5	Ten unit development - rural site	10	£166,667	925,989	842,911	761,765	682,546	605,259	529,885	454,983	381,521	309,498	238,914	169,770
6	Fifteen unit development - edge of village	15	£200,000	1,388,982	1,264,367	1,142,646	1,023,820	907,887	794,827	682,475	572,281	464,246	358,371	254,655
7	Twenty unit development - within town/village boundary	20	£222,222	1,766,007	1,605,793	1,449,311	1,296,562	1,147,545	1,002,231	857,813	716,175	576,347	439,079	304,615
8	Thirty unit development - town centre	30	£250,000	6,317,600	5,719,761	5,132,552	4,555,972	3,987,679	3,427,539	2,878,127	2,339,441	1,811,483	1,294,252	787,748
9	Fifty unit development within town/village boundary	50	£555,556	3,280,760	2,918,785	2,563,286	2,214,264	1,871,718	1,535,649	1,206,056	882,939	564,888	251,171	- 56,786
10	One hundred unit development - edge of town	100	£1,388,889	5,661,546	4,926,804	4,209,784	3,510,490	2,828,918	2,164,934	1,504,091	850,855	210,924	- 422,224	- 1,053,157
11	Three hundred unit scheme - edge of town	300	£4,166,667	15,257,061	13,263,645	11,310,725	9,403,364	7,544,422	5,731,886	3,918,937	2,142,191	386,148	- 1,362,751	- 3,099,976
12	Caravan Park - 20 units	20	£125,000	902,197	940,207	978,218	1,016,229	1,054,239	1,092,250	1,128,667	1,164,623	1,200,378	1,236,132	1,271,885
13	Caravan Park - 40 units	40	£250,000	1,716,655	1,792,676	1,868,697	1,944,719	2,020,740	2,096,762	2,170,820	2,242,734	2,314,242	2,385,749	2,457,257
14	Caravan Park - 100 units	100	£625,000	4,291,635	4,481,689	4,671,743	4,861,797	5,051,851	5,241,904	5,427,050	5,606,835	5,785,604	5,964,374	6,143,144
15	C2 care scheme - flatted scheme in town centre	60	£166,667	- 1,455,325	- 1,702,772	- 1,945,112	- 2,182,341	- 2,414,462	- 2,641,474	- 2,863,377	- 3,080,170	- 3,291,856	- 3,498,431	- 3,699,897
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	- 1,940,432	- 2,270,363	- 2,593,482	- 2,909,789	- 3,219,284	- 3,521,966	- 3,817,836	- 4,106,894	- 4,389,140	- 4,664,574	- 4,933,196
17	C2 care scheme - houses - edge of town/village	50	£390,625	3,049,035	2,719,960	2,398,810	2,085,584	1,780,282	1,482,842	1,186,962	894,388	607,248	325,955	50,506

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £4,650 psm AH tenure Rented 75% SO 0% Frst Hms 25%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000 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	£75,000	341,762	312,090	283,080	254,733	227,050	200,030	173,672	147,976	122,945	98,576	74,843
2	Five unit development - edge of village	5	£200,000	569,603	520,149	471,800	424,556	378,416	333,382	289,453	246,628	204,908	164,293	124,739
3	Eight unit development - village centre	8	£320,000	808,855	735,164	663,138	592,779	524,084	457,056	391,692	327,992	265,959	205,592	146,821
4	Ten unit development - edge of village	10	£400,000	1,095,164	1,002,045	911,022	822,095	735,263	650,529	567,891	487,348	408,903	332,552	258,214
5	Ten unit development - rural site	10	£500,000	1,095,164	1,002,045	911,022	822,095	735,263	650,529	567,891	487,348	408,903	332,552	258,214
6	Fifteen unit development - edge of village	15	£600,000	1,642,747	1,503,067	1,366,532	1,233,141	1,102,895	975,793	851,836	731,023	613,354	498,830	387,322
7	Twenty unit development - within town/village boundary	20	£666,667	2,094,718	1,914,991	1,739,320	1,567,704	1,400,145	1,236,642	1,077,195	921,805	770,469	623,129	478,456
8	Thirty unit development - town centre	30	£750,000	7,577,384	6,914,741	6,263,772	5,624,475	4,996,851	4,380,900	3,774,961	3,177,045	2,590,912	2,016,562	1,453,994
9	Fifty unit development within town/village boundary	50	£1,666,667	4,055,214	3,647,890	3,250,051	2,861,696	2,482,826	2,113,440	1,751,096	1,391,988	1,039,996	695,124	354,139
10	One hundred unit development - edge of town	100	£4,166,667	7,224,078	6,401,210	5,596,943	4,807,412	4,037,153	3,286,167	2,554,455	1,842,016	1,145,473	464,637	- 200,314
11	Three hundred unit scheme - edge of town	300	£12,500,000	19,534,171	17,286,851	15,091,879	12,949,256	10,855,302	8,806,001	6,809,366	4,861,035	2,955,504	1,095,952	- 735,224
12	Caravan Park - 20 units	20	£375,000	972,999	1,008,035	1,043,071	1,078,107	1,113,143	1,148,178	1,181,620	1,214,603	1,247,381	1,280,161	1,312,940
13	Caravan Park - 40 units	40	£750,000	1,858,260	1,928,332	1,998,404	2,068,475	2,138,548	2,208,619	2,276,728	2,342,692	2,408,250	2,473,808	2,539,366
14	Caravan Park - 100 units	100	£1,875,000	4,645,650	4,820,830	4,996,009	5,171,189	5,346,369	5,521,548	5,691,819	5,856,729	6,020,624	6,184,520	6,348,415
15	C2 care scheme - flatted scheme in town centre	60	£500,000	- 769,089	- 1,050,896	- 1,328,028	- 1,599,482	- 1,865,257	- 2,125,354	- 2,379,773	- 2,628,514	- 2,871,577	- 3,108,961	- 3,340,667
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	- 1,025,453	- 1,401,195	- 1,770,704	- 2,132,642	- 2,487,009	- 2,833,807	- 3,173,031	- 3,504,686	- 3,828,770	- 4,145,282	- 4,454,223
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	3,786,554	3,413,698	3,049,493	2,693,939	2,347,036	2,008,785	1,679,185	1,358,237	1,045,940	739,234	440,865

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	341,762	312,090	283,080	254,733	227,050	200,030	173,672	147,976	122,945	98,576	74,843
2	Five unit development - edge of village	5	£98,667	569,603	520,149	471,800	424,556	378,416	333,382	289,453	246,628	204,908	164,293	124,739
3	Eight unit development - village centre	8	£157,867	808,855	735,164	663,138	592,779	524,084	457,056	391,692	327,992	265,959	205,592	146,821
4	Ten unit development - edge of village	10	£197,333	1,095,164	1,002,045	911,022	822,095	735,263	650,529	567,891	487,348	408,903	332,552	258,214
5	Ten unit development - rural site	10	£246,667	1,095,164	1,002,045	911,022	822,095	735,263	650,529	567,891	487,348	408,903	332,552	258,214
6	Fifteen unit development - edge of village	15	£296,000	1,642,747	1,503,067	1,366,532	1,233,141	1,102,895	975,793	851,836	731,023	613,354	498,830	387,322
7	Twenty unit development - within town/village boundary	20	£328,889	2,094,718	1,914,991	1,739,320	1,567,704	1,400,145	1,236,642	1,077,195	921,805	770,469	623,129	478,456
8	Thirty unit development - town centre	30	£370,000	7,577,384	6,914,741	6,263,772	5,624,475	4,996,851	4,380,900	3,774,961	3,177,045	2,590,912	2,016,562	1,453,994
9	Fifty unit development within town/village boundary	50	£822,222	4,055,214	3,647,890	3,250,051	2,861,696	2,482,826	2,113,440	1,751,096	1,391,988	1,039,996	695,124	354,139
10	One hundred unit development - edge of town	100	£2,055,556	7,224,078	6,401,210	5,596,943	4,807,412	4,037,153	3,286,167	2,554,455	1,842,016	1,145,473	464,637	- 200,314
11	Three hundred unit scheme - edge of town	300	£6,166,667	19,534,171	17,286,851	15,091,879	12,949,256	10,855,302	8,806,001	6,809,366	4,861,035	2,955,504	1,095,952	- 735,224
12	Caravan Park - 20 units	20	£185,000	972,999	1,008,035	1,043,071	1,078,107	1,113,143	1,148,178	1,181,620	1,214,603	1,247,381	1,280,161	1,312,940
13	Caravan Park - 40 units	40	£370,000	1,858,260	1,928,332	1,998,404	2,068,475	2,138,548	2,208,619	2,276,728	2,342,692	2,408,250	2,473,808	2,539,366
14	Caravan Park - 100 units	100	£925,000	4,645,650	4,820,830	4,996,009	5,171,189	5,346,369	5,521,548	5,691,819	5,856,729	6,020,624	6,184,520	6,348,415
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 769,089	- 1,050,896	- 1,328,028	- 1,599,482	- 1,865,257	- 2,125,354	- 2,379,773	- 2,628,514	- 2,871,577	- 3,108,961	- 3,340,667
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 1,025,453	- 1,401,195	- 1,770,704	- 2,132,642	- 2,487,009	- 2,833,807	- 3,173,031	- 3,504,686	- 3,828,770	- 4,145,282	- 4,454,223
17	C2 care scheme - houses - edge of town/village	50	£578,125	3,786,554	3,413,698	3,049,493	2,693,939	2,347,036	2,008,785	1,679,185	1,358,237	1,045,940	739,234	440,865

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	341,762	312,090	283,080	254,733	227,050	200,030	173,672	147,976	122,945	98,576	74,843
2	Five unit development - edge of village	5	£66,667	569,603	520,149	471,800	424,556	378,416	333,382	289,453	246,628	204,908	164,293	124,739
3	Eight unit development - village centre	8	£106,667	808,855	735,164	663,138	592,779	524,084	457,056	391,692	327,992	265,959	205,592	146,821
4	Ten unit development - edge of village	10	£133,333	1,095,164	1,002,045	911,022	822,095	735,263	650,529	567,891	487,348	408,903	332,552	258,214
5	Ten unit development - rural site	10	£166,667	1,095,164	1,002,045	911,022	822,095	735,263	650,529	567,891	487,348	408,903	332,552	258,214
6	Fifteen unit development - edge of village	15	£200,000	1,642,747	1,503,067	1,366,532	1,233,141	1,102,895	975,793	851,836	731,023	613,354	498,830	387,322
7	Twenty unit development - within town/village boundary	20	£222,222	2,094,718	1,914,991	1,739,320	1,567,704	1,400,145	1,236,642	1,077,195	921,805	770,469	623,129	478,456
8	Thirty unit development - town centre	30	£250,000	7,577,384	6,914,741	6,263,772	5,624,475	4,996,851	4,380,900	3,774,961	3,177,045	2,590,912	2,016,562	1,453,994
9	Fifty unit development within town/village boundary	50	£555,556	4,055,214	3,647,890	3,250,051	2,861,696	2,482,826	2,113,440	1,751,096	1,391,988	1,039,996	695,124	354,139
10	One hundred unit development - edge of town	100	£1,388,889	7,224,078	6,401,210	5,596,943	4,807,412	4,037,153	3,286,167	2,554,455	1,842,016	1,145,473	464,637	- 200,314
11	Three hundred unit scheme - edge of town	300	£4,166,667	19,534,171	17,286,851	15,091,879	12,949,256	10,855,302	8,806,001	6,809,366	4,861,035	2,955,504	1,095,952	- 735,224
12	Caravan Park - 20 units	20	£125,000	972,999	1,008,035	1,043,071	1,078,107	1,113,143	1,148,178	1,181,620	1,214,603	1,247,381	1,280,161	1,312,940
13	Caravan Park - 40 units	40	£250,000	1,858,260	1,928,332	1,998,404	2,068,475	2,138,548	2,208,619	2,276,728	2,342,692	2,408,250	2,473,808	2,539,366
14	Caravan Park - 100 units	100	£625,000	4,645,650	4,820,830	4,996,009	5,171,189	5,346,369	5,521,548	5,691,819	5,856,729	6,020,624	6,184,520	6,348,415
15	C2 care scheme - flatted scheme in town centre	60	£166,667	- 769,089	- 1,050,896	- 1,328,028	- 1,599,482	- 1,865,257	- 2,125,354	- 2,379,773	- 2,628,514	- 2,871,577	- 3,108,961	- 3,340,667
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	- 1,025,453	- 1,401,195	- 1,770,704	- 2,132,642	- 2,487,009	- 2,833,807	- 3,173,031	- 3,504,686	- 3,828,770	- 4,145,282	- 4,454,223
17	C2 care scheme - houses - edge of town/village	50	£390,625	3,786,554	3,413,698	3,049,493	2,693,939	2,347,036	2,008,785	1,679,185	1,358,237	1,045,940	739,234	440,865

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £4,880 psm AH tenure Rented 75% SO 0% Frst Hms 25%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000 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	£75,000	375,972	344,268	313,262	282,951	253,339	224,422	196,202	168,679	141,852	115,722	90,288
2	Five unit development - edge of village	5	£200,000	626,619	573,780	522,103	471,586	422,231	374,037	327,003	281,131	236,420	192,870	150,481
3	Eight unit development - village centre	8	£320,000	894,971	816,168	739,116	663,813	590,262	518,459	448,408	380,106	313,555	248,754	185,703
4	Ten unit development - edge of village	10	£400,000	1,202,810	1,103,300	1,005,992	910,887	817,985	727,284	638,786	552,491	468,397	386,506	306,817
5	Ten unit development - rural site	10	£500,000	1,202,810	1,103,300	1,005,992	910,887	817,985	727,284	638,786	552,491	468,397	386,506	306,817
6	Fifteen unit development - edge of village	15	£600,000	1,804,215	1,654,951	1,508,989	1,366,331	1,226,977	1,090,927	958,179	828,735	702,596	579,759	460,226
7	Twenty unit development - within town/village boundary	20	£666,667	2,302,377	2,110,323	1,922,530	1,738,996	1,559,723	1,384,712	1,213,961	1,047,471	885,241	727,272	573,179
8	Thirty unit development - town centre	30	£750,000	8,365,995	7,666,105	6,978,473	6,303,101	5,639,989	4,989,136	4,350,543	3,722,798	3,103,191	2,495,959	1,901,103
9	Fifty unit development within town/village boundary	50	£1,666,667	4,527,406	4,093,774	3,668,263	3,252,702	2,847,093	2,451,437	2,065,731	1,689,978	1,324,175	968,325	622,426
10	One hundred unit development - edge of town	100	£4,166,667	8,197,207	7,316,571	6,456,031	5,614,803	4,789,333	3,984,101	3,199,106	2,434,349	1,689,832	960,231	248,947
11	Three hundred unit scheme - edge of town	300	£12,500,000	22,164,063	19,760,623	17,412,123	15,118,564	12,879,945	10,687,818	8,547,520	6,462,490	4,422,517	2,433,424	485,383
12	Caravan Park - 20 units	20	£375,000	953,052	989,627	1,026,202	1,062,777	1,099,352	1,135,927	1,172,451	1,207,221	1,241,687	1,275,844	1,310,001
13	Caravan Park - 40 units	40	£750,000	1,818,367	1,891,516	1,964,666	2,037,816	2,110,966	2,184,116	2,257,266	2,327,927	2,396,861	2,465,174	2,533,486
14	Caravan Park - 100 units	100	£1,875,000	4,545,916	4,728,790	4,911,665	5,094,540	5,277,416	5,460,290	5,643,165	5,819,817	5,992,151	6,162,934	6,333,716
15	C2 care scheme - flatted scheme in town centre	60	£500,000	- 444,695	- 737,150	- 1,026,948	- 1,312,315	- 1,591,783	- 1,865,352	- 2,133,022	- 2,394,792	- 2,650,662	- 2,900,634	- 3,144,705
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	- 592,927	- 982,867	- 1,369,263	- 1,749,753	- 2,122,377	- 2,487,136	- 2,844,029	- 3,193,055	- 3,534,217	- 3,867,511	- 4,192,940
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	4,230,249	3,831,053	3,440,946	3,059,928	2,687,997	2,325,156	1,971,404	1,626,740	1,291,166	964,133	643,484

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	375,972	344,268	313,262	282,951	253,339	224,422	196,202	168,679	141,852	115,722	90,288
2	Five unit development - edge of village	5	£98,667	626,619	573,780	522,103	471,586	422,231	374,037	327,003	281,131	236,420	192,870	150,481
3	Eight unit development - village centre	8	£157,867	894,971	816,168	739,116	663,813	590,262	518,459	448,408	380,106	313,555	248,754	185,703
4	Ten unit development - edge of village	10	£197,333	1,202,810	1,103,300	1,005,992	910,887	817,985	727,284	638,786	552,491	468,397	386,506	306,817
5	Ten unit development - rural site	10	£246,667	1,202,810	1,103,300	1,005,992	910,887	817,985	727,284	638,786	552,491	468,397	386,506	306,817
6	Fifteen unit development - edge of village	15	£296,000	1,804,215	1,654,951	1,508,989	1,366,331	1,226,977	1,090,927	958,179	828,735	702,596	579,759	460,226
7	Twenty unit development - within town/village boundary	20	£328,889	2,302,377	2,110,323	1,922,530	1,738,996	1,559,723	1,384,712	1,213,961	1,047,471	885,241	727,272	573,179
8	Thirty unit development - town centre	30	£370,000	8,365,995	7,666,105	6,978,473	6,303,101	5,639,989	4,989,136	4,350,543	3,722,798	3,103,191	2,495,959	1,901,103
9	Fifty unit development within town/village boundary	50	£822,222	4,527,406	4,093,774	3,668,263	3,252,702	2,847,093	2,451,437	2,065,731	1,689,978	1,324,175	968,325	622,426
10	One hundred unit development - edge of town	100	£2,055,556	8,197,207	7,316,571	6,456,031	5,614,803	4,789,333	3,984,101	3,199,106	2,434,349	1,689,832	960,231	248,947
11	Three hundred unit scheme - edge of town	300	£6,166,667	22,164,063	19,760,623	17,412,123	15,118,564	12,879,945	10,687,818	8,547,520	6,462,490	4,422,517	2,433,424	485,383
12	Caravan Park - 20 units	20	£185,000	953,052	989,627	1,026,202	1,062,777	1,099,352	1,135,927	1,172,451	1,207,221	1,241,687	1,275,844	1,310,001
13	Caravan Park - 40 units	40	£370,000	1,818,367	1,891,516	1,964,666	2,037,816	2,110,966	2,184,116	2,257,266	2,327,927	2,396,861	2,465,174	2,533,486
14	Caravan Park - 100 units	100	£925,000	4,545,916	4,728,790	4,911,665	5,094,540	5,277,416	5,460,290	5,643,165	5,819,817	5,992,151	6,162,934	6,333,716
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 444,695	- 737,150	- 1,026,948	- 1,312,315	- 1,591,783	- 1,865,352	- 2,133,022	- 2,394,792	- 2,650,662	- 2,900,634	- 3,144,705
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 592,927	- 982,867	- 1,369,263	- 1,749,753	- 2,122,377	- 2,487,136	- 2,844,029	- 3,193,055	- 3,534,217	- 3,867,511	- 4,192,940
17	C2 care scheme - houses - edge of town/village	50	£578,125	4,230,249	3,831,053	3,440,946	3,059,928	2,687,997	2,325,156	1,971,404	1,626,740	1,291,166	964,133	643,484

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	375,972	344,268	313,262	282,951	253,339	224,422	196,202	168,679	141,852	115,722	90,288
2	Five unit development - edge of village	5	£66,667	626,619	573,780	522,103	471,586	422,231	374,037	327,003	281,131	236,420	192,870	150,481
3	Eight unit development - village centre	8	£106,667	894,971	816,168	739,116	663,813	590,262	518,459	448,408	380,106	313,555	248,754	185,703
4	Ten unit development - edge of village	10	£133,333	1,202,810	1,103,300	1,005,992	910,887	817,985	727,284	638,786	552,491	468,397	386,506	306,817
5	Ten unit development - rural site	10	£166,667	1,202,810	1,103,300	1,005,992	910,887	817,985	727,284	638,786	552,491	468,397	386,506	306,817
6	Fifteen unit development - edge of village	15	£200,000	1,804,215	1,654,951	1,508,989	1,366,331	1,226,977	1,090,927	958,179	828,735	702,596	579,759	460,226
7	Twenty unit development - within town/village boundary	20	£222,222	2,302,377	2,110,323	1,922,530	1,738,996	1,559,723	1,384,712	1,213,961	1,047,471	885,241	727,272	573,179
8	Thirty unit development - town centre	30	£250,000	8,365,995	7,666,105	6,978,473	6,303,101	5,639,989	4,989,136	4,350,543	3,722,798	3,103,191	2,495,959	1,901,103
9	Fifty unit development within town/village boundary	50	£555,556	4,527,406	4,093,774	3,668,263	3,252,702	2,847,093	2,451,437	2,065,731	1,689,978	1,324,175	968,325	622,426
10	One hundred unit development - edge of town	100	£1,388,889	8,197,207	7,316,571	6,456,031	5,614,803	4,789,333	3,984,101	3,199,106	2,434,349	1,689,832	960,231	248,947
11	Three hundred unit scheme - edge of town	300	£4,166,667	22,164,063	19,760,623	17,412,123	15,118,564	12,879,945	10,687,818	8,547,520	6,462,490	4,422,517	2,433,424	485,383
12	Caravan Park - 20 units	20	£125,000	953,052	989,627	1,026,202	1,062,777	1,099,352	1,135,927	1,172,451	1,207,221	1,241,687	1,275,844	1,310,001
13	Caravan Park - 40 units	40	£250,000	1,818,367	1,891,516	1,964,666	2,037,816	2,110,966	2,184,116	2,257,266	2,327,927	2,396,861	2,465,174	2,533,486
14	Caravan Park - 100 units	100	£625,000	4,545,916	4,728,790	4,911,665	5,094,540	5,277,416	5,460,290	5,643,165	5,819,817	5,992,151	6,162,934	6,333,716
15	C2 care scheme - flatted scheme in town centre	60	£166,667	- 444,695	- 737,150	- 1,026,948	- 1,312,315	- 1,591,783	- 1,865,352	- 2,133,022	- 2,394,792	- 2,650,662	- 2,900,634	- 3,144,705
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	- 592,927	- 982,867	- 1,369,263	- 1,749,753	- 2,122,377	- 2,487,136	- 2,844,029	- 3,193,055	- 3,534,217	- 3,867,511	- 4,192,940
17	C2 care scheme - houses - edge of town/village	50	£390,625	4,230,249	3,831,053	3,440,946	3,059,928	2,687,997	2,325,156	1,971,404	1,626,740	1,291,166	964,133	643,484

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £5,120 psm AH tenure Rented 75% SO 0% Frst Hms 25%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000 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	£75,000	428,738	393,902	359,815	326,477	293,888	262,047	230,954	200,610	171,015	142,169	114,071
2	Five unit development - edge of village	5	£200,000	714,563	656,504	599,692	544,129	489,813	436,745	384,923	334,351	285,026	236,949	190,119
3	Eight unit development - village centre	8	£320,000	1,030,312	943,475	858,521	775,452	694,265	614,962	537,544	462,008	388,357	316,588	246,703
4	Ten unit development - edge of village	10	£400,000	1,371,676	1,262,434	1,155,250	1,050,436	947,989	847,913	750,206	654,868	561,899	471,299	383,068
5	Ten unit development - rural site	10	£500,000	1,371,676	1,262,434	1,155,250	1,050,436	947,989	847,913	750,206	654,868	561,899	471,299	383,068
6	Fifteen unit development - edge of village	15	£600,000	2,057,514	1,893,651	1,732,875	1,575,653	1,421,985	1,271,871	1,125,309	982,302	842,849	706,948	574,602
7	Twenty unit development - within town/village boundary	20	£666,667	2,631,088	2,419,520	2,212,537	2,010,139	1,812,324	1,619,096	1,430,450	1,246,391	1,066,915	892,026	721,719
8	Thirty unit development - town centre	30	£750,000	9,625,779	8,861,084	8,109,693	7,371,604	6,646,818	5,935,334	5,237,152	4,552,274	3,880,698	3,218,270	2,567,350
9	Fifty unit development within town/village boundary	50	£1,666,667	5,295,145	4,816,463	4,348,427	3,891,036	3,442,229	3,003,651	2,575,789	2,158,641	1,752,208	1,356,490	971,486
10	One hundred unit development - edge of town	100	£4,166,667	9,755,868	8,782,703	7,831,172	6,901,275	5,993,011	5,105,197	4,234,615	3,385,821	2,558,814	1,753,595	965,807
11	Three hundred unit scheme - edge of town	300	£12,500,000	26,428,662	23,781,250	21,185,639	18,646,606	16,166,730	13,746,009	11,384,445	9,069,771	6,813,968	4,611,831	2,458,977
12	Caravan Park - 20 units	20	£375,000	1,023,855	1,057,456	1,091,055	1,124,656	1,158,255	1,191,856	1,225,405	1,257,199	1,288,691	1,319,873	1,351,054
13	Caravan Park - 40 units	40	£750,000	1,959,972	2,027,173	2,094,373	2,161,573	2,228,773	2,295,974	2,363,174	2,427,885	2,490,869	2,553,232	2,615,595
14	Caravan Park - 100 units	100	£1,875,000	4,899,930	5,067,931	5,235,931	5,403,932	5,571,932	5,739,934	5,907,934	6,069,711	6,227,171	6,383,080	6,538,987
15	C2 care scheme - flatted scheme in town centre	60	£500,000	229,107	- 94,938	- 415,857	- 730,406	- 1,042,578	- 1,349,232	- 1,649,418	- 1,943,135	- 2,230,384	- 2,511,164	- 2,785,475
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	305,476	- 126,584	- 554,476	- 973,875	- 1,390,104	- 1,798,976	- 2,199,224	- 2,590,846	- 2,973,845	- 3,348,218	- 3,713,967
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	4,963,387	4,523,039	4,091,628	3,668,282	3,254,751	2,851,036	2,457,136	2,073,052	1,698,784	1,334,331	979,694

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	428,738	393,902	359,815	326,477	293,888	262,047	230,954	200,610	171,015	142,169	114,071
2	Five unit development - edge of village	5	£98,667	714,563	656,504	599,692	544,129	489,813	436,745	384,923	334,351	285,026	236,949	190,119
3	Eight unit development - village centre	8	£157,867	1,030,312	943,475	858,521	775,452	694,265	614,962	537,544	462,008	388,357	316,588	246,703
4	Ten unit development - edge of village	10	£197,333	1,371,676	1,262,434	1,155,250	1,050,436	947,989	847,913	750,206	654,868	561,899	471,299	383,068
5	Ten unit development - rural site	10	£246,667	1,371,676	1,262,434	1,155,250	1,050,436	947,989	847,913	750,206	654,868	561,899	471,299	383,068
6	Fifteen unit development - edge of village	15	£296,000	2,057,514	1,893,651	1,732,875	1,575,653	1,421,985	1,271,871	1,125,309	982,302	842,849	706,948	574,602
7	Twenty unit development - within town/village boundary	20	£328,889	2,631,088	2,419,520	2,212,537	2,010,139	1,812,324	1,619,096	1,430,450	1,246,391	1,066,915	892,026	721,719
8	Thirty unit development - town centre	30	£370,000	9,625,779	8,861,084	8,109,693	7,371,604	6,646,818	5,935,334	5,237,152	4,552,274	3,880,698	3,218,270	2,567,350
9	Fifty unit development within town/village boundary	50	£822,222	5,295,145	4,816,463	4,348,427	3,891,036	3,442,229	3,003,651	2,575,789	2,158,641	1,752,208	1,356,490	971,486
10	One hundred unit development - edge of town	100	£2,055,556	9,755,868	8,782,703	7,831,172	6,901,275	5,993,011	5,105,197	4,234,615	3,385,821	2,558,814	1,753,595	965,807
11	Three hundred unit scheme - edge of town	300	£6,166,667	26,428,662	23,781,250	21,185,639	18,646,606	16,166,730	13,746,009	11,384,445	9,069,771	6,813,968	4,611,831	2,458,977
12	Caravan Park - 20 units	20	£185,000	1,023,855	1,057,456	1,091,055	1,124,656	1,158,255	1,191,856	1,225,405	1,257,199	1,288,691	1,319,873	1,351,054
13	Caravan Park - 40 units	40	£370,000	1,959,972	2,027,173	2,094,373	2,161,573	2,228,773	2,295,974	2,363,174	2,427,885	2,490,869	2,553,232	2,615,595
14	Caravan Park - 100 units	100	£925,000	4,899,930	5,067,931	5,235,931	5,403,932	5,571,932	5,739,934	5,907,934	6,069,711	6,227,171	6,383,080	6,538,987
15	C2 care scheme - flatted scheme in town centre	60	£246,667	229,107	- 94,938	- 415,857	- 730,406	- 1,042,578	- 1,349,232	- 1,649,418	- 1,943,135	- 2,230,384	- 2,511,164	- 2,785,475
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	305,476	- 126,584	- 554,476	- 973,875	- 1,390,104	- 1,798,976	- 2,199,224	- 2,590,846	- 2,973,845	- 3,348,218	- 3,713,967
17	C2 care scheme - houses - edge of town/village	50	£578,125	4,963,387	4,523,039	4,091,628	3,668,282	3,254,751	2,851,036	2,457,136	2,073,052	1,698,784	1,334,331	979,694

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	428,738	393,902	359,815	326,477	293,888	262,047	230,954	200,610	171,015	142,169	114,071
2	Five unit development - edge of village	5	£66,667	714,563	656,504	599,692	544,129	489,813	436,745	384,923	334,351	285,026	236,949	190,119
3	Eight unit development - village centre	8	£106,667	1,030,312	943,475	858,521	775,452	694,265	614,962	537,544	462,008	388,357	316,588	246,703
4	Ten unit development - edge of village	10	£133,333	1,371,676	1,262,434	1,155,250	1,050,436	947,989	847,913	750,206	654,868	561,899	471,299	383,068
5	Ten unit development - rural site	10	£166,667	1,371,676	1,262,434	1,155,250	1,050,436	947,989	847,913	750,206	654,868	561,899	471,299	383,068
6	Fifteen unit development - edge of village	15	£200,000	2,057,514	1,893,651	1,732,875	1,575,653	1,421,985	1,271,871	1,125,309	982,302	842,849	706,948	574,602
7	Twenty unit development - within town/village boundary	20	£222,222	2,631,088	2,419,520	2,212,537	2,010,139	1,812,324	1,619,096	1,430,450	1,246,391	1,066,915	892,026	721,719
8	Thirty unit development - town centre	30	£250,000	9,625,779	8,861,084	8,109,693	7,371,604	6,646,818	5,935,334	5,237,152	4,552,274	3,880,698	3,218,270	2,567,350
9	Fifty unit development within town/village boundary	50	£555,556	5,295,145	4,816,463	4,348,427	3,891,036	3,442,229	3,003,651	2,575,789	2,158,641	1,752,208	1,356,490	971,486
10	One hundred unit development - edge of town	100	£1,388,889	9,755,868	8,782,703	7,831,172	6,901,275	5,993,011	5,105,197	4,234,615	3,385,821	2,558,814	1,753,595	965,807
11	Three hundred unit scheme - edge of town	300	£4,166,667	26,428,662	23,781,250	21,185,639	18,646,606	16,166,730	13,746,009	11,384,445	9,069,771	6,813,968	4,611,831	2,458,977
12	Caravan Park - 20 units	20	£125,000	1,023,855	1,057,456	1,091,055	1,124,656	1,158,255	1,191,856	1,225,405	1,257,199	1,288,691	1,319,873	1,351,054
13	Caravan Park - 40 units	40	£250,000	1,959,972	2,027,173	2,094,373	2,161,573	2,228,773	2,295,974	2,363,174	2,427,885	2,490,869	2,553,232	2,615,595
14	Caravan Park - 100 units	100	£625,000	4,899,930	5,067,931	5,235,931	5,403,932	5,571,932	5,739,934	5,907,934	6,069,711	6,227,171	6,383,080	6,538,987
15	C2 care scheme - flatted scheme in town centre	60	£166,667	229,107	- 94,938	- 415,857	- 730,406	- 1,042,578	- 1,349,232	- 1,649,418	- 1,943,135	- 2,230,384	- 2,511,164	- 2,785,475
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	305,476	- 126,584	- 554,476	- 973,875	- 1,390,104	- 1,798,976	- 2,199,224	- 2,590,846	- 2,973,845	- 3,348,218	- 3,713,967
17	C2 care scheme - houses - edge of town/village	50	£390,625	4,963,387	4,523,039	4,091,628	3,668,282	3,254,751	2,851,036	2,457,136	2,073,052	1,698,784	1,334,331	979,694

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £5,350 psm AH tenure Rented 75% SO 0% Frst Hms 25%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000 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	£75,000	479,305	441,468	404,429	368,188	332,746	298,103	264,258	231,211	198,963	167,514	136,863
2	Five unit development - edge of village	5	£200,000	798,842	735,780	674,048	613,647	554,578	496,839	440,431	385,353	331,607	279,190	228,105
3	Eight unit development - village centre	8	£320,000	1,159,571	1,065,477	972,952	882,438	793,936	707,446	622,966	540,498	460,042	381,596	305,163
4	Ten unit development - edge of village	10	£400,000	1,532,387	1,413,798	1,297,724	1,184,164	1,072,578	963,517	856,984	752,980	651,505	552,559	456,142
5	Ten unit development - rural site	10	£500,000	1,532,387	1,413,798	1,297,724	1,184,164	1,072,578	963,517	856,984	752,980	651,505	552,559	456,142
6	Fifteen unit development - edge of village	15	£600,000	2,298,581	2,120,698	1,946,586	1,776,245	1,608,868	1,445,275	1,285,476	1,129,470	977,258	828,839	684,213
7	Twenty unit development - within town/village boundary	20	£666,667	2,946,102	2,715,834	2,490,462	2,269,983	2,054,400	1,843,712	1,637,920	1,437,023	1,241,020	1,049,914	863,702
8	Thirty unit development - town centre	30	£750,000	10,833,071	10,006,275	9,193,779	8,395,587	7,611,695	6,842,107	6,086,820	5,345,836	4,619,152	3,906,773	3,205,836
9	Fifty unit development within town/village boundary	50	£1,666,667	6,030,895	5,508,537	4,997,549	4,497,931	4,009,682	3,532,804	3,064,593	2,607,776	2,162,405	1,728,480	1,306,002
10	One hundred unit development - edge of town	100	£4,166,667	11,249,584	10,187,747	9,149,015	8,133,391	7,140,871	6,171,458	5,225,151	4,297,648	3,391,590	2,508,804	1,649,292
11	Three hundred unit scheme - edge of town	300	£12,500,000	30,503,625	27,614,307	24,787,908	22,024,428	19,316,566	16,668,680	14,083,992	11,562,498	9,095,992	6,687,152	4,336,304
12	Caravan Park - 20 units	20	£375,000	1,091,707	1,122,457	1,153,206	1,183,956	1,214,704	1,245,454	1,276,152	1,305,095	1,333,737	1,362,068	1,390,399
13	Caravan Park - 40 units	40	£750,000	2,095,677	2,157,176	2,218,674	2,280,173	2,341,671	2,403,169	2,464,668	2,523,678	2,580,960	2,637,621	2,694,282
14	Caravan Park - 100 units	100	£1,875,000	5,239,194	5,392,941	5,546,686	5,700,433	5,854,178	6,007,925	6,161,670	6,309,194	6,452,399	6,594,053	6,735,707
15	C2 care scheme - flatted scheme in town centre	60	£500,000	868,888	513,251	164,425	- 180,103	- 520,054	- 854,617	- 1,185,964	- 1,510,298	- 1,827,617	- 2,137,922	- 2,441,213
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	1,158,517	684,336	219,234	- 240,138	- 693,405	- 1,139,489	- 1,581,286	- 2,013,730	- 2,436,822	- 2,850,562	- 3,254,950
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	5,663,231	5,181,337	4,709,881	4,248,859	3,797,890	3,355,003	2,922,630	2,500,769	2,089,419	1,688,582	1,298,257

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	479,305	441,468	404,429	368,188	332,746	298,103	264,258	231,211	198,963	167,514	136,863
2	Five unit development - edge of village	5	£98,667	798,842	735,780	674,048	613,647	554,578	496,839	440,431	385,353	331,607	279,190	228,105
3	Eight unit development - village centre	8	£157,867	1,159,571	1,065,477	972,952	882,438	793,936	707,446	622,966	540,498	460,042	381,596	305,163
4	Ten unit development - edge of village	10	£197,333	1,532,387	1,413,798	1,297,724	1,184,164	1,072,578	963,517	856,984	752,980	651,505	552,559	456,142
5	Ten unit development - rural site	10	£246,667	1,532,387	1,413,798	1,297,724	1,184,164	1,072,578	963,517	856,984	752,980	651,505	552,559	456,142
6	Fifteen unit development - edge of village	15	£296,000	2,298,581	2,120,698	1,946,586	1,776,245	1,608,868	1,445,275	1,285,476	1,129,470	977,258	828,839	684,213
7	Twenty unit development - within town/village boundary	20	£328,889	2,946,102	2,715,834	2,490,462	2,269,983	2,054,400	1,843,712	1,637,920	1,437,023	1,241,020	1,049,914	863,702
8	Thirty unit development - town centre	30	£370,000	10,833,071	10,006,275	9,193,779	8,395,587	7,611,695	6,842,107	6,086,820	5,345,836	4,619,152	3,906,773	3,205,836
9	Fifty unit development within town/village boundary	50	£822,222	6,030,895	5,508,537	4,997,549	4,497,931	4,009,682	3,532,804	3,064,593	2,607,776	2,162,405	1,728,480	1,306,002
10	One hundred unit development - edge of town	100	£2,055,556	11,249,584	10,187,747	9,149,015	8,133,391	7,140,871	6,171,458	5,225,151	4,297,648	3,391,590	2,508,804	1,649,292
11	Three hundred unit scheme - edge of town	300	£6,166,667	30,503,625	27,614,307	24,787,908	22,024,428	19,316,566	16,668,680	14,083,992	11,562,498	9,095,992	6,687,152	4,336,304
12	Caravan Park - 20 units	20	£185,000	1,091,707	1,122,457	1,153,206	1,183,956	1,214,704	1,245,454	1,276,152	1,305,095	1,333,737	1,362,068	1,390,399
13	Caravan Park - 40 units	40	£370,000	2,095,677	2,157,176	2,218,674	2,280,173	2,341,671	2,403,169	2,464,668	2,523,678	2,580,960	2,637,621	2,694,282
14	Caravan Park - 100 units	100	£925,000	5,239,194	5,392,941	5,546,686	5,700,433	5,854,178	6,007,925	6,161,670	6,309,194	6,452,399	6,594,053	6,735,707
15	C2 care scheme - flatted scheme in town centre	60	£246,667	868,888	513,251	164,425	- 180,103	- 520,054	- 854,617	- 1,185,964	- 1,510,298	- 1,827,617	- 2,137,922	- 2,441,213
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	1,158,517	684,336	219,234	- 240,138	- 693,405	- 1,139,489	- 1,581,286	- 2,013,730	- 2,436,822	- 2,850,562	- 3,254,950
17	C2 care scheme - houses - edge of town/village	50	£578,125	5,663,231	5,181,337	4,709,881	4,248,859	3,797,890	3,355,003	2,922,630	2,500,769	2,089,419	1,688,582	1,298,257

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	479,305	441,468	404,429	368,188	332,746	298,103	264,258	231,211	198,963	167,514	136,863
2	Five unit development - edge of village	5	£66,667	798,842	735,780	674,048	613,647	554,578	496,839	440,431	385,353	331,607	279,190	228,105
3	Eight unit development - village centre	8	£106,667	1,159,571	1,065,477	972,952	882,438	793,936	707,446	622,966	540,498	460,042	381,596	305,163
4	Ten unit development - edge of village	10	£133,333	1,532,387	1,413,798	1,297,724	1,184,164	1,072,578	963,517	856,984	752,980	651,505	552,559	456,142
5	Ten unit development - rural site	10	£166,667	1,532,387	1,413,798	1,297,724	1,184,164	1,072,578	963,517	856,984	752,980	651,505	552,559	456,142
6	Fifteen unit development - edge of village	15	£200,000	2,298,581	2,120,698	1,946,586	1,776,245	1,608,868	1,445,275	1,285,476	1,129,470	977,258	828,839	684,213
7	Twenty unit development - within town/village boundary	20	£222,222	2,946,102	2,715,834	2,490,462	2,269,983	2,054,400	1,843,712	1,637,920	1,437,023	1,241,020	1,049,914	863,702
8	Thirty unit development - town centre	30	£250,000	10,833,071	10,006,275	9,193,779	8,395,587	7,611,695	6,842,107	6,086,820	5,345,836	4,619,152	3,906,773	3,205,836
9	Fifty unit development within town/village boundary	50	£555,556	6,030,895	5,508,537	4,997,549	4,497,931	4,009,682	3,532,804	3,064,593	2,607,776	2,162,405	1,728,480	1,306,002
10	One hundred unit development - edge of town	100	£1,388,889	11,249,584	10,187,747	9,149,015	8,133,391	7,140,871	6,171,458	5,225,151	4,297,648	3,391,590	2,508,804	1,649,292
11	Three hundred unit scheme - edge of town	300	£4,166,667	30,503,625	27,614,307	24,787,908	22,024,428	19,316,566	16,668,680	14,083,992	11,562,498	9,095,992	6,687,152	4,336,304
12	Caravan Park - 20 units	20	£125,000	1,091,707	1,122,457	1,153,206	1,183,956	1,214,704	1,245,454	1,276,152	1,305,095	1,333,737	1,362,068	1,390,399
13	Caravan Park - 40 units	40	£250,000	2,095,677	2,157,176	2,218,674	2,280,173	2,341,671	2,403,169	2,464,668	2,523,678	2,580,960	2,637,621	2,694,282
14	Caravan Park - 100 units	100	£625,000	5,239,194	5,392,941	5,546,686	5,700,433	5,854,178	6,007,925	6,161,670	6,309,194	6,452,399	6,594,053	6,735,707
15	C2 care scheme - flatted scheme in town centre	60	£166,667	868,888	513,251	164,425	- 180,103	- 520,054	- 854,617	- 1,185,964	- 1,510,298	- 1,827,617	- 2,137,922	- 2,441,213
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	1,158,517	684,336	219,234	- 240,138	- 693,405	- 1,139,489	- 1,581,286	- 2,013,730	- 2,436,822	- 2,850,562	- 3,254,950
17	C2 care scheme - houses - edge of town/village	50	£390,625	5,663,231	5,181,337	4,709,881	4,248,859	3,797,890	3,355,003	2,922,630	2,500,769	2,089,419	1,688,582	1,298,257

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £5,590 psm AH tenure Rented 75% SO 0% Frst Hms 25%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000 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	£75,000	532,072	491,103	450,983	411,714	373,296	335,728	299,011	263,144	228,128	193,961	160,646
2	Five unit development - edge of village	5	£200,000	886,787	818,504	751,637	686,190	622,159	559,547	498,351	438,572	380,212	323,269	267,743
3	Eight unit development - village centre	8	£320,000	1,293,731	1,191,690	1,091,780	994,003	897,940	803,949	712,102	622,400	534,843	449,431	366,163
4	Ten unit development - edge of village	10	£400,000	1,700,086	1,571,542	1,445,677	1,322,492	1,201,986	1,084,146	968,404	855,358	745,007	637,352	532,393
5	Ten unit development - rural site	10	£500,000	1,700,086	1,571,542	1,445,677	1,322,492	1,201,986	1,084,146	968,404	855,358	745,007	637,352	532,393
6	Fifteen unit development - edge of village	15	£600,000	2,550,129	2,357,313	2,168,517	1,983,739	1,802,979	1,626,219	1,452,606	1,283,037	1,117,511	956,028	798,589
7	Twenty unit development - within town/village boundary	20	£666,667	3,274,813	3,025,032	2,780,469	2,541,125	2,307,001	2,078,096	1,854,410	1,635,943	1,422,695	1,214,667	1,011,857
8	Thirty unit development - town centre	30	£750,000	12,092,855	11,201,254	10,324,999	9,464,089	8,618,524	7,788,304	6,973,429	6,173,899	5,389,714	4,620,875	3,867,380
9	Fifty unit development within town/village boundary	50	£1,666,667	6,798,633	6,230,700	5,674,893	5,131,212	4,599,659	4,080,231	3,572,930	3,076,439	2,590,436	2,116,645	1,655,062
10	One hundred unit development - edge of town	100	£4,166,667	12,808,244	11,653,879	10,524,157	9,419,076	8,338,639	7,282,843	6,251,689	5,245,178	4,260,572	3,296,848	2,357,948
11	Three hundred unit scheme - edge of town	300	£12,500,000	34,755,759	31,614,020	28,539,390	25,531,870	22,591,459	19,718,159	16,900,908	14,150,805	11,468,114	8,846,601	6,283,799
12	Caravan Park - 20 units	20	£375,000	1,162,511	1,190,285	1,218,060	1,245,834	1,273,608	1,301,382	1,329,106	1,355,075	1,380,740	1,406,096	1,431,452
13	Caravan Park - 40 units	40	£750,000	2,237,284	2,292,832	2,348,381	2,403,930	2,459,478	2,515,027	2,570,575	2,623,635	2,674,968	2,725,680	2,776,391
14	Caravan Park - 100 units	100	£1,875,000	5,593,209	5,732,081	5,870,952	6,009,824	6,148,696	6,287,567	6,426,439	6,559,088	6,687,419	6,814,199	6,940,978
15	C2 care scheme - flatted scheme in town centre	60	£500,000	1,532,758	1,146,503	763,883	388,625	20,730	- 344,610	- 702,777	- 1,058,641	- 1,407,338	- 1,748,452	- 2,081,983
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	2,043,677	1,528,670	1,018,510	518,167	27,640	- 459,481	- 937,037	- 1,411,521	- 1,876,451	- 2,331,269	- 2,775,977
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	6,393,503	5,868,259	5,354,169	4,851,236	4,359,460	3,878,839	3,408,362	2,947,080	2,497,038	2,058,234	1,630,670

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	532,072	491,103	450,983	411,714	373,296	335,728	299,011	263,144	228,128	193,961	160,646
2	Five unit development - edge of village	5	£98,667	886,787	818,504	751,637	686,190	622,159	559,547	498,351	438,572	380,212	323,269	267,743
3	Eight unit development - village centre	8	£157,867	1,293,731	1,191,690	1,091,780	994,003	897,940	803,949	712,102	622,400	534,843	449,431	366,163
4	Ten unit development - edge of village	10	£197,333	1,700,086	1,571,542	1,445,677	1,322,492	1,201,986	1,084,146	968,404	855,358	745,007	637,352	532,393
5	Ten unit development - rural site	10	£246,667	1,700,086	1,571,542	1,445,677	1,322,492	1,201,986	1,084,146	968,404	855,358	745,007	637,352	532,393
6	Fifteen unit development - edge of village	15	£296,000	2,550,129	2,357,313	2,168,517	1,983,739	1,802,979	1,626,219	1,452,606	1,283,037	1,117,511	956,028	798,589
7	Twenty unit development - within town/village boundary	20	£328,889	3,274,813	3,025,032	2,780,469	2,541,125	2,307,001	2,078,096	1,854,410	1,635,943	1,422,695	1,214,667	1,011,857
8	Thirty unit development - town centre	30	£370,000	12,092,855	11,201,254	10,324,999	9,464,089	8,618,524	7,788,304	6,973,429	6,173,899	5,389,714	4,620,875	3,867,380
9	Fifty unit development within town/village boundary	50	£822,222	6,798,633	6,230,700	5,674,893	5,131,212	4,599,659	4,080,231	3,572,930	3,076,439	2,590,436	2,116,645	1,655,062
10	One hundred unit development - edge of town	100	£2,055,556	12,808,244	11,653,879	10,524,157	9,419,076	8,338,639	7,282,843	6,251,689	5,245,178	4,260,572	3,296,848	2,357,948
11	Three hundred unit scheme - edge of town	300	£6,166,667	34,755,759	31,614,020	28,539,390	25,531,870	22,591,459	19,718,159	16,900,908	14,150,805	11,468,114	8,846,601	6,283,799
12	Caravan Park - 20 units	20	£185,000	1,162,511	1,190,285	1,218,060	1,245,834	1,273,608	1,301,382	1,329,106	1,355,075	1,380,740	1,406,096	1,431,452
13	Caravan Park - 40 units	40	£370,000	2,237,284	2,292,832	2,348,381	2,403,930	2,459,478	2,515,027	2,570,575	2,623,635	2,674,968	2,725,680	2,776,391
14	Caravan Park - 100 units	100	£925,000	5,593,209	5,732,081	5,870,952	6,009,824	6,148,696	6,287,567	6,426,439	6,559,088	6,687,419	6,814,199	6,940,978
15	C2 care scheme - flatted scheme in town centre	60	£246,667	1,532,758	1,146,503	763,883	388,625	20,730	- 344,610	- 702,777	- 1,058,641	- 1,407,338	- 1,748,452	- 2,081,983
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	2,043,677	1,528,670	1,018,510	518,167	27,640	- 459,481	- 937,037	- 1,411,521	- 1,876,451	- 2,331,269	- 2,775,977
17	C2 care scheme - houses - edge of town/village	50	£578,125	6,393,503	5,868,259	5,354,169	4,851,236	4,359,460	3,878,839	3,408,362	2,947,080	2,497,038	2,058,234	1,630,670

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	532,072	491,103	450,983	411,714	373,296	335,728	299,011	263,144	228,128	193,961	160,646
2	Five unit development - edge of village	5	£66,667	886,787	818,504	751,637	686,190	622,159	559,547	498,351	438,572	380,212	323,269	267,743
3	Eight unit development - village centre	8	£106,667	1,293,731	1,191,690	1,091,780	994,003	897,940	803,949	712,102	622,400	534,843	449,431	366,163
4	Ten unit development - edge of village	10	£133,333	1,700,086	1,571,542	1,445,677	1,322,492	1,201,986	1,084,146	968,404	855,358	745,007	637,352	532,393
5	Ten unit development - rural site	10	£166,667	1,700,086	1,571,542	1,445,677	1,322,492	1,201,986	1,084,146	968,404	855,358	745,007	637,352	532,393
6	Fifteen unit development - edge of village	15	£200,000	2,550,129	2,357,313	2,168,517	1,983,739	1,802,979	1,626,219	1,452,606	1,283,037	1,117,511	956,028	798,589
7	Twenty unit development - within town/village boundary	20	£222,222	3,274,813	3,025,032	2,780,469	2,541,125	2,307,001	2,078,096	1,854,410	1,635,943	1,422,695	1,214,667	1,011,857
8	Thirty unit development - town centre	30	£250,000	12,092,855	11,201,254	10,324,999	9,464,089	8,618,524	7,788,304	6,973,429	6,173,899	5,389,714	4,620,875	3,867,380
9	Fifty unit development within town/village boundary	50	£555,556	6,798,633	6,230,700	5,674,893	5,131,212	4,599,659	4,080,231	3,572,930	3,076,439	2,590,436	2,116,645	1,655,062
10	One hundred unit development - edge of town	100	£1,388,889	12,808,244	11,653,879	10,524,157	9,419,076	8,338,639	7,282,843	6,251,689	5,245,178	4,260,572	3,296,848	2,357,948
11	Three hundred unit scheme - edge of town	300	£4,166,667	34,755,759	31,614,020	28,539,390	25,531,870	22,591,459	19,718,159	16,900,908	14,150,805	11,468,114	8,846,601	6,283,799
12	Caravan Park - 20 units	20	£125,000	1,162,511	1,190,285	1,218,060	1,245,834	1,273,608	1,301,382	1,329,106	1,355,075	1,380,740	1,406,096	1,431,452
13	Caravan Park - 40 units	40	£250,000	2,237,284	2,292,832	2,348,381	2,403,930	2,459,478	2,515,027	2,570,575	2,623,635	2,674,968	2,725,680	2,776,391
14	Caravan Park - 100 units	100	£625,000	5,593,209	5,732,081	5,870,952	6,009,824	6,148,696	6,287,567	6,426,439	6,559,088	6,687,419	6,814,199	6,940,978
15	C2 care scheme - flatted scheme in town centre	60	£166,667	1,532,758	1,146,503	763,883	388,625	20,730	- 344,610	- 702,777	- 1,058,641	- 1,407,338	- 1,748,452	- 2,081,983
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	2,043,677	1,528,670	1,018,510	518,167	27,640	- 459,481	- 937,037	- 1,411,521	- 1,876,451	- 2,331,269	- 2,775,977
17	C2 care scheme - houses - edge of town/village	50	£390,625	6,393,503	5,868,259	5,354,169	4,851,236	4,359,460	3,878,839	3,408,362	2,947,080	2,497,038	2,058,234	1,630,670

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £5,825 psm AH tenure Rented 75% SO 0% Frst Hms 25%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000 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	£75,000	583,739	539,702	496,567	454,332	413,000	372,568	333,038	294,410	256,683	219,857	183,933
2	Five unit development - edge of village	5	£200,000	972,898	899,503	827,610	757,220	688,332	620,947	555,064	490,683	427,805	366,429	306,555
3	Eight unit development - village centre	8	£320,000	1,425,094	1,315,255	1,207,677	1,102,360	999,305	898,441	799,381	702,596	608,086	515,852	425,893
4	Ten unit development - edge of village	10	£400,000	1,864,291	1,726,000	1,590,549	1,457,940	1,328,171	1,201,244	1,077,157	955,603	836,561	720,378	607,055
5	Ten unit development - rural site	10	£500,000	1,864,291	1,726,000	1,590,549	1,457,940	1,328,171	1,201,244	1,077,157	955,603	836,561	720,378	607,055
6	Fifteen unit development - edge of village	15	£600,000	2,796,436	2,588,999	2,385,824	2,186,909	1,992,256	1,801,865	1,615,736	1,433,404	1,254,842	1,080,568	910,583
7	Twenty unit development - within town/village boundary	20	£666,667	3,596,676	3,327,787	3,064,435	2,806,618	2,554,339	2,307,596	2,066,389	1,830,719	1,600,585	1,375,988	1,156,927
8	Thirty unit development - town centre	30	£750,000	13,326,392	12,371,339	11,432,652	10,510,332	9,604,377	8,714,789	7,841,567	6,984,712	6,144,222	5,320,099	4,512,343
9	Fifty unit development within town/village boundary	50	£1,666,667	7,550,378	6,937,818	6,338,126	5,751,300	5,177,343	4,616,253	4,068,031	3,532,676	3,009,551	2,496,722	1,996,850
10	One hundred unit development - edge of town	100	£4,166,667	14,334,432	13,089,467	11,870,649	10,677,977	9,511,451	8,371,073	7,256,841	6,168,756	5,106,817	4,068,475	3,051,840
11	Three hundred unit scheme - edge of town	300	£12,500,000	38,919,307	35,530,404	32,212,715	28,966,239	25,790,977	22,686,929	19,654,093	16,685,189	13,782,778	10,951,906	8,185,244
12	Caravan Park - 20 units	20	£375,000	1,231,838	1,256,700	1,281,562	1,306,424	1,331,285	1,356,146	1,380,957	1,404,012	1,426,765	1,449,209	1,471,651
13	Caravan Park - 40 units	40	£750,000	2,375,939	2,425,662	2,475,385	2,525,108	2,574,831	2,624,554	2,674,277	2,721,511	2,767,017	2,811,903	2,856,789
14	Caravan Park - 100 units	100	£1,875,000	5,939,849	6,064,156	6,188,463	6,312,771	6,437,077	6,561,384	6,685,692	6,803,777	6,917,543	7,029,757	7,141,973
15	C2 care scheme - flatted scheme in town centre	60	£500,000	2,178,071	1,755,473	1,343,209	938,919	542,748	151,145	- 236,246	- 617,759	- 995,815	- 1,367,096	- 1,730,237
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	2,904,094	2,340,631	1,790,945	1,251,892	723,664	201,526	- 314,995	- 823,679	- 1,327,754	- 1,822,794	- 2,306,981
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	7,108,562	6,540,868	5,985,036	5,441,064	4,908,953	4,388,702	3,880,313	3,383,783	2,896,165	2,420,186	1,956,158

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	583,739	539,702	496,567	454,332	413,000	372,568	333,038	294,410	256,683	219,857	183,933
2	Five unit development - edge of village	5	£98,667	972,898	899,503	827,610	757,220	688,332	620,947	555,064	490,683	427,805	366,429	306,555
3	Eight unit development - village centre	8	£157,867	1,425,094	1,315,255	1,207,677	1,102,360	999,305	898,441	799,381	702,596	608,086	515,852	425,893
4	Ten unit development - edge of village	10	£197,333	1,864,291	1,726,000	1,590,549	1,457,940	1,328,171	1,201,244	1,077,157	955,603	836,561	720,378	607,055
5	Ten unit development - rural site	10	£246,667	1,864,291	1,726,000	1,590,549	1,457,940	1,328,171	1,201,244	1,077,157	955,603	836,561	720,378	607,055
6	Fifteen unit development - edge of village	15	£296,000	2,796,436	2,588,999	2,385,824	2,186,909	1,992,256	1,801,865	1,615,736	1,433,404	1,254,842	1,080,568	910,583
7	Twenty unit development - within town/village boundary	20	£328,889	3,596,676	3,327,787	3,064,435	2,806,618	2,554,339	2,307,596	2,066,389	1,830,719	1,600,585	1,375,988	1,156,927
8	Thirty unit development - town centre	30	£370,000	13,326,392	12,371,339	11,432,652	10,510,332	9,604,377	8,714,789	7,841,567	6,984,712	6,144,222	5,320,099	4,512,343
9	Fifty unit development within town/village boundary	50	£822,222	7,550,378	6,937,818	6,338,126	5,751,300	5,177,343	4,616,253	4,068,031	3,532,676	3,009,551	2,496,722	1,996,850
10	One hundred unit development - edge of town	100	£2,055,556	14,334,432	13,089,467	11,870,649	10,677,977	9,511,451	8,371,073	7,256,841	6,168,756	5,106,817	4,068,475	3,051,840
11	Three hundred unit scheme - edge of town	300	£6,166,667	38,919,307	35,530,404	32,212,715	28,966,239	25,790,977	22,686,929	19,654,093	16,685,189	13,782,778	10,951,906	8,185,244
12	Caravan Park - 20 units	20	£185,000	1,231,838	1,256,700	1,281,562	1,306,424	1,331,285	1,356,146	1,380,957	1,404,012	1,426,765	1,449,209	1,471,651
13	Caravan Park - 40 units	40	£370,000	2,375,939	2,425,662	2,475,385	2,525,108	2,574,831	2,624,554	2,674,277	2,721,511	2,767,017	2,811,903	2,856,789
14	Caravan Park - 100 units	100	£925,000	5,939,849	6,064,156	6,188,463	6,312,771	6,437,077	6,561,384	6,685,692	6,803,777	6,917,543	7,029,757	7,141,973
15	C2 care scheme - flatted scheme in town centre	60	£246,667	2,178,071	1,755,473	1,343,209	938,919	542,748	151,145	- 236,246	- 617,759	- 995,815	- 1,367,096	- 1,730,237
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	2,904,094	2,340,631	1,790,945	1,251,892	723,664	201,526	- 314,995	- 823,679	- 1,327,754	- 1,822,794	- 2,306,981
17	C2 care scheme - houses - edge of town/village	50	£578,125	7,108,562	6,540,868	5,985,036	5,441,064	4,908,953	4,388,702	3,880,313	3,383,783	2,896,165	2,420,186	1,956,158

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	583,739	539,702	496,567	454,332	413,000	372,568	333,038	294,410	256,683	219,857	183,933
2	Five unit development - edge of village	5	£66,667	972,898	899,503	827,610	757,220	688,332	620,947	555,064	490,683	427,805	366,429	306,555
3	Eight unit development - village centre	8	£106,667	1,425,094	1,315,255	1,207,677	1,102,360	999,305	898,441	799,381	702,596	608,086	515,852	425,893
4	Ten unit development - edge of village	10	£133,333	1,864,291	1,726,000	1,590,549	1,457,940	1,328,171	1,201,244	1,077,157	955,603	836,561	720,378	607,055
5	Ten unit development - rural site	10	£166,667	1,864,291	1,726,000	1,590,549	1,457,940	1,328,171	1,201,244	1,077,157	955,603	836,561	720,378	607,055
6	Fifteen unit development - edge of village	15	£200,000	2,796,436	2,588,999	2,385,824	2,186,909	1,992,256	1,801,865	1,615,736	1,433,404	1,254,842	1,080,568	910,583
7	Twenty unit development - within town/village boundary	20	£222,222	3,596,676	3,327,787	3,064,435	2,806,618	2,554,339	2,307,596	2,066,389	1,830,719	1,600,585	1,375,988	1,156,927
8	Thirty unit development - town centre	30	£250,000	13,326,392	12,371,339	11,432,652	10,510,332	9,604,377	8,714,789	7,841,567	6,984,712	6,144,222	5,320,099	4,512,343
9	Fifty unit development within town/village boundary	50	£555,556	7,550,378	6,937,818	6,338,126	5,751,300	5,177,343	4,616,253	4,068,031	3,532,676	3,009,551	2,496,722	1,996,850
10	One hundred unit development - edge of town	100	£1,388,889	14,334,432	13,089,467	11,870,649	10,677,977	9,511,451	8,371,073	7,256,841	6,168,756	5,106,817	4,068,475	3,051,840
11	Three hundred unit scheme - edge of town	300	£4,166,667	38,919,307	35,530,404	32,212,715	28,966,239	25,790,977	22,686,929	19,654,093	16,685,189	13,782,778	10,951,906	8,185,244
12	Caravan Park - 20 units	20	£125,000	1,231,838	1,256,700	1,281,562	1,306,424	1,331,285	1,356,146	1,380,957	1,404,012	1,426,765	1,449,209	1,471,651
13	Caravan Park - 40 units	40	£250,000	2,375,939	2,425,662	2,475,385	2,525,108	2,574,831	2,624,554	2,674,277	2,721,511	2,767,017	2,811,903	2,856,789
14	Caravan Park - 100 units	100	£625,000	5,939,849	6,064,156	6,188,463	6,312,771	6,437,077	6,561,384	6,685,692	6,803,777	6,917,543	7,029,757	7,141,973
15	C2 care scheme - flatted scheme in town centre	60	£166,667	2,178,071	1,755,473	1,343,209	938,919	542,748	151,145	- 236,246	- 617,759	- 995,815	- 1,367,096	- 1,730,237
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	2,904,094	2,340,631	1,790,945	1,251,892	723,664	201,526	- 314,995	- 823,679	- 1,327,754	- 1,822,794	- 2,306,981
17	C2 care scheme - houses - edge of town/village	50	£390,625	7,108,562	6,540,868	5,985,036	5,441,064	4,908,953	4,388,702	3,880,313	3,383,783	2,896,165	2,420,186	1,956,158

Appendix 8 - Appraisal results (present day) – intermediate housing provided as First Homes (40% discount)

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £3,940 psm AH tenure Rented 75% SO 0% Frst Hms 25%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000 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	£75,000	185,661	163,601	141,937	120,669	99,796	79,318	59,236	39,548	20,257	1,362	- 17,382
2	Five unit development - edge of village	5	£200,000	309,435	272,670	236,562	201,114	166,327	132,197	98,726	65,915	33,763	2,269	- 28,969
3	Eight unit development - village centre	8	£320,000	408,470	354,300	301,108	248,895	197,660	147,405	98,129	49,832	2,513	- 44,447	- 90,450
4	Ten unit development - edge of village	10	£400,000	594,684	525,964	458,482	392,240	327,234	263,467	200,938	139,647	79,595	20,780	- 37,316
5	Ten unit development - rural site	10	£500,000	594,684	525,964	458,482	392,240	327,234	263,467	200,938	139,647	79,595	20,780	- 37,316
6	Fifteen unit development - edge of village	15	£600,000	892,027	788,946	687,724	588,359	490,851	395,201	301,407	209,471	119,392	31,171	- 55,975
7	Twenty unit development - within town/village boundary	20	£666,667	1,122,282	989,955	859,873	731,283	605,099	481,326	359,961	241,005	124,458	10,320	- 102,843
8	Thirty unit development - town centre	30	£750,000	3,839,870	3,337,602	2,844,544	2,360,697	1,886,060	1,420,635	964,419	517,414	79,619	- 353,903	- 779,212
9	Fifty unit development within town/village boundary	50	£1,666,667	1,764,122	1,463,375	1,168,184	878,547	591,537	309,923	33,927	- 239,796	- 508,303	- 771,111	- 1,028,221
10	One hundred unit development - edge of town	100	£4,166,667	2,582,495	1,980,881	1,385,021	800,571	227,530	- 338,828	- 904,040	- 1,458,265	- 2,000,755	- 2,531,511	- 3,050,530
11	Three hundred unit scheme - edge of town	300	£12,500,000	6,828,168	5,177,891	3,558,643	1,963,939	392,462	- 1,172,450	- 2,721,930	- 4,259,062	- 5,792,274	- 7,311,332	- 8,796,813
12	Caravan Park - 20 units	20	£375,000	763,540	805,831	848,120	890,410	932,700	974,989	1,015,686	1,055,921	1,095,955	1,135,988	1,176,021
13	Caravan Park - 40 units	40	£750,000	1,439,343	1,523,923	1,608,502	1,693,081	1,777,661	1,862,241	1,944,858	2,025,330	2,105,395	2,185,462	2,265,528
14	Caravan Park - 100 units	100	£1,875,000	3,598,356	3,809,806	4,021,256	4,232,705	4,444,154	4,655,604	4,862,144	5,063,324	5,263,490	5,463,655	5,663,820
15	C2 care scheme - flatted scheme in town centre	60	£500,000	- 2,801,167	- 2,994,235	- 3,183,012	- 3,367,499	- 3,547,695	- 3,723,601	- 3,895,216	- 4,062,540	- 4,225,574	- 4,384,318	- 4,538,771
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	- 3,734,889	- 3,992,313	- 4,244,016	- 4,489,999	- 4,730,260	- 4,964,801	- 5,193,621	- 5,416,721	- 5,634,099	- 5,845,757	- 6,051,695
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	1,604,726	1,336,856	1,072,794	813,689	559,541	310,351	66,118	- 175,608	- 413,612	- 649,765	- 880,815

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	185,661	163,601	141,937	120,669	99,796	79,318	59,236	39,548	20,257	1,362	- 17,382
2	Five unit development - edge of village	5	£98,667	309,435	272,670	236,562	201,114	166,327	132,197	98,726	65,915	33,763	2,269	- 28,969
3	Eight unit development - village centre	8	£157,867	408,470	354,300	301,108	248,895	197,660	147,405	98,129	49,832	2,513	- 44,447	- 90,450
4	Ten unit development - edge of village	10	£197,333	594,684	525,964	458,482	392,240	327,234	263,467	200,938	139,647	79,595	20,780	- 37,316
5	Ten unit development - rural site	10	£246,667	594,684	525,964	458,482	392,240	327,234	263,467	200,938	139,647	79,595	20,780	- 37,316
6	Fifteen unit development - edge of village	15	£296,000	892,027	788,946	687,724	588,359	490,851	395,201	301,407	209,471	119,392	31,171	- 55,975
7	Twenty unit development - within town/village boundary	20	£328,889	1,122,282	989,955	859,873	731,283	605,099	481,326	359,961	241,005	124,458	10,320	- 102,843
8	Thirty unit development - town centre	30	£370,000	3,839,870	3,337,602	2,844,544	2,360,697	1,886,060	1,420,635	964,419	517,414	79,619	- 353,903	- 779,212
9	Fifty unit development within town/village boundary	50	£822,222	1,764,122	1,463,375	1,168,184	878,547	591,537	309,923	33,927	- 239,796	- 508,303	- 771,111	- 1,028,221
10	One hundred unit development - edge of town	100	£2,055,556	2,582,495	1,980,881	1,385,021	800,571	227,530	- 338,828	- 904,040	- 1,458,265	- 2,000,755	- 2,531,511	- 3,050,530
11	Three hundred unit scheme - edge of town	300	£6,166,667	6,828,168	5,177,891	3,558,643	1,963,939	392,462	- 1,172,450	- 2,721,930	- 4,259,062	- 5,792,274	- 7,311,332	- 8,796,813
12	Caravan Park - 20 units	20	£185,000	763,540	805,831	848,120	890,410	932,700	974,989	1,015,686	1,055,921	1,095,955	1,135,988	1,176,021
13	Caravan Park - 40 units	40	£370,000	1,439,343	1,523,923	1,608,502	1,693,081	1,777,661	1,862,241	1,944,858	2,025,330	2,105,395	2,185,462	2,265,528
14	Caravan Park - 100 units	100	£925,000	3,598,356	3,809,806	4,021,256	4,232,705	4,444,154	4,655,604	4,862,144	5,063,324	5,263,490	5,463,655	5,663,820
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 2,801,167	- 2,994,235	- 3,183,012	- 3,367,499	- 3,547,695	- 3,723,601	- 3,895,216	- 4,062,540	- 4,225,574	- 4,384,318	- 4,538,771
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 3,734,889	- 3,992,313	- 4,244,016	- 4,489,999	- 4,730,260	- 4,964,801	- 5,193,621	- 5,416,721	- 5,634,099	- 5,845,757	- 6,051,695
17	C2 care scheme - houses - edge of town/village	50	£578,125	1,604,726	1,336,856	1,072,794	813,689	559,541	310,351	66,118	- 175,608	- 413,612	- 649,765	- 880,815

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	185,661	163,601	141,937	120,669	99,796	79,318	59,236	39,548	20,257	1,362	- 17,382
2	Five unit development - edge of village	5	£66,667	309,435	272,670	236,562	201,114	166,327	132,197	98,726	65,915	33,763	2,269	- 28,969
3	Eight unit development - village centre	8	£106,667	408,470	354,300	301,108	248,895	197,660	147,405	98,129	49,832	2,513	- 44,447	- 90,450
4	Ten unit development - edge of village	10	£133,333	594,684	525,964	458,482	392,240	327,234	263,467	200,938	139,647	79,595	20,780	- 37,316
5	Ten unit development - rural site	10	£166,667	594,684	525,964	458,482	392,240	327,234	263,467	200,938	139,647	79,595	20,780	- 37,316
6	Fifteen unit development - edge of village	15	£200,000	892,027	788,946	687,724	588,359	490,851	395,201	301,407	209,471	119,392	31,171	- 55,975
7	Twenty unit development - within town/village boundary	20	£222,222	1,122,282	989,955	859,873	731,283	605,099	481,326	359,961	241,005	124,458	10,320	- 102,843
8	Thirty unit development - town centre	30	£250,000	3,839,870	3,337,602	2,844,544	2,360,697	1,886,060	1,420,635	964,419	517,414	79,619	- 353,903	- 779,212
9	Fifty unit development within town/village boundary	50	£555,556	1,764,122	1,463,375	1,168,184	878,547	591,537	309,923	33,927	- 239,796	- 508,303	- 771,111	- 1,028,221
10	One hundred unit development - edge of town	100	£1,388,889	2,582,495	1,980,881	1,385,021	800,571	227,530	- 338,828	- 904,040	- 1,458,265	- 2,000,755	- 2,531,511	- 3,050,530
11	Three hundred unit scheme - edge of town	300	£4,166,667	6,828,168	5,177,891	3,558,643	1,963,939	392,462	- 1,172,450	- 2,721,930	- 4,259,062	- 5,792,274	- 7,311,332	- 8,796,813
12	Caravan Park - 20 units	20	£125,000	763,540	805,831	848,120	890,410	932,700	974,989	1,015,686	1,055,921	1,095,955	1,135,988	1,176,021
13	Caravan Park - 40 units	40	£250,000	1,439,343	1,523,923	1,608,502	1,693,081	1,777,661	1,862,241	1,944,858	2,025,330	2,105,395	2,185,462	2,265,528
14	Caravan Park - 100 units	100	£625,000	3,598,356	3,809,806	4,021,256	4,232,705	4,444,154	4,655,604	4,862,144	5,063,324	5,263,490	5,463,655	5,663,820
15	C2 care scheme - flatted scheme in town centre	60	£166,667	- 2,801,167	- 2,994,235	- 3,183,012	- 3,367,499	- 3,547,695	- 3,723,601	- 3,895,216	- 4,062,540	- 4,225,574	- 4,384,318	- 4,538,771
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	- 3,734,889	- 3,992,313	- 4,244,016	- 4,489,999	- 4,730,260	- 4,964,801	- 5,193,621	- 5,416,721	- 5,634,099	- 5,845,757	- 6,051,695
17	C2 care scheme - houses - edge of town/village	50	£390,625	1,604,726	1,336,856	1,072,794	813,689	559,541	310,351	66,118	- 175,608	- 413,612	- 649,765	- 880,815

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £4,180 psm AH tenure Rented 75% SO 0% Frst Hms 25%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

				£750,000 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	£75,000	238,427	213,584	189,179	165,217	141,694	118,611	95,970	73,769	52,008	30,688	9,808
2	Five unit development - edge of village	5	£200,000	397,379	355,972	315,299	275,360	236,156	197,686	159,950	122,948	86,680	51,146	16,347
3	Eight unit development - village centre	8	£320,000	543,812	482,499	422,282	363,158	305,130	248,195	192,356	137,611	83,960	31,404	- 20,342
4	Ten unit development - edge of village	10	£400,000	763,861	686,214	609,950	535,069	461,570	389,455	318,722	249,372	181,404	114,819	49,616
5	Ten unit development - rural site	10	£500,000	763,861	686,214	609,950	535,069	461,570	389,455	318,722	249,372	181,404	114,819	49,616
6	Fifteen unit development - edge of village	15	£600,000	1,145,792	1,029,321	914,925	802,603	692,356	584,182	478,082	374,056	272,105	172,228	74,424
7	Twenty unit development - within town/village boundary	20	£666,667	1,450,993	1,301,323	1,154,321	1,009,990	868,327	728,956	591,467	456,670	324,566	195,155	68,438
8	Thirty unit development - town centre	30	£750,000	5,110,308	4,544,729	3,985,518	3,436,606	2,897,993	2,369,679	1,851,664	1,343,949	846,533	359,416	- 119,064
9	Fifty unit development within town/village boundary	50	£1,666,667	2,538,576	2,196,968	1,861,577	1,532,402	1,209,443	892,701	580,111	272,359	- 29,515	- 328,867	- 621,842
10	One hundred unit development - edge of town	100	£4,166,667	4,154,777	3,470,467	2,798,797	2,139,765	1,490,480	850,361	223,012	- 397,134	- 1,016,181	- 1,622,096	- 2,214,878
11	Three hundred unit scheme - edge of town	300	£12,500,000	11,141,762	9,275,752	7,444,228	5,639,876	3,864,500	2,122,058	400,284	- 1,313,863	- 3,014,841	- 4,706,086	- 6,396,465
12	Caravan Park - 20 units	20	£375,000	834,343	873,565	912,785	952,005	991,227	1,030,447	1,068,074	1,105,241	1,142,205	1,179,169	1,216,133
13	Caravan Park - 40 units	40	£750,000	1,580,949	1,659,390	1,737,831	1,816,273	1,894,715	1,973,157	2,049,635	2,123,968	2,197,896	2,271,825	2,345,753
14	Caravan Park - 100 units	100	£1,875,000	3,952,372	4,148,476	4,344,580	4,540,684	4,736,787	4,932,891	5,124,087	5,309,921	5,494,741	5,679,561	5,864,381
15	C2 care scheme - flatted scheme in town centre	60	£500,000	- 2,113,928	- 2,343,264	- 2,567,721	- 2,787,303	- 3,002,005	- 3,211,830	- 3,416,776	- 3,616,846	- 3,812,038	- 4,002,352	- 4,187,787
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	- 2,818,571	- 3,124,352	- 3,423,629	- 3,716,403	- 4,002,672	- 4,282,439	- 4,555,702	- 4,822,462	- 5,082,717	- 5,336,469	- 5,583,717
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	2,342,246	2,036,823	1,736,939	1,442,593	1,152,427	866,393	585,953	311,108	41,859	- 224,934	- 488,362

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	238,427	213,584	189,179	165,217	141,694	118,611	95,970	73,769	52,008	30,688	9,808
2	Five unit development - edge of village	5	£98,667	397,379	355,972	315,299	275,360	236,156	197,686	159,950	122,948	86,680	51,146	16,347
3	Eight unit development - village centre	8	£157,867	543,812	482,499	422,282	363,158	305,130	248,195	192,356	137,611	83,960	31,404	- 20,342
4	Ten unit development - edge of village	10	£197,333	763,861	686,214	609,950	535,069	461,570	389,455	318,722	249,372	181,404	114,819	49,616
5	Ten unit development - rural site	10	£246,667	763,861	686,214	609,950	535,069	461,570	389,455	318,722	249,372	181,404	114,819	49,616
6	Fifteen unit development - edge of village	15	£296,000	1,145,792	1,029,321	914,925	802,603	692,356	584,182	478,082	374,056	272,105	172,228	74,424
7	Twenty unit development - within town/village boundary	20	£328,889	1,450,993	1,301,323	1,154,321	1,009,990	868,327	728,956	591,467	456,670	324,566	195,155	68,438
8	Thirty unit development - town centre	30	£370,000	5,110,308	4,544,729	3,985,518	3,436,606	2,897,993	2,369,679	1,851,664	1,343,949	846,533	359,416	- 119,064
9	Fifty unit development within town/village boundary	50	£822,222	2,538,576	2,196,968	1,861,577	1,532,402	1,209,443	892,701	580,111	272,359	- 29,515	- 328,867	- 621,842
10	One hundred unit development - edge of town	100	£2,055,556	4,154,777	3,470,467	2,798,797	2,139,765	1,490,480	850,361	223,012	- 397,134	- 1,016,181	- 1,622,096	- 2,214,878
11	Three hundred unit scheme - edge of town	300	£6,166,667	11,141,762	9,275,752	7,444,228	5,639,876	3,864,500	2,122,058	400,284	- 1,313,863	- 3,014,841	- 4,706,086	- 6,396,465
12	Caravan Park - 20 units	20	£185,000	834,343	873,565	912,785	952,005	991,227	1,030,447	1,068,074	1,105,241	1,142,205	1,179,169	1,216,133
13	Caravan Park - 40 units	40	£370,000	1,580,949	1,659,390	1,737,831	1,816,273	1,894,715	1,973,157	2,049,635	2,123,968	2,197,896	2,271,825	2,345,753
14	Caravan Park - 100 units	100	£925,000	3,952,372	4,148,476	4,344,580	4,540,684	4,736,787	4,932,891	5,124,087	5,309,921	5,494,741	5,679,561	5,864,381
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 2,113,928	- 2,343,264	- 2,567,721	- 2,787,303	- 3,002,005	- 3,211,830	- 3,416,776	- 3,616,846	- 3,812,038	- 4,002,352	- 4,187,787
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 2,818,571	- 3,124,352	- 3,423,629	- 3,716,403	- 4,002,672	- 4,282,439	- 4,555,702	- 4,822,462	- 5,082,717	- 5,336,469	- 5,583,717
17	C2 care scheme - houses - edge of town/village	50	£578,125	2,342,246	2,036,823	1,736,939	1,442,593	1,152,427	866,393	585,953	311,108	41,859	- 224,934	- 488,362

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	238,427	213,584	189,179	165,217	141,694	118,611	95,970	73,769	52,008	30,688	9,808
2	Five unit development - edge of village	5	£66,667	397,379	355,972	315,299	275,360	236,156	197,686	159,950	122,948	86,680	51,146	16,347
3	Eight unit development - village centre	8	£106,667	543,812	482,499	422,282	363,158	305,130	248,195	192,356	137,611	83,960	31,404	- 20,342
4	Ten unit development - edge of village	10	£133,333	763,861	686,214	609,950	535,069	461,570	389,455	318,722	249,372	181,404	114,819	49,616
5	Ten unit development - rural site	10	£166,667	763,861	686,214	609,950	535,069	461,570	389,455	318,722	249,372	181,404	114,819	49,616
6	Fifteen unit development - edge of village	15	£200,000	1,145,792	1,029,321	914,925	802,603	692,356	584,182	478,082	374,056	272,105	172,228	74,424
7	Twenty unit development - within town/village boundary	20	£222,222	1,450,993	1,301,323	1,154,321	1,009,990	868,327	728,956	591,467	456,670	324,566	195,155	68,438
8	Thirty unit development - town centre	30	£250,000	5,110,308	4,544,729	3,985,518	3,436,606	2,897,993	2,369,679	1,851,664	1,343,949	846,533	359,416	- 119,064
9	Fifty unit development within town/village boundary	50	£555,556	2,538,576	2,196,968	1,861,577	1,532,402	1,209,443	892,701	580,111	272,359	- 29,515	- 328,867	- 621,842
10	One hundred unit development - edge of town	100	£1,388,889	4,154,777	3,470,467	2,798,797	2,139,765	1,490,480	850,361	223,012	- 397,134	- 1,016,181	- 1,622,096	- 2,214,878
11	Three hundred unit scheme - edge of town	300	£4,166,667	11,141,762	9,275,752	7,444,228	5,639,876	3,864,500	2,122,058	400,284	- 1,313,863	- 3,014,841	- 4,706,086	- 6,396,465
12	Caravan Park - 20 units	20	£125,000	834,343	873,565	912,785	952,005	991,227	1,030,447	1,068,074	1,105,241	1,142,205	1,179,169	1,216,133
13	Caravan Park - 40 units	40	£250,000	1,580,949	1,659,390	1,737,831	1,816,273	1,894,715	1,973,157	2,049,635	2,123,968	2,197,896	2,271,825	2,345,753
14	Caravan Park - 100 units	100	£625,000	3,952,372	4,148,476	4,344,580	4,540,684	4,736,787	4,932,891	5,124,087	5,309,921	5,494,741	5,679,561	5,864,381
15	C2 care scheme - flatted scheme in town centre	60	£166,667	- 2,113,928	- 2,343,264	- 2,567,721	- 2,787,303	- 3,002,005	- 3,211,830	- 3,416,776	- 3,616,846	- 3,812,038	- 4,002,352	- 4,187,787
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	- 2,818,571	- 3,124,352	- 3,423,629	- 3,716,403	- 4,002,672	- 4,282,439	- 4,555,702	- 4,822,462	- 5,082,717	- 5,336,469	- 5,583,717
17	C2 care scheme - houses - edge of town/village	50	£390,625	2,342,246	2,036,823	1,736,939	1,442,593	1,152,427	866,393	585,953	311,108	41,859	- 224,934	- 488,362

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £4,410 psm AH tenure Rented 75% SO 0% Frst Hms 25%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000 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	£75,000	288,996	261,482	234,453	207,908	181,845	156,268	131,173	106,562	82,435	58,792	35,633
2	Five unit development - edge of village	5	£200,000	481,659	435,804	390,755	346,512	303,076	260,446	218,622	177,604	137,393	97,988	59,388
3	Eight unit development - village centre	8	£320,000	673,514	605,357	538,407	472,661	408,121	344,786	282,657	221,732	162,013	103,500	46,191
4	Ten unit development - edge of village	10	£400,000	925,989	839,787	755,106	671,948	590,309	510,193	431,597	354,524	278,970	204,938	132,428
5	Ten unit development - rural site	10	£500,000	925,989	839,787	755,106	671,948	590,309	510,193	431,597	354,524	278,970	204,938	132,428
6	Fifteen unit development - edge of village	15	£600,000	1,388,982	1,259,680	1,132,660	1,007,921	885,464	765,289	647,396	531,785	418,455	307,407	198,642
7	Twenty unit development - within town/village boundary	20	£666,667	1,766,007	1,599,716	1,436,365	1,275,950	1,118,474	963,936	812,335	663,349	516,336	372,289	231,207
8	Thirty unit development - town centre	30	£750,000	6,317,600	5,689,191	5,072,020	4,466,086	3,867,762	3,279,181	2,701,942	2,136,045	1,581,491	1,038,280	506,411
9	Fifty unit development within town/village boundary	50	£1,666,667	3,280,760	2,899,994	2,526,078	2,159,012	1,798,797	1,445,433	1,098,918	759,256	423,331	93,624	- 232,396
10	One hundred unit development - edge of town	100	£4,166,667	5,661,546	4,897,738	4,147,857	3,411,901	2,689,870	1,981,766	1,284,206	597,011	- 77,190	- 750,573	- 1,414,043
11	Three hundred unit scheme - edge of town	300	£12,500,000	15,257,061	13,184,537	11,141,013	9,133,183	7,163,365	5,225,785	3,317,914	1,442,568	- 411,683	- 2,266,539	- 4,109,847
12	Caravan Park - 20 units	20	£375,000	902,197	938,476	974,756	1,011,035	1,047,314	1,083,594	1,118,280	1,152,506	1,186,528	1,220,551	1,254,574
13	Caravan Park - 40 units	40	£750,000	1,716,655	1,789,214	1,861,773	1,934,331	2,006,890	2,079,450	2,150,046	2,218,497	2,286,543	2,354,588	2,422,634
14	Caravan Park - 100 units	100	£1,875,000	4,291,635	4,473,033	4,654,431	4,835,829	5,017,227	5,198,625	5,375,114	5,546,243	5,716,358	5,886,471	6,056,585
15	C2 care scheme - flatted scheme in town centre	60	£500,000	- 1,455,325	- 1,719,417	- 1,978,068	- 2,231,281	- 2,479,051	- 2,721,382	- 2,958,272	- 3,189,722	- 3,415,732	- 3,636,300	- 3,851,428
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	- 1,940,432	- 2,292,556	- 2,637,425	- 2,975,041	- 3,305,402	- 3,628,510	- 3,944,363	- 4,252,963	- 4,554,308	- 4,848,400	- 5,135,238
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	3,049,035	2,706,323	2,369,754	2,039,326	1,715,041	1,396,898	1,084,128	775,197	472,472	175,953	- 115,977

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	288,996	261,482	234,453	207,908	181,845	156,268	131,173	106,562	82,435	58,792	35,633
2	Five unit development - edge of village	5	£98,667	481,659	435,804	390,755	346,512	303,076	260,446	218,622	177,604	137,393	97,988	59,388
3	Eight unit development - village centre	8	£157,867	673,514	605,357	538,407	472,661	408,121	344,786	282,657	221,732	162,013	103,500	46,191
4	Ten unit development - edge of village	10	£197,333	925,989	839,787	755,106	671,948	590,309	510,193	431,597	354,524	278,970	204,938	132,428
5	Ten unit development - rural site	10	£246,667	925,989	839,787	755,106	671,948	590,309	510,193	431,597	354,524	278,970	204,938	132,428
6	Fifteen unit development - edge of village	15	£296,000	1,388,982	1,259,680	1,132,660	1,007,921	885,464	765,289	647,396	531,785	418,455	307,407	198,642
7	Twenty unit development - within town/village boundary	20	£328,889	1,766,007	1,599,716	1,436,365	1,275,950	1,118,474	963,936	812,335	663,349	516,336	372,289	231,207
8	Thirty unit development - town centre	30	£370,000	6,317,600	5,689,191	5,072,020	4,466,086	3,867,762	3,279,181	2,701,942	2,136,045	1,581,491	1,038,280	506,411
9	Fifty unit development within town/village boundary	50	£822,222	3,280,760	2,899,994	2,526,078	2,159,012	1,798,797	1,445,433	1,098,918	759,256	423,331	93,624	- 232,396
10	One hundred unit development - edge of town	100	£2,055,556	5,661,546	4,897,738	4,147,857	3,411,901	2,689,870	1,981,766	1,284,206	597,011	- 77,190	- 750,573	- 1,414,043
11	Three hundred unit scheme - edge of town	300	£6,166,667	15,257,061	13,184,537	11,141,013	9,133,183	7,163,365	5,225,785	3,317,914	1,442,568	- 411,683	- 2,266,539	- 4,109,847
12	Caravan Park - 20 units	20	£185,000	902,197	938,476	974,756	1,011,035	1,047,314	1,083,594	1,118,280	1,152,506	1,186,528	1,220,551	1,254,574
13	Caravan Park - 40 units	40	£370,000	1,716,655	1,789,214	1,861,773	1,934,331	2,006,890	2,079,450	2,150,046	2,218,497	2,286,543	2,354,588	2,422,634
14	Caravan Park - 100 units	100	£925,000	4,291,635	4,473,033	4,654,431	4,835,829	5,017,227	5,198,625	5,375,114	5,546,243	5,716,358	5,886,471	6,056,585
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 1,455,325	- 1,719,417	- 1,978,068	- 2,231,281	- 2,479,051	- 2,721,382	- 2,958,272	- 3,189,722	- 3,415,732	- 3,636,300	- 3,851,428
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 1,940,432	- 2,292,556	- 2,637,425	- 2,975,041	- 3,305,402	- 3,628,510	- 3,944,363	- 4,252,963	- 4,554,308	- 4,848,400	- 5,135,238
17	C2 care scheme - houses - edge of town/village	50	£578,125	3,049,035	2,706,323	2,369,754	2,039,326	1,715,041	1,396,898	1,084,128	775,197	472,472	175,953	- 115,977

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	288,996	261,482	234,453	207,908	181,845	156,268	131,173	106,562	82,435	58,792	35,633
2	Five unit development - edge of village	5	£66,667	481,659	435,804	390,755	346,512	303,076	260,446	218,622	177,604	137,393	97,988	59,388
3	Eight unit development - village centre	8	£106,667	673,514	605,357	538,407	472,661	408,121	344,786	282,657	221,732	162,013	103,500	46,191
4	Ten unit development - edge of village	10	£133,333	925,989	839,787	755,106	671,948	590,309	510,193	431,597	354,524	278,970	204,938	132,428
5	Ten unit development - rural site	10	£166,667	925,989	839,787	755,106	671,948	590,309	510,193	431,597	354,524	278,970	204,938	132,428
6	Fifteen unit development - edge of village	15	£200,000	1,388,982	1,259,680	1,132,660	1,007,921	885,464	765,289	647,396	531,785	418,455	307,407	198,642
7	Twenty unit development - within town/village boundary	20	£222,222	1,766,007	1,599,716	1,436,365	1,275,950	1,118,474	963,936	812,335	663,349	516,336	372,289	231,207
8	Thirty unit development - town centre	30	£250,000	6,317,600	5,689,191	5,072,020	4,466,086	3,867,762	3,279,181	2,701,942	2,136,045	1,581,491	1,038,280	506,411
9	Fifty unit development within town/village boundary	50	£555,556	3,280,760	2,899,994	2,526,078	2,159,012	1,798,797	1,445,433	1,098,918	759,256	423,331	93,624	- 232,396
10	One hundred unit development - edge of town	100	£1,388,889	5,661,546	4,897,738	4,147,857	3,411,901	2,689,870	1,981,766	1,284,206	597,011	- 77,190	- 750,573	- 1,414,043
11	Three hundred unit scheme - edge of town	300	£4,166,667	15,257,061	13,184,537	11,141,013	9,133,183	7,163,365	5,225,785	3,317,914	1,442,568	- 411,683	- 2,266,539	- 4,109,847
12	Caravan Park - 20 units	20	£125,000	902,197	938,476	974,756	1,011,035	1,047,314	1,083,594	1,118,280	1,152,506	1,186,528	1,220,551	1,254,574
13	Caravan Park - 40 units	40	£250,000	1,716,655	1,789,214	1,861,773	1,934,331	2,006,890	2,079,450	2,150,046	2,218,497	2,286,543	2,354,588	2,422,634
14	Caravan Park - 100 units	100	£625,000	4,291,635	4,473,033	4,654,431	4,835,829	5,017,227	5,198,625	5,375,114	5,546,243	5,716,358	5,886,471	6,056,585
15	C2 care scheme - flatted scheme in town centre	60	£166,667	- 1,455,325	- 1,719,417	- 1,978,068	- 2,231,281	- 2,479,051	- 2,721,382	- 2,958,272	- 3,189,722	- 3,415,732	- 3,636,300	- 3,851,428
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	- 1,940,432	- 2,292,556	- 2,637,425	- 2,975,041	- 3,305,402	- 3,628,510	- 3,944,363	- 4,252,963	- 4,554,308	- 4,848,400	- 5,135,238
17	C2 care scheme - houses - edge of town/village	50	£390,625	3,049,035	2,706,323	2,369,754	2,039,326	1,715,041	1,396,898	1,084,128	775,197	472,472	175,953	- 115,977

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £4,650 psm AH tenure Rented 75% SO 0% Frst Hms 25%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000 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	£75,000	341,762	311,464	281,695	252,455	223,743	195,561	167,907	140,782	114,186	88,119	62,580
2	Five unit development - edge of village	5	£200,000	569,603	519,106	469,491	420,758	372,905	325,934	279,845	234,637	190,310	146,865	104,300
3	Eight unit development - village centre	8	£320,000	808,855	733,558	659,581	586,925	515,591	445,576	376,884	309,512	243,461	178,731	115,321
4	Ten unit development - edge of village	10	£400,000	1,095,164	1,000,036	906,574	814,777	724,646	636,180	549,381	464,247	380,779	298,976	218,840
5	Ten unit development - rural site	10	£500,000	1,095,164	1,000,036	906,574	814,777	724,646	636,180	549,381	464,247	380,779	298,976	218,840
6	Fifteen unit development - edge of village	15	£600,000	1,642,747	1,500,055	1,359,861	1,222,165	1,086,969	954,271	824,072	696,371	571,169	448,464	328,260
7	Twenty unit development - within town/village boundary	20	£666,667	2,094,718	1,911,085	1,730,670	1,553,474	1,379,497	1,208,739	1,041,200	876,880	715,778	557,123	401,053
8	Thirty unit development - town centre	30	£750,000	7,577,384	6,882,507	6,199,945	5,529,698	4,871,764	4,226,146	3,589,187	2,962,580	2,348,404	1,746,659	1,157,346
9	Fifty unit development within town/village boundary	50	£1,666,667	4,055,214	3,633,587	3,219,471	2,812,867	2,413,776	2,022,197	1,638,129	1,261,574	892,530	529,696	171,555
10	One hundred unit development - edge of town	100	£4,166,667	7,224,078	6,382,678	5,555,572	4,739,348	3,938,392	3,152,704	2,382,286	1,627,136	881,037	148,932	- 578,389
11	Three hundred unit scheme - edge of town	300	£12,500,000	19,534,171	17,235,999	14,979,275	12,764,001	10,584,651	8,440,251	6,337,541	4,267,317	2,232,709	224,752	- 1,782,633
12	Caravan Park - 20 units	20	£375,000	972,999	1,006,210	1,039,420	1,072,630	1,105,841	1,139,051	1,170,668	1,201,825	1,232,779	1,263,732	1,294,686
13	Caravan Park - 40 units	40	£750,000	1,858,260	1,924,681	1,991,102	2,057,523	2,123,944	2,190,365	2,254,823	2,317,137	2,379,044	2,440,951	2,502,858
14	Caravan Park - 100 units	100	£1,875,000	4,645,650	4,811,703	4,977,755	5,143,808	5,309,860	5,475,913	5,637,058	5,792,840	5,947,608	6,102,377	6,257,146
15	C2 care scheme - flatted scheme in town centre	60	£500,000	- 769,089	- 1,068,446	- 1,362,779	- 1,651,084	- 1,933,361	- 2,209,611	- 2,479,833	- 2,744,027	- 3,002,194	- 3,254,333	- 3,500,445
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	- 1,025,453	- 1,424,595	- 1,817,038	- 2,201,446	- 2,577,815	- 2,946,148	- 3,306,444	- 3,658,703	- 4,002,926	- 4,339,111	- 4,667,259
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	3,786,554	3,404,932	3,030,081	2,662,003	2,300,697	1,946,164	1,598,403	1,257,414	921,807	590,995	267,027

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	341,762	311,464	281,695	252,455	223,743	195,561	167,907	140,782	114,186	88,119	62,580
2	Five unit development - edge of village	5	£98,667	569,603	519,106	469,491	420,758	372,905	325,934	279,845	234,637	190,310	146,865	104,300
3	Eight unit development - village centre	8	£157,867	808,855	733,558	659,581	586,925	515,591	445,576	376,884	309,512	243,461	178,731	115,321
4	Ten unit development - edge of village	10	£197,333	1,095,164	1,000,036	906,574	814,777	724,646	636,180	549,381	464,247	380,779	298,976	218,840
5	Ten unit development - rural site	10	£246,667	1,095,164	1,000,036	906,574	814,777	724,646	636,180	549,381	464,247	380,779	298,976	218,840
6	Fifteen unit development - edge of village	15	£296,000	1,642,747	1,500,055	1,359,861	1,222,165	1,086,969	954,271	824,072	696,371	571,169	448,464	328,260
7	Twenty unit development - within town/village boundary	20	£328,889	2,094,718	1,911,085	1,730,670	1,553,474	1,379,497	1,208,739	1,041,200	876,880	715,778	557,123	401,053
8	Thirty unit development - town centre	30	£370,000	7,577,384	6,882,507	6,199,945	5,529,698	4,871,764	4,226,146	3,589,187	2,962,580	2,348,404	1,746,659	1,157,346
9	Fifty unit development within town/village boundary	50	£822,222	4,055,214	3,633,587	3,219,471	2,812,867	2,413,776	2,022,197	1,638,129	1,261,574	892,530	529,696	171,555
10	One hundred unit development - edge of town	100	£2,055,556	7,224,078	6,382,678	5,555,572	4,739,348	3,938,392	3,152,704	2,382,286	1,627,136	881,037	148,932	- 578,389
11	Three hundred unit scheme - edge of town	300	£6,166,667	19,534,171	17,235,999	14,979,275	12,764,001	10,584,651	8,440,251	6,337,541	4,267,317	2,232,709	224,752	- 1,782,633
12	Caravan Park - 20 units	20	£185,000	972,999	1,006,210	1,039,420	1,072,630	1,105,841	1,139,051	1,170,668	1,201,825	1,232,779	1,263,732	1,294,686
13	Caravan Park - 40 units	40	£370,000	1,858,260	1,924,681	1,991,102	2,057,523	2,123,944	2,190,365	2,254,823	2,317,137	2,379,044	2,440,951	2,502,858
14	Caravan Park - 100 units	100	£925,000	4,645,650	4,811,703	4,977,755	5,143,808	5,309,860	5,475,913	5,637,058	5,792,840	5,947,608	6,102,377	6,257,146
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 769,089	- 1,068,446	- 1,362,779	- 1,651,084	- 1,933,361	- 2,209,611	- 2,479,833	- 2,744,027	- 3,002,194	- 3,254,333	- 3,500,445
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 1,025,453	- 1,424,595	- 1,817,038	- 2,201,446	- 2,577,815	- 2,946,148	- 3,306,444	- 3,658,703	- 4,002,926	- 4,339,111	- 4,667,259
17	C2 care scheme - houses - edge of town/village	50	£578,125	3,786,554	3,404,932	3,030,081	2,662,003	2,300,697	1,946,164	1,598,403	1,257,414	921,807	590,995	267,027

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	341,762	311,464	281,695	252,455	223,743	195,561	167,907	140,782	114,186	88,119	62,580
2	Five unit development - edge of village	5	£66,667	569,603	519,106	469,491	420,758	372,905	325,934	279,845	234,637	190,310	146,865	104,300
3	Eight unit development - village centre	8	£106,667	808,855	733,558	659,581	586,925	515,591	445,576	376,884	309,512	243,461	178,731	115,321
4	Ten unit development - edge of village	10	£133,333	1,095,164	1,000,036	906,574	814,777	724,646	636,180	549,381	464,247	380,779	298,976	218,840
5	Ten unit development - rural site	10	£166,667	1,095,164	1,000,036	906,574	814,777	724,646	636,180	549,381	464,247	380,779	298,976	218,840
6	Fifteen unit development - edge of village	15	£200,000	1,642,747	1,500,055	1,359,861	1,222,165	1,086,969	954,271	824,072	696,371	571,169	448,464	328,260
7	Twenty unit development - within town/village boundary	20	£222,222	2,094,718	1,911,085	1,730,670	1,553,474	1,379,497	1,208,739	1,041,200	876,880	715,778	557,123	401,053
8	Thirty unit development - town centre	30	£250,000	7,577,384	6,882,507	6,199,945	5,529,698	4,871,764	4,226,146	3,589,187	2,962,580	2,348,404	1,746,659	1,157,346
9	Fifty unit development within town/village boundary	50	£555,556	4,055,214	3,633,587	3,219,471	2,812,867	2,413,776	2,022,197	1,638,129	1,261,574	892,530	529,696	171,555
10	One hundred unit development - edge of town	100	£1,388,889	7,224,078	6,382,678	5,555,572	4,739,348	3,938,392	3,152,704	2,382,286	1,627,136	881,037	148,932	- 578,389
11	Three hundred unit scheme - edge of town	300	£4,166,667	19,534,171	17,235,999	14,979,275	12,764,001	10,584,651	8,440,251	6,337,541	4,267,317	2,232,709	224,752	- 1,782,633
12	Caravan Park - 20 units	20	£125,000	972,999	1,006,210	1,039,420	1,072,630	1,105,841	1,139,051	1,170,668	1,201,825	1,232,779	1,263,732	1,294,686
13	Caravan Park - 40 units	40	£250,000	1,858,260	1,924,681	1,991,102	2,057,523	2,123,944	2,190,365	2,254,823	2,317,137	2,379,044	2,440,951	2,502,858
14	Caravan Park - 100 units	100	£625,000	4,645,650	4,811,703	4,977,755	5,143,808	5,309,860	5,475,913	5,637,058	5,792,840	5,947,608	6,102,377	6,257,146
15	C2 care scheme - flatted scheme in town centre	60	£166,667	- 769,089	- 1,068,446	- 1,362,779	- 1,651,084	- 1,933,361	- 2,209,611	- 2,479,833	- 2,744,027	- 3,002,194	- 3,254,333	- 3,500,445
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	- 1,025,453	- 1,424,595	- 1,817,038	- 2,201,446	- 2,577,815	- 2,946,148	- 3,306,444	- 3,658,703	- 4,002,926	- 4,339,111	- 4,667,259
17	C2 care scheme - houses - edge of town/village	50	£390,625	3,786,554	3,404,932	3,030,081	2,662,003	2,300,697	1,946,164	1,598,403	1,257,414	921,807	590,995	267,027

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £4,880 psm AH tenure Rented 75% SO 0% Frst Hms 25%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000 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	£75,000	375,972	343,976	312,536	281,652	251,325	221,552	192,337	163,677	135,572	108,024	81,032
2	Five unit development - edge of village	5	£200,000	626,619	573,293	520,893	469,420	418,874	369,255	320,561	272,795	225,954	180,040	135,053
3	Eight unit development - village centre	8	£320,000	894,971	815,417	737,252	660,476	585,088	511,089	438,479	367,257	297,424	228,980	161,926
4	Ten unit development - edge of village	10	£400,000	1,202,810	1,102,361	1,003,662	906,715	811,518	718,071	626,375	536,429	448,234	361,789	277,096
5	Ten unit development - rural site	10	£500,000	1,202,810	1,102,361	1,003,662	906,715	811,518	718,071	626,375	536,429	448,234	361,789	277,096
6	Fifteen unit development - edge of village	15	£600,000	1,804,215	1,653,541	1,505,494	1,360,072	1,217,277	1,077,107	939,562	804,644	672,351	542,684	415,643
7	Twenty unit development - within town/village boundary	20	£666,667	2,302,377	2,108,497	1,917,998	1,730,882	1,547,148	1,366,795	1,189,825	1,016,236	846,030	679,206	514,751
8	Thirty unit development - town centre	30	£750,000	8,365,995	7,632,276	6,911,489	6,203,635	5,508,716	4,826,728	4,157,674	3,497,724	2,848,688	2,212,707	1,589,782
9	Fifty unit development within town/village boundary	50	£1,666,667	4,527,406	4,084,371	3,647,385	3,218,282	2,797,060	2,383,719	1,978,260	1,580,683	1,190,988	809,175	432,992
10	One hundred unit development - edge of town	100	£4,166,667	8,197,207	7,307,907	6,434,536	5,575,993	4,729,181	3,898,403	3,083,661	2,284,955	1,502,283	727,831	- 30,949
11	Three hundred unit scheme - edge of town	300	£12,500,000	22,164,063	19,736,850	17,353,139	15,012,930	12,716,223	10,452,966	8,231,145	6,053,075	3,904,317	1,795,615	- 289,849
12	Caravan Park - 20 units	20	£375,000	953,052	987,711	1,022,370	1,057,030	1,091,690	1,126,349	1,160,957	1,193,811	1,226,362	1,258,603	1,290,843
13	Caravan Park - 40 units	40	£750,000	1,818,367	1,887,685	1,957,003	2,026,322	2,095,640	2,164,960	2,234,278	2,301,107	2,366,210	2,430,691	2,495,173
14	Caravan Park - 100 units	100	£1,875,000	4,545,916	4,719,212	4,892,509	5,065,805	5,239,102	5,412,398	5,585,695	5,752,769	5,915,524	6,076,729	6,237,933
15	C2 care scheme - flatted scheme in town centre	60	£500,000	- 444,695	- 755,311	- 1,063,417	- 1,366,470	- 1,663,256	- 1,953,776	- 2,238,030	- 2,516,018	- 2,787,740	- 3,053,196	- 3,312,386
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	- 592,927	- 1,007,082	- 1,417,889	- 1,821,958	- 2,217,674	- 2,605,034	- 2,984,040	- 3,354,691	- 3,716,987	- 4,070,928	- 4,416,514
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	4,230,249	3,826,955	3,430,778	3,041,717	2,659,773	2,284,947	1,917,237	1,556,643	1,203,167	855,012	512,264

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	375,972	343,976	312,536	281,652	251,325	221,552	192,337	163,677	135,572	108,024	81,032
2	Five unit development - edge of village	5	£98,667	626,619	573,293	520,893	469,420	418,874	369,255	320,561	272,795	225,954	180,040	135,053
3	Eight unit development - village centre	8	£157,867	894,971	815,417	737,252	660,476	585,088	511,089	438,479	367,257	297,424	228,980	161,926
4	Ten unit development - edge of village	10	£197,333	1,202,810	1,102,361	1,003,662	906,715	811,518	718,071	626,375	536,429	448,234	361,789	277,096
5	Ten unit development - rural site	10	£246,667	1,202,810	1,102,361	1,003,662	906,715	811,518	718,071	626,375	536,429	448,234	361,789	277,096
6	Fifteen unit development - edge of village	15	£296,000	1,804,215	1,653,541	1,505,494	1,360,072	1,217,277	1,077,107	939,562	804,644	672,351	542,684	415,643
7	Twenty unit development - within town/village boundary	20	£328,889	2,302,377	2,108,497	1,917,998	1,730,882	1,547,148	1,366,795	1,189,825	1,016,236	846,030	679,206	514,751
8	Thirty unit development - town centre	30	£370,000	8,365,995	7,632,276	6,911,489	6,203,635	5,508,716	4,826,728	4,157,674	3,497,724	2,848,688	2,212,707	1,589,782
9	Fifty unit development within town/village boundary	50	£822,222	4,527,406	4,084,371	3,647,385	3,218,282	2,797,060	2,383,719	1,978,260	1,580,683	1,190,988	809,175	432,992
10	One hundred unit development - edge of town	100	£2,055,556	8,197,207	7,307,907	6,434,536	5,575,993	4,729,181	3,898,403	3,083,661	2,284,955	1,502,283	727,831	- 30,949
11	Three hundred unit scheme - edge of town	300	£6,166,667	22,164,063	19,736,850	17,353,139	15,012,930	12,716,223	10,452,966	8,231,145	6,053,075	3,904,317	1,795,615	- 289,849
12	Caravan Park - 20 units	20	£185,000	953,052	987,711	1,022,370	1,057,030	1,091,690	1,126,349	1,160,957	1,193,811	1,226,362	1,258,603	1,290,843
13	Caravan Park - 40 units	40	£370,000	1,818,367	1,887,685	1,957,003	2,026,322	2,095,640	2,164,960	2,234,278	2,301,107	2,366,210	2,430,691	2,495,173
14	Caravan Park - 100 units	100	£925,000	4,545,916	4,719,212	4,892,509	5,065,805	5,239,102	5,412,398	5,585,695	5,752,769	5,915,524	6,076,729	6,237,933
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 444,695	- 755,311	- 1,063,417	- 1,366,470	- 1,663,256	- 1,953,776	- 2,238,030	- 2,516,018	- 2,787,740	- 3,053,196	- 3,312,386
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 592,927	- 1,007,082	- 1,417,889	- 1,821,958	- 2,217,674	- 2,605,034	- 2,984,040	- 3,354,691	- 3,716,987	- 4,070,928	- 4,416,514
17	C2 care scheme - houses - edge of town/village	50	£578,125	4,230,249	3,826,955	3,430,778	3,041,717	2,659,773	2,284,947	1,917,237	1,556,643	1,203,167	855,012	512,264

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	375,972	343,976	312,536	281,652	251,325	221,552	192,337	163,677	135,572	108,024	81,032
2	Five unit development - edge of village	5	£66,667	626,619	573,293	520,893	469,420	418,874	369,255	320,561	272,795	225,954	180,040	135,053
3	Eight unit development - village centre	8	£106,667	894,971	815,417	737,252	660,476	585,088	511,089	438,479	367,257	297,424	228,980	161,926
4	Ten unit development - edge of village	10	£133,333	1,202,810	1,102,361	1,003,662	906,715	811,518	718,071	626,375	536,429	448,234	361,789	277,096
5	Ten unit development - rural site	10	£166,667	1,202,810	1,102,361	1,003,662	906,715	811,518	718,071	626,375	536,429	448,234	361,789	277,096
6	Fifteen unit development - edge of village	15	£200,000	1,804,215	1,653,541	1,505,494	1,360,072	1,217,277	1,077,107	939,562	804,644	672,351	542,684	415,643
7	Twenty unit development - within town/village boundary	20	£222,222	2,302,377	2,108,497	1,917,998	1,730,882	1,547,148	1,366,795	1,189,825	1,016,236	846,030	679,206	514,751
8	Thirty unit development - town centre	30	£250,000	8,365,995	7,632,276	6,911,489	6,203,635	5,508,716	4,826,728	4,157,674	3,497,724	2,848,688	2,212,707	1,589,782
9	Fifty unit development within town/village boundary	50	£555,556	4,527,406	4,084,371	3,647,385	3,218,282	2,797,060	2,383,719	1,978,260	1,580,683	1,190,988	809,175	432,992
10	One hundred unit development - edge of town	100	£1,388,889	8,197,207	7,307,907	6,434,536	5,575,993	4,729,181	3,898,403	3,083,661	2,284,955	1,502,283	727,831	- 30,949
11	Three hundred unit scheme - edge of town	300	£4,166,667	22,164,063	19,736,850	17,353,139	15,012,930	12,716,223	10,452,966	8,231,145	6,053,075	3,904,317	1,795,615	- 289,849
12	Caravan Park - 20 units	20	£125,000	953,052	987,711	1,022,370	1,057,030	1,091,690	1,126,349	1,160,957	1,193,811	1,226,362	1,258,603	1,290,843
13	Caravan Park - 40 units	40	£250,000	1,818,367	1,887,685	1,957,003	2,026,322	2,095,640	2,164,960	2,234,278	2,301,107	2,366,210	2,430,691	2,495,173
14	Caravan Park - 100 units	100	£625,000	4,545,916	4,719,212	4,892,509	5,065,805	5,239,102	5,412,398	5,585,695	5,752,769	5,915,524	6,076,729	6,237,933
15	C2 care scheme - flatted scheme in town centre	60	£166,667	- 444,695	- 755,311	- 1,063,417	- 1,366,470	- 1,663,256	- 1,953,776	- 2,238,030	- 2,516,018	- 2,787,740	- 3,053,196	- 3,312,386
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	- 592,927	- 1,007,082	- 1,417,889	- 1,821,958	- 2,217,674	- 2,605,034	- 2,984,040	- 3,354,691	- 3,716,987	- 4,070,928	- 4,416,514
17	C2 care scheme - houses - edge of town/village	50	£390,625	4,230,249	3,826,955	3,430,778	3,041,717	2,659,773	2,284,947	1,917,237	1,556,643	1,203,167	855,012	512,264

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £5,120 psm AH tenure Rented 75% SO 0% Frst Hms 25%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000 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	£75,000	428,738	393,902	359,778	326,200	293,222	260,846	229,071	197,896	167,323	137,351	107,980
2	Five unit development - edge of village	5	£200,000	714,563	656,504	599,630	543,666	488,703	434,744	381,784	329,827	278,871	228,918	179,965
3	Eight unit development - village centre	8	£320,000	1,030,312	943,475	858,426	774,739	692,557	611,879	532,705	455,036	378,872	304,211	231,055
4	Ten unit development - edge of village	10	£400,000	1,371,676	1,262,434	1,155,130	1,049,545	945,854	844,058	744,158	646,153	550,043	455,827	363,508
5	Ten unit development - rural site	10	£500,000	1,371,676	1,262,434	1,155,130	1,049,545	945,854	844,058	744,158	646,153	550,043	455,827	363,508
6	Fifteen unit development - edge of village	15	£600,000	2,057,514	1,893,651	1,732,695	1,574,317	1,418,781	1,266,088	1,116,238	969,230	825,064	683,741	545,261
7	Twenty unit development - within town/village boundary	20	£666,667	2,631,088	2,419,520	2,212,304	2,008,406	1,808,171	1,611,599	1,418,689	1,229,443	1,043,859	861,938	683,680
8	Thirty unit development - town centre	30	£750,000	9,625,779	8,825,593	8,039,415	7,267,247	6,509,088	5,764,938	5,034,798	4,318,667	3,615,601	2,921,087	2,240,717
9	Fifty unit development within town/village boundary	50	£1,666,667	5,295,145	4,812,209	4,337,762	3,871,807	3,412,038	2,960,482	2,517,471	2,083,001	1,657,076	1,239,693	830,855
10	One hundred unit development - edge of town	100	£4,166,667	9,755,868	8,782,703	7,830,068	6,893,057	5,973,306	5,069,342	4,178,360	3,304,757	2,448,533	1,609,686	781,887
11	Three hundred unit scheme - edge of town	300	£12,500,000	26,428,662	23,781,250	21,182,607	18,624,056	16,112,660	13,648,419	11,230,922	8,847,618	6,511,744	4,214,206	1,956,254
12	Caravan Park - 20 units	20	£375,000	1,023,855	1,055,445	1,087,035	1,118,626	1,150,216	1,181,806	1,213,346	1,243,131	1,272,612	1,301,784	1,330,956
13	Caravan Park - 40 units	40	£750,000	1,959,972	2,023,153	2,086,333	2,149,514	2,212,694	2,275,874	2,339,054	2,399,746	2,458,710	2,517,053	2,575,397
14	Caravan Park - 100 units	100	£1,875,000	4,899,930	5,057,881	5,215,833	5,373,783	5,531,735	5,689,686	5,847,637	5,999,366	6,146,776	6,292,635	6,438,494
15	C2 care scheme - flatted scheme in town centre	60	£500,000	229,107	- 113,993	- 453,587	- 786,432	- 1,117,565	- 1,442,004	- 1,759,591	- 2,070,323	- 2,374,203	- 2,671,229	- 2,961,402
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	305,476	- 151,991	- 604,782	- 1,048,576	- 1,490,087	- 1,922,673	- 2,346,121	- 2,760,431	- 3,165,604	- 3,561,639	- 3,948,536
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	4,963,387	4,523,039	4,091,105	3,664,395	3,245,430	2,834,212	2,430,742	2,035,017	1,647,040	1,266,809	893,650

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	428,738	393,902	359,778	326,200	293,222	260,846	229,071	197,896	167,323	137,351	107,980
2	Five unit development - edge of village	5	£98,667	714,563	656,504	599,630	543,666	488,703	434,744	381,784	329,827	278,871	228,918	179,965
3	Eight unit development - village centre	8	£157,867	1,030,312	943,475	858,426	774,739	692,557	611,879	532,705	455,036	378,872	304,211	231,055
4	Ten unit development - edge of village	10	£197,333	1,371,676	1,262,434	1,155,130	1,049,545	945,854	844,058	744,158	646,153	550,043	455,827	363,508
5	Ten unit development - rural site	10	£246,667	1,371,676	1,262,434	1,155,130	1,049,545	945,854	844,058	744,158	646,153	550,043	455,827	363,508
6	Fifteen unit development - edge of village	15	£296,000	2,057,514	1,893,651	1,732,695	1,574,317	1,418,781	1,266,088	1,116,238	969,230	825,064	683,741	545,261
7	Twenty unit development - within town/village boundary	20	£328,889	2,631,088	2,419,520	2,212,304	2,008,406	1,808,171	1,611,599	1,418,689	1,229,443	1,043,859	861,938	683,680
8	Thirty unit development - town centre	30	£370,000	9,625,779	8,825,593	8,039,415	7,267,247	6,509,088	5,764,938	5,034,798	4,318,667	3,615,601	2,921,087	2,240,717
9	Fifty unit development within town/village boundary	50	£822,222	5,295,145	4,812,209	4,337,762	3,871,807	3,412,038	2,960,482	2,517,471	2,083,001	1,657,076	1,239,693	830,855
10	One hundred unit development - edge of town	100	£2,055,556	9,755,868	8,782,703	7,830,068	6,893,057	5,973,306	5,069,342	4,178,360	3,304,757	2,448,533	1,609,686	781,887
11	Three hundred unit scheme - edge of town	300	£6,166,667	26,428,662	23,781,250	21,182,607	18,624,056	16,112,660	13,648,419	11,230,922	8,847,618	6,511,744	4,214,206	1,956,254
12	Caravan Park - 20 units	20	£185,000	1,023,855	1,055,445	1,087,035	1,118,626	1,150,216	1,181,806	1,213,346	1,243,131	1,272,612	1,301,784	1,330,956
13	Caravan Park - 40 units	40	£370,000	1,959,972	2,023,153	2,086,333	2,149,514	2,212,694	2,275,874	2,339,054	2,399,746	2,458,710	2,517,053	2,575,397
14	Caravan Park - 100 units	100	£925,000	4,899,930	5,057,881	5,215,833	5,373,783	5,531,735	5,689,686	5,847,637	5,999,366	6,146,776	6,292,635	6,438,494
15	C2 care scheme - flatted scheme in town centre	60	£246,667	229,107	- 113,993	- 453,587	- 786,432	- 1,117,565	- 1,442,004	- 1,759,591	- 2,070,323	- 2,374,203	- 2,671,229	- 2,961,402
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	305,476	- 151,991	- 604,782	- 1,048,576	- 1,490,087	- 1,922,673	- 2,346,121	- 2,760,431	- 3,165,604	- 3,561,639	- 3,948,536
17	C2 care scheme - houses - edge of town/village	50	£578,125	4,963,387	4,523,039	4,091,105	3,664,395	3,245,430	2,834,212	2,430,742	2,035,017	1,647,040	1,266,809	893,650

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	428,738	393,902	359,778	326,200	293,222	260,846	229,071	197,896	167,323	137,351	107,980
2	Five unit development - edge of village	5	£66,667	714,563	656,504	599,630	543,666	488,703	434,744	381,784	329,827	278,871	228,918	179,965
3	Eight unit development - village centre	8	£106,667	1,030,312	943,475	858,426	774,739	692,557	611,879	532,705	455,036	378,872	304,211	231,055
4	Ten unit development - edge of village	10	£133,333	1,371,676	1,262,434	1,155,130	1,049,545	945,854	844,058	744,158	646,153	550,043	455,827	363,508
5	Ten unit development - rural site	10	£166,667	1,371,676	1,262,434	1,155,130	1,049,545	945,854	844,058	744,158	646,153	550,043	455,827	363,508
6	Fifteen unit development - edge of village	15	£200,000	2,057,514	1,893,651	1,732,695	1,574,317	1,418,781	1,266,088	1,116,238	969,230	825,064	683,741	545,261
7	Twenty unit development - within town/village boundary	20	£222,222	2,631,088	2,419,520	2,212,304	2,008,406	1,808,171	1,611,599	1,418,689	1,229,443	1,043,859	861,938	683,680
8	Thirty unit development - town centre	30	£250,000	9,625,779	8,825,593	8,039,415	7,267,247	6,509,088	5,764,938	5,034,798	4,318,667	3,615,601	2,921,087	2,240,717
9	Fifty unit development within town/village boundary	50	£555,556	5,295,145	4,812,209	4,337,762	3,871,807	3,412,038	2,960,482	2,517,471	2,083,001	1,657,076	1,239,693	830,855
10	One hundred unit development - edge of town	100	£1,388,889	9,755,868	8,782,703	7,830,068	6,893,057	5,973,306	5,069,342	4,178,360	3,304,757	2,448,533	1,609,686	781,887
11	Three hundred unit scheme - edge of town	300	£4,166,667	26,428,662	23,781,250	21,182,607	18,624,056	16,112,660	13,648,419	11,230,922	8,847,618	6,511,744	4,214,206	1,956,254
12	Caravan Park - 20 units	20	£125,000	1,023,855	1,055,445	1,087,035	1,118,626	1,150,216	1,181,806	1,213,346	1,243,131	1,272,612	1,301,784	1,330,956
13	Caravan Park - 40 units	40	£250,000	1,959,972	2,023,153	2,086,333	2,149,514	2,212,694	2,275,874	2,339,054	2,399,746	2,458,710	2,517,053	2,575,397
14	Caravan Park - 100 units	100	£625,000	4,899,930	5,057,881	5,215,833	5,373,783	5,531,735	5,689,686	5,847,637	5,999,366	6,146,776	6,292,635	6,438,494
15	C2 care scheme - flatted scheme in town centre	60	£166,667	229,107	- 113,993	- 453,587	- 786,432	- 1,117,565	- 1,442,004	- 1,759,591	- 2,070,323	- 2,374,203	- 2,671,229	- 2,961,402
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	305,476	- 151,991	- 604,782	- 1,048,576	- 1,490,087	- 1,922,673	- 2,346,121	- 2,760,431	- 3,165,604	- 3,561,639	- 3,948,536
17	C2 care scheme - houses - edge of town/village	50	£390,625	4,963,387	4,523,039	4,091,105	3,664,395	3,245,430	2,834,212	2,430,742	2,035,017	1,647,040	1,266,809	893,650

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £5,350 psm AH tenure Rented 75% SO 0% Frst Hms 25%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000 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	£75,000	479,305	441,468	404,429	368,188	332,746	298,103	264,258	230,691	197,751	165,455	133,803
2	Five unit development - edge of village	5	£200,000	798,842	735,780	674,048	613,647	554,578	496,839	440,431	384,484	329,584	275,758	223,006
3	Eight unit development - village centre	8	£320,000	1,159,571	1,065,477	972,952	882,438	793,936	707,446	622,966	539,158	456,925	376,307	297,304
4	Ten unit development - edge of village	10	£400,000	1,532,387	1,413,798	1,297,724	1,184,164	1,072,578	963,517	856,984	751,305	647,610	545,948	446,319
5	Ten unit development - rural site	10	£500,000	1,532,387	1,413,798	1,297,724	1,184,164	1,072,578	963,517	856,984	751,305	647,610	545,948	446,319
6	Fifteen unit development - edge of village	15	£600,000	2,298,581	2,120,698	1,946,586	1,776,245	1,608,868	1,445,275	1,285,476	1,126,958	971,414	818,921	669,479
7	Twenty unit development - within town/village boundary	20	£666,667	2,946,102	2,715,834	2,490,462	2,269,983	2,054,400	1,843,712	1,637,920	1,433,765	1,233,445	1,037,057	844,600
8	Thirty unit development - town centre	30	£750,000	10,833,071	9,969,187	9,120,344	8,286,542	7,467,779	6,664,056	5,875,376	5,101,734	4,343,133	3,599,573	2,864,531
9	Fifty unit development within town/village boundary	50	£1,666,667	6,030,895	5,508,537	4,996,508	4,492,993	3,998,597	3,513,214	3,034,214	2,564,390	2,103,744	1,652,275	1,209,982
10	One hundred unit development - edge of town	100	£4,166,667	11,249,584	10,187,747	9,149,015	8,133,391	7,140,871	6,171,458	5,225,151	4,282,068	3,355,355	2,447,307	1,557,925
11	Three hundred unit scheme - edge of town	300	£12,500,000	30,503,625	27,614,307	24,787,908	22,024,428	19,316,566	16,668,680	14,083,992	11,520,096	8,996,692	6,518,620	4,083,852
12	Caravan Park - 20 units	20	£375,000	1,091,707	1,120,357	1,149,006	1,177,655	1,206,304	1,234,953	1,263,551	1,290,394	1,316,936	1,343,166	1,369,396
13	Caravan Park - 40 units	40	£750,000	2,095,677	2,152,976	2,210,273	2,267,572	2,324,870	2,382,168	2,439,466	2,494,275	2,547,356	2,599,818	2,652,279
14	Caravan Park - 100 units	100	£1,875,000	5,239,194	5,382,440	5,525,684	5,668,930	5,812,175	5,955,420	6,098,665	6,235,688	6,368,391	6,499,544	6,630,697
15	C2 care scheme - flatted scheme in town centre	60	£500,000	868,888	493,619	125,551	- 238,647	- 597,319	- 951,557	- 1,301,086	- 1,643,200	- 1,977,897	- 2,305,178	- 2,625,043
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	1,158,517	658,159	167,401	- 318,196	- 796,425	- 1,268,743	- 1,734,782	- 2,190,933	- 2,637,196	- 3,073,570	- 3,500,057
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	5,663,231	5,181,337	4,709,881	4,248,859	3,797,890	3,355,003	2,922,630	2,493,459	2,072,418	1,659,727	1,255,387

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	479,305	441,468	404,429	368,188	332,746	298,103	264,258	230,691	197,751	165,455	133,803
2	Five unit development - edge of village	5	£98,667	798,842	735,780	674,048	613,647	554,578	496,839	440,431	384,484	329,584	275,758	223,006
3	Eight unit development - village centre	8	£157,867	1,159,571	1,065,477	972,952	882,438	793,936	707,446	622,966	539,158	456,925	376,307	297,304
4	Ten unit development - edge of village	10	£197,333	1,532,387	1,413,798	1,297,724	1,184,164	1,072,578	963,517	856,984	751,305	647,610	545,948	446,319
5	Ten unit development - rural site	10	£246,667	1,532,387	1,413,798	1,297,724	1,184,164	1,072,578	963,517	856,984	751,305	647,610	545,948	446,319
6	Fifteen unit development - edge of village	15	£296,000	2,298,581	2,120,698	1,946,586	1,776,245	1,608,868	1,445,275	1,285,476	1,126,958	971,414	818,921	669,479
7	Twenty unit development - within town/village boundary	20	£328,889	2,946,102	2,715,834	2,490,462	2,269,983	2,054,400	1,843,712	1,637,920	1,433,765	1,233,445	1,037,057	844,600
8	Thirty unit development - town centre	30	£370,000	10,833,071	9,969,187	9,120,344	8,286,542	7,467,779	6,664,056	5,875,376	5,101,734	4,343,133	3,599,573	2,864,531
9	Fifty unit development within town/village boundary	50	£822,222	6,030,895	5,508,537	4,996,508	4,492,993	3,998,597	3,513,214	3,034,214	2,564,390	2,103,744	1,652,275	1,209,982
10	One hundred unit development - edge of town	100	£2,055,556	11,249,584	10,187,747	9,149,015	8,133,391	7,140,871	6,171,458	5,225,151	4,282,068	3,355,355	2,447,307	1,557,925
11	Three hundred unit scheme - edge of town	300	£6,166,667	30,503,625	27,614,307	24,787,908	22,024,428	19,316,566	16,668,680	14,083,992	11,520,096	8,996,692	6,518,620	4,083,852
12	Caravan Park - 20 units	20	£185,000	1,091,707	1,120,357	1,149,006	1,177,655	1,206,304	1,234,953	1,263,551	1,290,394	1,316,936	1,343,166	1,369,396
13	Caravan Park - 40 units	40	£370,000	2,095,677	2,152,976	2,210,273	2,267,572	2,324,870	2,382,168	2,439,466	2,494,275	2,547,356	2,599,818	2,652,279
14	Caravan Park - 100 units	100	£925,000	5,239,194	5,382,440	5,525,684	5,668,930	5,812,175	5,955,420	6,098,665	6,235,688	6,368,391	6,499,544	6,630,697
15	C2 care scheme - flatted scheme in town centre	60	£246,667	868,888	493,619	125,551	- 238,647	- 597,319	- 951,557	- 1,301,086	- 1,643,200	- 1,977,897	- 2,305,178	- 2,625,043
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	1,158,517	658,159	167,401	- 318,196	- 796,425	- 1,268,743	- 1,734,782	- 2,190,933	- 2,637,196	- 3,073,570	- 3,500,057
17	C2 care scheme - houses - edge of town/village	50	£578,125	5,663,231	5,181,337	4,709,881	4,248,859	3,797,890	3,355,003	2,922,630	2,493,459	2,072,418	1,659,727	1,255,387

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	479,305	441,468	404,429	368,188	332,746	298,103	264,258	230,691	197,751	165,455	133,803
2	Five unit development - edge of village	5	£66,667	798,842	735,780	674,048	613,647	554,578	496,839	440,431	384,484	329,584	275,758	223,006
3	Eight unit development - village centre	8	£106,667	1,159,571	1,065,477	972,952	882,438	793,936	707,446	622,966	539,158	456,925	376,307	297,304
4	Ten unit development - edge of village	10	£133,333	1,532,387	1,413,798	1,297,724	1,184,164	1,072,578	963,517	856,984	751,305	647,610	545,948	446,319
5	Ten unit development - rural site	10	£166,667	1,532,387	1,413,798	1,297,724	1,184,164	1,072,578	963,517	856,984	751,305	647,610	545,948	446,319
6	Fifteen unit development - edge of village	15	£200,000	2,298,581	2,120,698	1,946,586	1,776,245	1,608,868	1,445,275	1,285,476	1,126,958	971,414	818,921	669,479
7	Twenty unit development - within town/village boundary	20	£222,222	2,946,102	2,715,834	2,490,462	2,269,983	2,054,400	1,843,712	1,637,920	1,433,765	1,233,445	1,037,057	844,600
8	Thirty unit development - town centre	30	£250,000	10,833,071	9,969,187	9,120,344	8,286,542	7,467,779	6,664,056	5,875,376	5,101,734	4,343,133	3,599,573	2,864,531
9	Fifty unit development within town/village boundary	50	£555,556	6,030,895	5,508,537	4,996,508	4,492,993	3,998,597	3,513,214	3,034,214	2,564,390	2,103,744	1,652,275	1,209,982
10	One hundred unit development - edge of town	100	£1,388,889	11,249,584	10,187,747	9,149,015	8,133,391	7,140,871	6,171,458	5,225,151	4,282,068	3,355,355	2,447,307	1,557,925
11	Three hundred unit scheme - edge of town	300	£4,166,667	30,503,625	27,614,307	24,787,908	22,024,428	19,316,566	16,668,680	14,083,992	11,520,096	8,996,692	6,518,620	4,083,852
12	Caravan Park - 20 units	20	£125,000	1,091,707	1,120,357	1,149,006	1,177,655	1,206,304	1,234,953	1,263,551	1,290,394	1,316,936	1,343,166	1,369,396
13	Caravan Park - 40 units	40	£250,000	2,095,677	2,152,976	2,210,273	2,267,572	2,324,870	2,382,168	2,439,466	2,494,275	2,547,356	2,599,818	2,652,279
14	Caravan Park - 100 units	100	£625,000	5,239,194	5,382,440	5,525,684	5,668,930	5,812,175	5,955,420	6,098,665	6,235,688	6,368,391	6,499,544	6,630,697
15	C2 care scheme - flatted scheme in town centre	60	£166,667	868,888	493,619	125,551	- 238,647	- 597,319	- 951,557	- 1,301,086	- 1,643,200	- 1,977,897	- 2,305,178	- 2,625,043
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	1,158,517	658,159	167,401	- 318,196	- 796,425	- 1,268,743	- 1,734,782	- 2,190,933	- 2,637,196	- 3,073,570	- 3,500,057
17	C2 care scheme - houses - edge of town/village	50	£390,625	5,663,231	5,181,337	4,709,881	4,248,859	3,797,890	3,355,003	2,922,630	2,493,459	2,072,418	1,659,727	1,255,387

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £5,590 psm AH tenure Rented 75% SO 0% Frst Hms 25%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000 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	£75,000	532,072	491,103	450,983	411,714	373,296	335,728	299,011	263,144	228,128	193,961	160,646
2	Five unit development - edge of village	5	£200,000	886,787	818,504	751,637	686,190	622,159	559,547	498,351	438,572	380,212	323,269	267,743
3	Eight unit development - village centre	8	£320,000	1,293,731	1,191,690	1,091,780	994,003	897,940	803,949	712,102	622,400	534,843	449,431	366,163
4	Ten unit development - edge of village	10	£400,000	1,700,086	1,571,542	1,445,677	1,322,492	1,201,986	1,084,146	968,404	855,358	745,007	637,352	532,393
5	Ten unit development - rural site	10	£500,000	1,700,086	1,571,542	1,445,677	1,322,492	1,201,986	1,084,146	968,404	855,358	745,007	637,352	532,393
6	Fifteen unit development - edge of village	15	£600,000	2,550,129	2,357,313	2,168,517	1,983,739	1,802,979	1,626,219	1,452,606	1,283,037	1,117,511	956,028	798,589
7	Twenty unit development - within town/village boundary	20	£666,667	3,274,813	3,025,032	2,780,469	2,541,125	2,307,001	2,078,096	1,854,410	1,635,943	1,422,695	1,214,667	1,011,857
8	Thirty unit development - town centre	30	£750,000	12,092,855	11,162,504	10,248,270	9,350,152	8,468,151	7,602,267	6,752,499	5,918,848	5,101,313	4,299,895	3,514,592
9	Fifty unit development within town/village boundary	50	£1,666,667	6,798,633	6,230,700	5,674,893	5,131,212	4,599,659	4,080,231	3,571,713	3,066,708	2,569,832	2,082,794	1,605,595
10	One hundred unit development - edge of town	100	£4,166,667	12,808,244	11,653,879	10,524,157	9,419,076	8,338,639	7,282,843	6,251,689	5,245,178	4,260,572	3,296,848	2,357,948
11	Three hundred unit scheme - edge of town	300	£12,500,000	34,755,759	31,614,020	28,539,390	25,531,870	22,591,459	19,718,159	16,900,908	14,150,805	11,468,114	8,846,601	6,283,799
12	Caravan Park - 20 units	20	£375,000	1,162,511	1,188,091	1,213,671	1,239,251	1,264,830	1,290,411	1,315,939	1,339,714	1,363,185	1,386,347	1,409,508
13	Caravan Park - 40 units	40	£750,000	2,237,284	2,288,443	2,339,603	2,390,764	2,441,923	2,493,083	2,544,243	2,592,913	2,639,857	2,686,181	2,732,503
14	Caravan Park - 100 units	100	£1,875,000	5,593,209	5,721,109	5,849,008	5,976,909	6,104,808	6,232,708	6,360,607	6,482,285	6,599,643	6,715,450	6,831,258
15	C2 care scheme - flatted scheme in town centre	60	£500,000	1,532,758	1,125,989	723,264	328,309	- 59,707	- 444,489	- 822,648	- 1,197,505	- 1,564,360	- 1,923,211	- 2,274,060
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	2,043,677	1,501,319	964,352	437,746	- 79,609	- 592,650	- 1,096,863	- 1,596,674	- 2,085,813	- 2,564,282	- 3,032,079
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	6,393,503	5,868,259	5,354,169	4,851,236	4,359,460	3,878,839	3,408,362	2,947,080	2,497,038	2,058,234	1,630,670

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	532,072	491,103	450,983	411,714	373,296	335,728	299,011	263,144	228,128	193,961	160,646
2	Five unit development - edge of village	5	£98,667	886,787	818,504	751,637	686,190	622,159	559,547	498,351	438,572	380,212	323,269	267,743
3	Eight unit development - village centre	8	£157,867	1,293,731	1,191,690	1,091,780	994,003	897,940	803,949	712,102	622,400	534,843	449,431	366,163
4	Ten unit development - edge of village	10	£197,333	1,700,086	1,571,542	1,445,677	1,322,492	1,201,986	1,084,146	968,404	855,358	745,007	637,352	532,393
5	Ten unit development - rural site	10	£246,667	1,700,086	1,571,542	1,445,677	1,322,492	1,201,986	1,084,146	968,404	855,358	745,007	637,352	532,393
6	Fifteen unit development - edge of village	15	£296,000	2,550,129	2,357,313	2,168,517	1,983,739	1,802,979	1,626,219	1,452,606	1,283,037	1,117,511	956,028	798,589
7	Twenty unit development - within town/village boundary	20	£328,889	3,274,813	3,025,032	2,780,469	2,541,125	2,307,001	2,078,096	1,854,410	1,635,943	1,422,695	1,214,667	1,011,857
8	Thirty unit development - town centre	30	£370,000	12,092,855	11,162,504	10,248,270	9,350,152	8,468,151	7,602,267	6,752,499	5,918,848	5,101,313	4,299,895	3,514,592
9	Fifty unit development within town/village boundary	50	£822,222	6,798,633	6,230,700	5,674,893	5,131,212	4,599,659	4,080,231	3,571,713	3,066,708	2,569,832	2,082,794	1,605,595
10	One hundred unit development - edge of town	100	£2,055,556	12,808,244	11,653,879	10,524,157	9,419,076	8,338,639	7,282,843	6,251,689	5,245,178	4,260,572	3,296,848	2,357,948
11	Three hundred unit scheme - edge of town	300	£6,166,667	34,755,759	31,614,020	28,539,390	25,531,870	22,591,459	19,718,159	16,900,908	14,150,805	11,468,114	8,846,601	6,283,799
12	Caravan Park - 20 units	20	£185,000	1,162,511	1,188,091	1,213,671	1,239,251	1,264,830	1,290,411	1,315,939	1,339,714	1,363,185	1,386,347	1,409,508
13	Caravan Park - 40 units	40	£370,000	2,237,284	2,288,443	2,339,603	2,390,764	2,441,923	2,493,083	2,544,243	2,592,913	2,639,857	2,686,181	2,732,503
14	Caravan Park - 100 units	100	£925,000	5,593,209	5,721,109	5,849,008	5,976,909	6,104,808	6,232,708	6,360,607	6,482,285	6,599,643	6,715,450	6,831,258
15	C2 care scheme - flatted scheme in town centre	60	£246,667	1,532,758	1,125,989	723,264	328,309	- 59,707	- 444,489	- 822,648	- 1,197,505	- 1,564,360	- 1,923,211	- 2,274,060
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	2,043,677	1,501,319	964,352	437,746	- 79,609	- 592,650	- 1,096,863	- 1,596,674	- 2,085,813	- 2,564,282	- 3,032,079
17	C2 care scheme - houses - edge of town/village	50	£578,125	6,393,503	5,868,259	5,354,169	4,851,236	4,359,460	3,878,839	3,408,362	2,947,080	2,497,038	2,058,234	1,630,670

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	532,072	491,103	450,983	411,714	373,296	335,728	299,011	263,144	228,128	193,961	160,646
2	Five unit development - edge of village	5	£66,667	886,787	818,504	751,637	686,190	622,159	559,547	498,351	438,572	380,212	323,269	267,743
3	Eight unit development - village centre	8	£106,667	1,293,731	1,191,690	1,091,780	994,003	897,940	803,949	712,102	622,400	534,843	449,431	366,163
4	Ten unit development - edge of village	10	£133,333	1,700,086	1,571,542	1,445,677	1,322,492	1,201,986	1,084,146	968,404	855,358	745,007	637,352	532,393
5	Ten unit development - rural site	10	£166,667	1,700,086	1,571,542	1,445,677	1,322,492	1,201,986	1,084,146	968,404	855,358	745,007	637,352	532,393
6	Fifteen unit development - edge of village	15	£200,000	2,550,129	2,357,313	2,168,517	1,983,739	1,802,979	1,626,219	1,452,606	1,283,037	1,117,511	956,028	798,589
7	Twenty unit development - within town/village boundary	20	£222,222	3,274,813	3,025,032	2,780,469	2,541,125	2,307,001	2,078,096	1,854,410	1,635,943	1,422,695	1,214,667	1,011,857
8	Thirty unit development - town centre	30	£250,000	12,092,855	11,162,504	10,248,270	9,350,152	8,468,151	7,602,267	6,752,499	5,918,848	5,101,313	4,299,895	3,514,592
9	Fifty unit development within town/village boundary	50	£555,556	6,798,633	6,230,700	5,674,893	5,131,212	4,599,659	4,080,231	3,571,713	3,066,708	2,569,832	2,082,794	1,605,595
10	One hundred unit development - edge of town	100	£1,388,889	12,808,244	11,653,879	10,524,157	9,419,076	8,338,639	7,282,843	6,251,689	5,245,178	4,260,572	3,296,848	2,357,948
11	Three hundred unit scheme - edge of town	300	£4,166,667	34,755,759	31,614,020	28,539,390	25,531,870	22,591,459	19,718,159	16,900,908	14,150,805	11,468,114	8,846,601	6,283,799
12	Caravan Park - 20 units	20	£125,000	1,162,511	1,188,091	1,213,671	1,239,251	1,264,830	1,290,411	1,315,939	1,339,714	1,363,185	1,386,347	1,409,508
13	Caravan Park - 40 units	40	£250,000	2,237,284	2,288,443	2,339,603	2,390,764	2,441,923	2,493,083	2,544,243	2,592,913	2,639,857	2,686,181	2,732,503
14	Caravan Park - 100 units	100	£625,000	5,593,209	5,721,109	5,849,008	5,976,909	6,104,808	6,232,708	6,360,607	6,482,285	6,599,643	6,715,450	6,831,258
15	C2 care scheme - flatted scheme in town centre	60	£166,667	1,532,758	1,125,989	723,264	328,309	- 59,707	- 444,489	- 822,648	- 1,197,505	- 1,564,360	- 1,923,211	- 2,274,060
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	2,043,677	1,501,319	964,352	437,746	- 79,609	- 592,650	- 1,096,863	- 1,596,674	- 2,085,813	- 2,564,282	- 3,032,079
17	C2 care scheme - houses - edge of town/village	50	£390,625	6,393,503	5,868,259	5,354,169	4,851,236	4,359,460	3,878,839	3,408,362	2,947,080	2,497,038	2,058,234	1,630,670

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £5,825 psm AH tenure Rented 75% SO 0% Frst Hms 25%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000 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	£75,000	583,739	539,702	496,567	454,332	413,000	372,568	333,038	294,410	256,683	219,857	183,933
2	Five unit development - edge of village	5	£200,000	972,898	899,503	827,610	757,220	688,332	620,947	555,064	490,683	427,805	366,429	306,555
3	Eight unit development - village centre	8	£320,000	1,425,094	1,315,255	1,207,677	1,102,360	999,305	898,441	799,381	702,596	608,086	515,852	425,893
4	Ten unit development - edge of village	10	£400,000	1,864,291	1,726,000	1,590,549	1,457,940	1,328,171	1,201,244	1,077,157	955,603	836,561	720,378	607,055
5	Ten unit development - rural site	10	£500,000	1,864,291	1,726,000	1,590,549	1,457,940	1,328,171	1,201,244	1,077,157	955,603	836,561	720,378	607,055
6	Fifteen unit development - edge of village	15	£600,000	2,796,436	2,588,999	2,385,824	2,186,909	1,992,256	1,801,865	1,615,736	1,433,404	1,254,842	1,080,568	910,583
7	Twenty unit development - within town/village boundary	20	£666,667	3,596,676	3,327,787	3,064,435	2,806,618	2,554,339	2,307,596	2,066,389	1,830,719	1,600,585	1,375,988	1,156,927
8	Thirty unit development - town centre	30	£750,000	13,326,392	12,330,960	11,352,698	10,391,605	9,447,683	8,520,931	7,611,349	6,718,938	5,843,697	4,985,626	4,144,725
9	Fifty unit development within town/village boundary	50	£1,666,667	7,550,378	6,937,818	6,338,126	5,751,300	5,177,343	4,616,253	4,068,031	3,532,676	3,009,551	2,496,722	1,992,965
10	One hundred unit development - edge of town	100	£4,166,667	14,334,432	13,089,467	11,870,649	10,677,977	9,511,451	8,371,073	7,256,841	6,168,756	5,106,817	4,068,475	3,051,840
11	Three hundred unit scheme - edge of town	300	£12,500,000	38,919,307	35,530,404	32,212,715	28,966,239	25,790,977	22,686,929	19,654,093	16,685,189	13,782,778	10,951,906	8,185,244
12	Caravan Park - 20 units	20	£375,000	1,231,838	1,254,413	1,276,988	1,299,563	1,322,138	1,344,713	1,367,237	1,388,006	1,408,472	1,428,628	1,448,785
13	Caravan Park - 40 units	40	£750,000	2,375,939	2,421,089	2,466,239	2,511,389	2,556,537	2,601,687	2,646,837	2,689,498	2,730,431	2,770,744	2,811,056
14	Caravan Park - 100 units	100	£1,875,000	5,939,849	6,052,722	6,165,597	6,278,470	6,391,345	6,504,218	6,617,093	6,723,744	6,826,077	6,926,859	7,027,641
15	C2 care scheme - flatted scheme in town centre	60	£500,000	2,178,071	1,738,236	1,306,631	880,194	460,193	48,521	- 359,843	- 761,095	- 1,159,438	- 1,549,202	- 1,930,388
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	2,904,094	2,317,648	1,742,175	1,173,591	613,590	64,694	- 479,791	- 1,014,794	- 1,545,918	- 2,065,603	- 2,573,850
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	7,108,562	6,540,868	5,985,036	5,441,064	4,908,953	4,388,702	3,880,313	3,383,783	2,896,165	2,420,186	1,956,158

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	583,739	539,702	496,567	454,332	413,000	372,568	333,038	294,410	256,683	219,857	183,933
2	Five unit development - edge of village	5	£98,667	972,898	899,503	827,610	757,220	688,332	620,947	555,064	490,683	427,805	366,429	306,555
3	Eight unit development - village centre	8	£157,867	1,425,094	1,315,255	1,207,677	1,102,360	999,305	898,441	799,381	702,596	608,086	515,852	425,893
4	Ten unit development - edge of village	10	£197,333	1,864,291	1,726,000	1,590,549	1,457,940	1,328,171	1,201,244	1,077,157	955,603	836,561	720,378	607,055
5	Ten unit development - rural site	10	£246,667	1,864,291	1,726,000	1,590,549	1,457,940	1,328,171	1,201,244	1,077,157	955,603	836,561	720,378	607,055
6	Fifteen unit development - edge of village	15	£296,000	2,796,436	2,588,999	2,385,824	2,186,909	1,992,256	1,801,865	1,615,736	1,433,404	1,254,842	1,080,568	910,583
7	Twenty unit development - within town/village boundary	20	£328,889	3,596,676	3,327,787	3,064,435	2,806,618	2,554,339	2,307,596	2,066,389	1,830,719	1,600,585	1,375,988	1,156,927
8	Thirty unit development - town centre	30	£370,000	13,326,392	12,330,960	11,352,698	10,391,605	9,447,683	8,520,931	7,611,349	6,718,938	5,843,697	4,985,626	4,144,725
9	Fifty unit development within town/village boundary	50	£822,222	7,550,378	6,937,818	6,338,126	5,751,300	5,177,343	4,616,253	4,068,031	3,532,676	3,009,551	2,496,722	1,992,965
10	One hundred unit development - edge of town	100	£2,055,556	14,334,432	13,089,467	11,870,649	10,677,977	9,511,451	8,371,073	7,256,841	6,168,756	5,106,817	4,068,475	3,051,840
11	Three hundred unit scheme - edge of town	300	£6,166,667	38,919,307	35,530,404	32,212,715	28,966,239	25,790,977	22,686,929	19,654,093	16,685,189	13,782,778	10,951,906	8,185,244
12	Caravan Park - 20 units	20	£185,000	1,231,838	1,254,413	1,276,988	1,299,563	1,322,138	1,344,713	1,367,237	1,388,006	1,408,472	1,428,628	1,448,785
13	Caravan Park - 40 units	40	£370,000	2,375,939	2,421,089	2,466,239	2,511,389	2,556,537	2,601,687	2,646,837	2,689,498	2,730,431	2,770,744	2,811,056
14	Caravan Park - 100 units	100	£925,000	5,939,849	6,052,722	6,165,597	6,278,470	6,391,345	6,504,218	6,617,093	6,723,744	6,826,077	6,926,859	7,027,641
15	C2 care scheme - flatted scheme in town centre	60	£246,667	2,178,071	1,738,236	1,306,631	880,194	460,193	48,521	- 359,843	- 761,095	- 1,159,438	- 1,549,202	- 1,930,388
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	2,904,094	2,317,648	1,742,175	1,173,591	613,590	64,694	- 479,791	- 1,014,794	- 1,545,918	- 2,065,603	- 2,573,850
17	C2 care scheme - houses - edge of town/village	50	£578,125	7,108,562	6,540,868	5,985,036	5,441,064	4,908,953	4,388,702	3,880,313	3,383,783	2,896,165	2,420,186	1,956,158

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	583,739	539,702	496,567	454,332	413,000	372,568	333,038	294,410	256,683	219,857	183,933
2	Five unit development - edge of village	5	£66,667	972,898	899,503	827,610	757,220	688,332	620,947	555,064	490,683	427,805	366,429	306,555
3	Eight unit development - village centre	8	£106,667	1,425,094	1,315,255	1,207,677	1,102,360	999,305	898,441	799,381	702,596	608,086	515,852	425,893
4	Ten unit development - edge of village	10	£133,333	1,864,291	1,726,000	1,590,549	1,457,940	1,328,171	1,201,244	1,077,157	955,603	836,561	720,378	607,055
5	Ten unit development - rural site	10	£166,667	1,864,291	1,726,000	1,590,549	1,457,940	1,328,171	1,201,244	1,077,157	955,603	836,561	720,378	607,055
6	Fifteen unit development - edge of village	15	£200,000	2,796,436	2,588,999	2,385,824	2,186,909	1,992,256	1,801,865	1,615,736	1,433,404	1,254,842	1,080,568	910,583
7	Twenty unit development - within town/village boundary	20	£222,222	3,596,676	3,327,787	3,064,435	2,806,618	2,554,339	2,307,596	2,066,389	1,830,719	1,600,585	1,375,988	1,156,927
8	Thirty unit development - town centre	30	£250,000	13,326,392	12,330,960	11,352,698	10,391,605	9,447,683	8,520,931	7,611,349	6,718,938	5,843,697	4,985,626	4,144,725
9	Fifty unit development within town/village boundary	50	£555,556	7,550,378	6,937,818	6,338,126	5,751,300	5,177,343	4,616,253	4,068,031	3,532,676	3,009,551	2,496,722	1,992,965
10	One hundred unit development - edge of town	100	£1,388,889	14,334,432	13,089,467	11,870,649	10,677,977	9,511,451	8,371,073	7,256,841	6,168,756	5,106,817	4,068,475	3,051,840
11	Three hundred unit scheme - edge of town	300	£4,166,667	38,919,307	35,530,404	32,212,715	28,966,239	25,790,977	22,686,929	19,654,093	16,685,189	13,782,778	10,951,906	8,185,244
12	Caravan Park - 20 units	20	£125,000	1,231,838	1,254,413	1,276,988	1,299,563	1,322,138	1,344,713	1,367,237	1,388,006	1,408,472	1,428,628	1,448,785
13	Caravan Park - 40 units	40	£250,000	2,375,939	2,421,089	2,466,239	2,511,389	2,556,537	2,601,687	2,646,837	2,689,498	2,730,431	2,770,744	2,811,056
14	Caravan Park - 100 units	100	£625,000	5,939,849	6,052,722	6,165,597	6,278,470	6,391,345	6,504,218	6,617,093	6,723,744	6,826,077	6,926,859	7,027,641
15	C2 care scheme - flatted scheme in town centre	60	£166,667	2,178,071	1,738,236	1,306,631	880,194	460,193	48,521	- 359,843	- 761,095	- 1,159,438	- 1,549,202	- 1,930,388
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	2,904,094	2,317,648	1,742,175	1,173,591	613,590	64,694	- 479,791	- 1,014,794	- 1,545,918	- 2,065,603	- 2,573,850
17	C2 care scheme - houses - edge of town/village	50	£390,625	7,108,562	6,540,868	5,985,036	5,441,064	4,908,953	4,388,702	3,880,313	3,383,783	2,896,165	2,420,186	1,956,158

Appendix 9 - Appraisal results (present day) – intermediate housing provided as First Homes (50% discount)

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £3,940 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000 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	£75,000	185,661	165,258	145,220	125,542	106,227	87,274	68,685	50,457	32,592	15,089	- 2,080
2	Five unit development - edge of village	5	£200,000	309,435	275,431	242,032	209,237	177,045	145,457	114,475	84,095	54,320	25,149	- 3,466
3	Eight unit development - village centre	8	£320,000	408,470	359,279	310,966	263,534	216,982	171,309	126,516	82,603	39,569	- 2,621	- 44,479
4	Ten unit development - edge of village	10	£400,000	594,684	531,824	470,087	409,470	349,975	291,602	234,350	178,220	123,211	69,324	16,558
5	Ten unit development - rural site	10	£500,000	594,684	531,824	470,087	409,470	349,975	291,602	234,350	178,220	123,211	69,324	16,558
6	Fifteen unit development - edge of village	15	£600,000	892,027	797,737	705,131	614,206	524,964	437,403	351,526	267,330	184,817	103,986	24,838
7	Twenty unit development - within town/village boundary	20	£666,667	1,122,282	1,001,624	883,121	766,545	651,640	538,904	428,338	319,943	213,718	109,662	7,778
8	Thirty unit development - town centre	30	£750,000	3,839,870	3,383,565	2,935,556	2,495,842	2,064,424	1,641,300	1,226,474	819,941	421,705	31,764	- 354,834
9	Fifty unit development within town/village boundary	50	£1,666,667	1,764,122	1,491,540	1,223,951	961,357	703,402	448,319	198,280	- 47,374	- 290,720	- 528,949	- 762,063
10	One hundred unit development - edge of town	100	£4,166,667	2,582,495	2,039,061	1,502,020	974,306	456,824	- 51,137	- 555,740	- 1,056,171	- 1,546,085	- 2,025,478	- 2,494,354
11	Three hundred unit scheme - edge of town	300	£12,500,000	6,828,168	5,339,399	3,878,444	2,445,303	1,028,492	- 365,925	- 1,757,971	- 3,130,093	- 4,490,737	- 5,848,143	- 7,188,632
12	Caravan Park - 20 units	20	£375,000	763,540	763,540	763,540	763,540	763,540	763,540	763,540	763,540	763,540	763,540	763,540
13	Caravan Park - 40 units	40	£750,000	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343
14	Caravan Park - 100 units	100	£1,875,000	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356
15	C2 care scheme - flatted scheme in town centre	60	£500,000	- 2,801,167	- 2,959,853	- 3,114,933	- 3,266,407	- 3,414,275	- 3,558,537	- 3,699,193	- 3,836,242	- 3,969,687	- 4,099,525	- 4,225,757
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	- 3,734,889	- 3,946,471	- 4,153,244	- 4,355,209	- 4,552,367	- 4,744,716	- 4,932,257	- 5,114,990	- 5,292,916	- 5,466,033	- 5,634,343
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	1,604,726	1,373,344	1,145,043	920,973	701,133	485,525	274,148	67,002	- 137,838	- 339,335	- 538,072
18	Class E (retail) development - town centre	-	£13,125	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£107,143	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£178,571	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£13,125	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£56,250	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£133,929	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£625,000	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562
25	Industrial (B2/B8) within town/village boundary	-	£2,500,000	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318
26	Industrial (B2/B8) edge of town/village	-	£125,000	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713
27	Hotel (town centre) 50 rooms	-	£93,750	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£140,625	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£187,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£58,929	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

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	185,661	165,258	145,220	125,542	106,227	87,274	68,685	50,457	32,592	15,089	- 2,080
2	Five unit development - edge of village	5	£98,667	309,435	275,431	242,032	209,237	177,045	145,457	114,475	84,095	54,320	25,149	- 3,466
3	Eight unit development - village centre	8	£157,867	408,470	359,279	310,966	263,534	216,982	171,309	126,516	82,603	39,569	- 2,621	- 44,479
4	Ten unit development - edge of village	10	£197,333	594,684	531,824	470,087	409,470	349,975	291,602	234,350	178,220	123,211	69,324	16,558
5	Ten unit development - rural site	10	£246,667	594,684	531,824	470,087	409,470	349,975	291,602	234,350	178,220	123,211	69,324	16,558
6	Fifteen unit development - edge of village	15	£296,000	892,027	797,737	705,131	614,206	524,964	437,403	351,526	267,330	184,817	103,986	24,838
7	Twenty unit development - within town/village boundary	20	£328,889	1,122,282	1,001,624	883,121	766,545	651,640	538,904	428,338	319,943	213,718	109,662	7,778
8	Thirty unit development - town centre	30	£370,000	3,839,870	3,383,565	2,935,556	2,495,842	2,064,424	1,641,300	1,226,474	819,941	421,705	31,764	- 354,834
9	Fifty unit development within town/village boundary	50	£822,222	1,764,122	1,491,540	1,223,951	961,357	703,402	448,319	198,280	- 47,374	- 290,720	- 528,949	- 762,063
10	One hundred unit development - edge of town	100	£2,055,556	2,582,495	2,039,061	1,502,020	974,306	456,824	- 51,137	- 555,740	- 1,056,171	- 1,546,085	- 2,025,478	- 2,494,354
11	Three hundred unit scheme - edge of town	300	£6,166,667	6,828,168	5,339,399	3,878,444	2,445,303	1,028,492	- 365,925	- 1,757,971	- 3,130,093	- 4,490,737	- 5,848,143	- 7,188,632
12	Caravan Park - 20 units	20	£185,000	763,540	763,540	763,540	763,540	763,540	763,540	763,540	763,540	763,540	763,540	763,540
13	Caravan Park - 40 units	40	£370,000	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343
14	Caravan Park - 100 units	100	£925,000	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 2,801,167	- 2,959,853	- 3,114,933	- 3,266,407	- 3,414,275	- 3,558,537	- 3,699,193	- 3,836,242	- 3,969,687	- 4,099,525	- 4,225,757
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 3,734,889	- 3,946,471	- 4,153,244	- 4,355,209	- 4,552,367	- 4,744,716	- 4,932,257	- 5,114,990	- 5,292,916	- 5,466,033	- 5,634,343
17	C2 care scheme - houses - edge of town/village	50	£578,125	1,604,726	1,373,344	1,145,043	920,973	701,133	485,525	274,148	67,002	- 137,838	- 339,335	- 538,072
18	Class E (retail) development - town centre	-	£6,475	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£52,857	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£88,095	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£6,475	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£27,750	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£66,071	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£308,333	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562
25	Industrial (B2/B8) within town/village boundary	-	£1,233,333	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318
26	Industrial (B2/B8) edge of town/village	-	£61,667	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713
27	Hotel (town centre) 50 rooms	-	£46,250	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£69,375	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£92,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£29,071	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

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	185,661	165,258	145,220	125,542	106,227	87,274	68,685	50,457	32,592	15,089	- 2,080
2	Five unit development - edge of village	3	£66,667	309,435	275,431	242,032	209,237	177,045	145,457	114,475	84,095	54,320	25,149	- 3,466
3	Eight unit development - village centre	5	£106,667	408,470	359,279	310,966	263,534	216,982	171,309	126,516	82,603	39,569	- 2,621	- 44,479
4	Ten unit development - edge of village	8	£133,333	594,684	531,824	470,087	409,470	349,975	291,602	234,350	178,220	123,211	69,324	16,558
5	Ten unit development - rural site	10	£166,667	594,684	531,824	470,087	409,470	349,975	291,602	234,350	178,220	123,211	69,324	16,558
6	Fifteen unit development - edge of village	10	£200,000	892,027	797,737	705,131	614,206	524,964	437,403	351,526	267,330	184,817	103,986	24,838
7	Twenty unit development - within town/village boundary	15	£222,222	1,122,282	1,001,624	883,121	766,545	651,640	538,904	428,338	319,943	213,718	109,662	7,778
8	Thirty unit development - town centre	20	£250,000	3,839,870	3,383,565	2,935,556	2,495,842	2,064,424	1,641,300	1,226,474	819,941	421,705	31,764	- 354,834
9	Fifty unit development within town/village boundary	30	£555,556	1,764,122	1,491,540	1,223,951	961,357	703,402	448,319	198,280	- 47,374	- 290,720	- 528,949	- 762,063
10	One hundred unit development - edge of town	50	£1,388,889	2,582,495	2,039,061	1,502,020	974,306	456,824	- 51,137	- 555,740	- 1,056,171	- 1,546,085	- 2,025,478	- 2,494,354
11	Three hundred unit scheme - edge of town	100	£4,166,667	6,828,168	5,339,399	3,878,444	2,445,303	1,028,492	- 365,925	- 1,757,971	- 3,130,093	- 4,490,737	- 5,848,143	- 7,188,632
12	Caravan Park - 20 units	300	£125,000	763,540	763,540	763,540	763,540	763,540	763,540	763,540	763,540	763,540	763,540	763,540
13	Caravan Park - 40 units	20	£250,000	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343	1,439,343
14	Caravan Park - 100 units	40	£625,000	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356	3,598,356
15	C2 care scheme - flatted scheme in town centre	100	£166,667	- 2,801,167	- 2,959,853	- 3,114,933	- 3,266,407	- 3,414,275	- 3,558,537	- 3,699,193	- 3,836,242	- 3,969,687	- 4,099,525	- 4,225,757
16	C2 care scheme - flatted scheme edge of town/village	60	£333,333	- 3,734,889	- 3,946,471	- 4,153,244	- 4,355,209	- 4,552,367	- 4,744,716	- 4,932,257	- 5,114,990	- 5,292,916	- 5,466,033	- 5,634,343
17	C2 care scheme - houses - edge of town/village	80	£390,625	1,604,726	1,373,344	1,145,043	920,973	701,133	485,525	274,148	67,002	- 137,838	- 339,335	- 538,072
18	Class E (retail) development - town centre	50	£4,375	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£35,714	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£59,524	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£4,375	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£18,750	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£44,643	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£208,333	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562
25	Industrial (B2/B8) within town/village boundary	-	£833,333	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318
26	Industrial (B2/B8) edge of town/village	-	£41,667	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713
27	Hotel (town centre) 50 rooms	-	£31,250	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£46,875	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£62,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£19,643	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £4,180 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000 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	£75,000	238,427	215,341	192,661	170,386	148,516	127,052	105,995	85,341	65,094	45,252	25,815
2	Five unit development - edge of village	5	£200,000	397,379	358,902	321,102	283,977	247,527	211,754	176,657	142,235	108,489	75,420	43,026
3	Eight unit development - village centre	8	£320,000	543,812	487,782	432,741	378,690	325,628	273,555	222,472	172,378	123,274	75,158	28,033
4	Ten unit development - edge of village	10	£400,000	763,861	692,431	622,261	553,350	485,698	419,304	354,169	290,294	227,677	166,319	106,220
5	Ten unit development - rural site	10	£500,000	763,861	692,431	622,261	553,350	485,698	419,304	354,169	290,294	227,677	166,319	106,220
6	Fifteen unit development - edge of village	15	£600,000	1,145,792	1,038,647	933,391	830,025	728,546	628,957	531,254	435,441	341,516	249,479	159,331
7	Twenty unit development - within town/village boundary	20	£666,667	1,450,993	1,313,702	1,178,835	1,046,389	916,367	788,766	663,588	540,416	419,262	300,549	184,275
8	Thirty unit development - town centre	30	£750,000	5,110,308	4,593,040	4,082,074	3,579,984	3,087,221	2,603,787	2,129,682	1,664,904	1,209,455	763,335	326,542
9	Fifty unit development within town/village boundary	50	£1,666,667	2,538,576	2,226,848	1,920,741	1,620,256	1,325,394	1,036,151	752,531	473,654	198,511	- 71,955	- 339,472
10	One hundred unit development - edge of town	100	£4,166,667	4,154,777	3,531,917	2,920,471	2,320,442	1,731,827	1,151,318	580,415	21,033	- 534,284	- 1,085,239	- 1,624,822
11	Three hundred unit scheme - edge of town	300	£12,500,000	11,141,762	9,444,632	7,778,623	6,143,680	4,529,416	2,946,483	1,391,670	- 143,930	- 1,675,668	- 3,189,720	- 4,694,984
12	Caravan Park - 20 units	20	£375,000	834,343	834,343	834,343	834,343	834,343	834,343	834,343	834,343	834,343	834,343	834,343
13	Caravan Park - 40 units	40	£750,000	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949
14	Caravan Park - 100 units	100	£1,875,000	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372
15	C2 care scheme - flatted scheme in town centre	60	£500,000	- 2,113,928	- 2,306,788	- 2,495,496	- 2,680,053	- 2,860,458	- 3,036,711	- 3,208,814	- 3,376,764	- 3,540,563	- 3,700,211	- 3,855,706
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	- 2,818,571	- 3,075,717	- 3,327,328	- 3,573,404	- 3,813,943	- 4,048,948	- 4,278,418	- 4,502,351	- 4,720,751	- 4,933,614	- 5,140,942
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	2,342,246	2,074,681	1,811,902	1,553,907	1,300,698	1,052,237	806,654	565,896	329,962	98,853	- 129,236
18	Class E (retail) development - town centre	-	£13,125	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£107,143	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£178,571	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£13,125	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£56,250	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£133,929	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£625,000	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562
25	Industrial (B2/B8) within town/village boundary	-	£2,500,000	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318
26	Industrial (B2/B8) edge of town/village	-	£125,000	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713
27	Hotel (town centre) 50 rooms	-	£93,750	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£140,625	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£187,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£58,929	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

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	238,427	215,341	192,661	170,386	148,516	127,052	105,995	85,341	65,094	45,252	25,815
2	Five unit development - edge of village	5	£98,667	397,379	358,902	321,102	283,977	247,527	211,754	176,657	142,235	108,489	75,420	43,026
3	Eight unit development - village centre	8	£157,867	543,812	487,782	432,741	378,690	325,628	273,555	222,472	172,378	123,274	75,158	28,033
4	Ten unit development - edge of village	10	£197,333	763,861	692,431	622,261	553,350	485,698	419,304	354,169	290,294	227,677	166,319	106,220
5	Ten unit development - rural site	10	£246,667	763,861	692,431	622,261	553,350	485,698	419,304	354,169	290,294	227,677	166,319	106,220
6	Fifteen unit development - edge of village	15	£296,000	1,145,792	1,038,647	933,391	830,025	728,546	628,957	531,254	435,441	341,516	249,479	159,331
7	Twenty unit development - within town/village boundary	20	£328,889	1,450,993	1,313,702	1,178,835	1,046,389	916,367	788,766	663,588	540,416	419,262	300,549	184,275
8	Thirty unit development - town centre	30	£370,000	5,110,308	4,593,040	4,082,074	3,579,984	3,087,221	2,603,787	2,129,682	1,664,904	1,209,455	763,335	326,542
9	Fifty unit development within town/village boundary	50	£822,222	2,538,576	2,226,848	1,920,741	1,620,256	1,325,394	1,036,151	752,531	473,654	198,511	- 71,955	- 339,472
10	One hundred unit development - edge of town	100	£2,055,556	4,154,777	3,531,917	2,920,471	2,320,442	1,731,827	1,151,318	580,415	21,033	- 534,284	- 1,085,239	- 1,624,822
11	Three hundred unit scheme - edge of town	300	£6,166,667	11,141,762	9,444,632	7,778,623	6,143,680	4,529,416	2,946,483	1,391,670	- 143,930	- 1,675,668	- 3,189,720	- 4,694,984
12	Caravan Park - 20 units	20	£185,000	834,343	834,343	834,343	834,343	834,343	834,343	834,343	834,343	834,343	834,343	834,343
13	Caravan Park - 40 units	40	£370,000	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949
14	Caravan Park - 100 units	100	£925,000	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 2,113,928	- 2,306,788	- 2,495,496	- 2,680,053	- 2,860,458	- 3,036,711	- 3,208,814	- 3,376,764	- 3,540,563	- 3,700,211	- 3,855,706
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 2,818,571	- 3,075,717	- 3,327,328	- 3,573,404	- 3,813,943	- 4,048,948	- 4,278,418	- 4,502,351	- 4,720,751	- 4,933,614	- 5,140,942
17	C2 care scheme - houses - edge of town/village	50	£578,125	2,342,246	2,074,681	1,811,902	1,553,907	1,300,698	1,052,237	806,654	565,896	329,962	98,853	- 129,236
18	Class E (retail) development - town centre	-	£6,475	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£52,857	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£88,095	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£6,475	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£27,750	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£66,071	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£308,333	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562
25	Industrial (B2/B8) within town/village boundary	-	£1,233,333	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318
26	Industrial (B2/B8) edge of town/village	-	£61,667	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713
27	Hotel (town centre) 50 rooms	-	£46,250	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£69,375	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£92,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£29,071	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

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	238,427	215,341	192,661	170,386	148,516	127,052	105,995	85,341	65,094	45,252	25,815
2	Five unit development - edge of village	3	£66,667	397,379	358,902	321,102	283,977	247,527	211,754	176,657	142,235	108,489	75,420	43,026
3	Eight unit development - village centre	5	£106,667	543,812	487,782	432,741	378,690	325,628	273,555	222,472	172,378	123,274	75,158	28,033
4	Ten unit development - edge of village	8	£133,333	763,861	692,431	622,261	553,350	485,698	419,304	354,169	290,294	227,677	166,319	106,220
5	Ten unit development - rural site	10	£166,667	763,861	692,431	622,261	553,350	485,698	419,304	354,169	290,294	227,677	166,319	106,220
6	Fifteen unit development - edge of village	10	£200,000	1,145,792	1,038,647	933,391	830,025	728,546	628,957	531,254	435,441	341,516	249,479	159,331
7	Twenty unit development - within town/village boundary	15	£222,222	1,450,993	1,313,702	1,178,835	1,046,389	916,367	788,766	663,588	540,416	419,262	300,549	184,275
8	Thirty unit development - town centre	20	£250,000	5,110,308	4,593,040	4,082,074	3,579,984	3,087,221	2,603,787	2,129,682	1,664,904	1,209,455	763,335	326,542
9	Fifty unit development within town/village boundary	30	£555,556	2,538,576	2,226,848	1,920,741	1,620,256	1,325,394	1,036,151	752,531	473,654	198,511	- 71,955	- 339,472
10	One hundred unit development - edge of town	50	£1,388,889	4,154,777	3,531,917	2,920,471	2,320,442	1,731,827	1,151,318	580,415	21,033	- 534,284	- 1,085,239	- 1,624,822
11	Three hundred unit scheme - edge of town	100	£4,166,667	11,141,762	9,444,632	7,778,623	6,143,680	4,529,416	2,946,483	1,391,670	- 143,930	- 1,675,668	- 3,189,720	- 4,694,984
12	Caravan Park - 20 units	300	£125,000	834,343	834,343	834,343	834,343	834,343	834,343	834,343	834,343	834,343	834,343	834,343
13	Caravan Park - 40 units	20	£250,000	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949	1,580,949
14	Caravan Park - 100 units	40	£625,000	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372	3,952,372
15	C2 care scheme - flatted scheme in town centre	100	£166,667	- 2,113,928	- 2,306,788	- 2,495,496	- 2,680,053	- 2,860,458	- 3,036,711	- 3,208,814	- 3,376,764	- 3,540,563	- 3,700,211	- 3,855,706
16	C2 care scheme - flatted scheme edge of town/village	60	£333,333	- 2,818,571	- 3,075,717	- 3,327,328	- 3,573,404	- 3,813,943	- 4,048,948	- 4,278,418	- 4,502,351	- 4,720,751	- 4,933,614	- 5,140,942
17	C2 care scheme - houses - edge of town/village	80	£390,625	2,342,246	2,074,681	1,811,902	1,553,907	1,300,698	1,052,237	806,654	565,896	329,962	98,853	- 129,236
18	Class E (retail) development - town centre	-	£4,375	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£35,714	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£59,524	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£4,375	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£18,750	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£44,643	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£208,333	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562
25	Industrial (B2/B8) within town/village boundary	-	£833,333	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318
26	Industrial (B2/B8) edge of town/village	-	£41,667	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713
27	Hotel (town centre) 50 rooms	-	£31,250	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£46,875	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£62,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£19,643	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £4,410 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000 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	£75,000	288,996	263,338	238,126	213,362	189,044	165,173	141,749	118,772	96,241	74,157	52,521
2	Five unit development - edge of village	5	£200,000	481,659	438,896	396,876	355,603	315,073	275,289	236,248	197,953	160,403	123,596	87,535
3	Eight unit development - village centre	8	£320,000	673,514	610,931	549,442	489,047	429,747	371,542	314,430	258,413	203,490	149,661	96,928
4	Ten unit development - edge of village	10	£400,000	925,989	846,346	768,095	691,235	615,764	541,685	468,995	397,697	327,790	259,273	192,147
5	Ten unit development - rural site	10	£500,000	925,989	846,346	768,095	691,235	615,764	541,685	468,995	397,697	327,790	259,273	192,147
6	Fifteen unit development - edge of village	15	£600,000	1,388,982	1,269,519	1,152,142	1,036,852	923,646	812,527	703,494	596,546	491,685	388,910	288,220
7	Twenty unit development - within town/village boundary	20	£666,667	1,766,007	1,612,778	1,462,226	1,314,353	1,169,158	1,026,640	886,800	749,638	615,155	483,349	353,418
8	Thirty unit development - town centre	30	£750,000	6,317,600	5,739,247	5,171,134	4,613,264	4,065,636	3,526,170	2,995,256	2,474,660	1,964,383	1,464,425	974,783
9	Fifty unit development within town/village boundary	50	£1,666,667	3,280,760	2,931,517	2,588,499	2,251,702	1,921,127	1,596,776	1,278,648	966,743	661,060	360,890	64,598
10	One hundred unit development - edge of town	100	£4,166,667	5,661,546	4,962,569	4,276,228	3,602,520	2,941,448	2,293,011	1,657,209	1,032,317	416,113	- 189,989	- 791,521
11	Three hundred unit scheme - edge of town	300	£12,500,000	15,257,061	13,360,180	11,493,808	9,657,055	7,854,766	6,086,942	4,348,574	2,638,183	959,424	- 706,038	- 2,363,955
12	Caravan Park - 20 units	20	£375,000	902,197	902,197	902,197	902,197	902,197	902,197	902,197	902,197	902,197	902,197	902,197
13	Caravan Park - 40 units	40	£750,000	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655
14	Caravan Park - 100 units	100	£1,875,000	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635
15	C2 care scheme - flatted scheme in town centre	60	£500,000	- 1,455,325	- 1,680,934	- 1,901,869	- 2,118,129	- 2,329,716	- 2,536,628	- 2,738,866	- 2,936,429	- 3,129,319	- 3,317,534	- 3,501,075
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	- 1,940,432	- 2,241,245	- 2,535,825	- 2,824,172	- 3,106,288	- 3,382,171	- 3,651,821	- 3,915,240	- 4,172,425	- 4,423,378	- 4,668,099
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	3,049,035	2,746,264	2,448,840	2,156,765	1,870,036	1,588,654	1,312,620	1,041,932	776,428	514,245	257,455
18	Class E (retail) development - town centre	-	£13,125	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£107,143	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£178,571	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£13,125	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£56,250	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£133,929	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£625,000	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562
25	Industrial (B2/B8) within town/village boundary	-	£2,500,000	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318
26	Industrial (B2/B8) edge of town/village	-	£125,000	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713
27	Hotel (town centre) 50 rooms	-	£93,750	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£140,625	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£187,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£58,929	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

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	288,996	263,338	238,126	213,362	189,044	165,173	141,749	118,772	96,241	74,157	52,521
2	Five unit development - edge of village	5	£98,667	481,659	438,896	396,876	355,603	315,073	275,289	236,248	197,953	160,403	123,596	87,535
3	Eight unit development - village centre	8	£157,867	673,514	610,931	549,442	489,047	429,747	371,542	314,430	258,413	203,490	149,661	96,928
4	Ten unit development - edge of village	10	£197,333	925,989	846,346	768,095	691,235	615,764	541,685	468,995	397,697	327,790	259,273	192,147
5	Ten unit development - rural site	10	£246,667	925,989	846,346	768,095	691,235	615,764	541,685	468,995	397,697	327,790	259,273	192,147
6	Fifteen unit development - edge of village	15	£296,000	1,388,982	1,269,519	1,152,142	1,036,852	923,646	812,527	703,494	596,546	491,685	388,910	288,220
7	Twenty unit development - within town/village boundary	20	£328,889	1,766,007	1,612,778	1,462,226	1,314,353	1,169,158	1,026,640	886,800	749,638	615,155	483,349	353,418
8	Thirty unit development - town centre	30	£370,000	6,317,600	5,739,247	5,171,134	4,613,264	4,065,636	3,526,170	2,995,256	2,474,660	1,964,383	1,464,425	974,783
9	Fifty unit development within town/village boundary	50	£822,222	3,280,760	2,931,517	2,588,499	2,251,702	1,921,127	1,596,776	1,278,648	966,743	661,060	360,890	64,598
10	One hundred unit development - edge of town	100	£2,055,556	5,661,546	4,962,569	4,276,228	3,602,520	2,941,448	2,293,011	1,657,209	1,032,317	416,113	- 189,989	- 791,521
11	Three hundred unit scheme - edge of town	300	£6,166,667	15,257,061	13,360,180	11,493,808	9,657,055	7,854,766	6,086,942	4,348,574	2,638,183	959,424	- 706,038	- 2,363,955
12	Caravan Park - 20 units	20	£185,000	902,197	902,197	902,197	902,197	902,197	902,197	902,197	902,197	902,197	902,197	902,197
13	Caravan Park - 40 units	40	£370,000	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655
14	Caravan Park - 100 units	100	£925,000	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 1,455,325	- 1,680,934	- 1,901,869	- 2,118,129	- 2,329,716	- 2,536,628	- 2,738,866	- 2,936,429	- 3,129,319	- 3,317,534	- 3,501,075
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 1,940,432	- 2,241,245	- 2,535,825	- 2,824,172	- 3,106,288	- 3,382,171	- 3,651,821	- 3,915,240	- 4,172,425	- 4,423,378	- 4,668,099
17	C2 care scheme - houses - edge of town/village	50	£578,125	3,049,035	2,746,264	2,448,840	2,156,765	1,870,036	1,588,654	1,312,620	1,041,932	776,428	514,245	257,455
18	Class E (retail) development - town centre	-	£6,475	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£52,857	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£88,095	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£6,475	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£27,750	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£66,071	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£308,333	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562
25	Industrial (B2/B8) within town/village boundary	-	£1,233,333	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318
26	Industrial (B2/B8) edge of town/village	-	£61,667	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713
27	Hotel (town centre) 50 rooms	-	£46,250	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£69,375	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£92,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£29,071	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

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	288,996	263,338	238,126	213,362	189,044	165,173	141,749	118,772	96,241	74,157	52,521
2	Five unit development - edge of village	3	£66,667	481,659	438,896	396,876	355,603	315,073	275,289	236,248	197,953	160,403	123,596	87,535
3	Eight unit development - village centre	5	£106,667	673,514	610,931	549,442	489,047	429,747	371,542	314,430	258,413	203,490	149,661	96,928
4	Ten unit development - edge of village	8	£133,333	925,989	846,346	768,095	691,235	615,764	541,685	468,995	397,697	327,790	259,273	192,147
5	Ten unit development - rural site	10	£166,667	925,989	846,346	768,095	691,235	615,764	541,685	468,995	397,697	327,790	259,273	192,147
6	Fifteen unit development - edge of village	10	£200,000	1,388,982	1,269,519	1,152,142	1,036,852	923,646	812,527	703,494	596,546	491,685	388,910	288,220
7	Twenty unit development - within town/village boundary	15	£222,222	1,766,007	1,612,778	1,462,226	1,314,353	1,169,158	1,026,640	886,800	749,638	615,155	483,349	353,418
8	Thirty unit development - town centre	20	£250,000	6,317,600	5,739,247	5,171,134	4,613,264	4,065,636	3,526,170	2,995,256	2,474,660	1,964,383	1,464,425	974,783
9	Fifty unit development within town/village boundary	30	£555,556	3,280,760	2,931,517	2,588,499	2,251,702	1,921,127	1,596,776	1,278,648	966,743	661,060	360,890	64,598
10	One hundred unit development - edge of town	50	£1,388,889	5,661,546	4,962,569	4,276,228	3,602,520	2,941,448	2,293,011	1,657,209	1,032,317	416,113	- 189,989	- 791,521
11	Three hundred unit scheme - edge of town	100	£4,166,667	15,257,061	13,360,180	11,493,808	9,657,055	7,854,766	6,086,942	4,348,574	2,638,183	959,424	- 706,038	- 2,363,955
12	Caravan Park - 20 units	300	£125,000	902,197	902,197	902,197	902,197	902,197	902,197	902,197	902,197	902,197	902,197	902,197
13	Caravan Park - 40 units	20	£250,000	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655	1,716,655
14	Caravan Park - 100 units	40	£625,000	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635	4,291,635
15	C2 care scheme - flatted scheme in town centre	100	£166,667	- 1,455,325	- 1,680,934	- 1,901,869	- 2,118,129	- 2,329,716	- 2,536,628	- 2,738,866	- 2,936,429	- 3,129,319	- 3,317,534	- 3,501,075
16	C2 care scheme - flatted scheme edge of town/village	60	£333,333	- 1,940,432	- 2,241,245	- 2,535,825	- 2,824,172	- 3,106,288	- 3,382,171	- 3,651,821	- 3,915,240	- 4,172,425	- 4,423,378	- 4,668,099
17	C2 care scheme - houses - edge of town/village	80	£390,625	3,049,035	2,746,264	2,448,840	2,156,765	1,870,036	1,588,654	1,312,620	1,041,932	776,428	514,245	257,455

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £4,650 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000 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	£75,000	341,762	313,419	285,568	258,206	231,334	204,951	179,059	153,656	128,744	104,321	80,388
2	Five unit development - edge of village	5	£200,000	569,603	522,366	475,946	430,343	385,555	341,585	298,431	256,093	214,573	173,867	133,979
3	Eight unit development - village centre	8	£320,000	808,855	739,433	671,216	604,203	538,393	473,788	410,386	348,189	287,195	227,404	168,819
4	Ten unit development - edge of village	10	£400,000	1,095,164	1,006,953	920,269	835,114	751,486	669,387	588,814	509,771	432,256	356,268	281,809
5	Ten unit development - rural site	10	£500,000	1,095,164	1,006,953	920,269	835,114	751,486	669,387	588,814	509,771	432,256	356,268	281,809
6	Fifteen unit development - edge of village	15	£600,000	1,642,747	1,510,430	1,380,404	1,252,670	1,127,229	1,004,079	883,222	764,657	648,383	534,402	422,713
7	Twenty unit development - within town/village boundary	20	£666,667	2,094,718	1,924,856	1,757,939	1,593,967	1,432,939	1,274,856	1,119,718	967,523	818,274	671,969	528,609
8	Thirty unit development - town centre	30	£750,000	7,577,384	6,935,287	6,304,454	5,684,885	5,076,580	4,479,538	3,893,760	3,319,245	2,752,135	2,195,996	1,651,209
9	Fifty unit development within town/village boundary	50	£1,666,667	4,055,214	3,666,825	3,285,288	2,910,601	2,542,764	2,181,776	1,827,639	1,480,352	1,139,916	806,330	479,594
10	One hundred unit development - edge of town	100	£4,166,667	7,224,078	6,449,640	5,689,035	4,940,341	4,203,660	3,480,889	2,772,023	2,077,066	1,396,018	726,573	67,138
11	Three hundred unit scheme - edge of town	300	£12,500,000	19,534,171	17,421,201	15,345,992	13,308,545	11,308,860	9,342,185	7,408,642	5,513,051	3,651,350	1,819,008	16,717
12	Caravan Park - 20 units	20	£375,000	972,999	972,999	972,999	972,999	972,999	972,999	972,999	972,999	972,999	972,999	972,999
13	Caravan Park - 40 units	40	£750,000	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260
14	Caravan Park - 100 units	100	£1,875,000	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650
15	C2 care scheme - flatted scheme in town centre	60	£500,000	- 769,089	- 1,027,868	- 1,282,432	- 1,531,775	- 1,775,899	- 2,014,802	- 2,248,486	- 2,476,950	- 2,700,195	- 2,918,219	- 3,131,024
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	- 1,025,453	- 1,370,491	- 1,709,909	- 2,042,367	- 2,367,864	- 2,686,403	- 2,997,981	- 3,302,601	- 3,600,259	- 3,890,959	- 4,174,698
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	3,786,554	3,447,047	3,113,473	2,785,833	2,464,127	2,148,355	1,838,516	1,534,613	1,236,642	944,606	658,504
18	Class E (retail) development - town centre	-	£13,125	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£107,143	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£178,571	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£13,125	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£56,250	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£133,929	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£625,000	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562
25	Industrial (B2/B8) within town/village boundary	-	£2,500,000	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318
26	Industrial (B2/B8) edge of town/village	-	£125,000	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713
27	Hotel (town centre) 50 rooms	-	£93,750	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£140,625	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£187,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£58,929	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

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	341,762	313,419	285,568	258,206	231,334	204,951	179,059	153,656	128,744	104,321	80,388
2	Five unit development - edge of village	5	£98,667	569,603	522,366	475,946	430,343	385,555	341,585	298,431	256,093	214,573	173,867	133,979
3	Eight unit development - village centre	8	£157,867	808,855	739,433	671,216	604,203	538,393	473,788	410,386	348,189	287,195	227,404	168,819
4	Ten unit development - edge of village	10	£197,333	1,095,164	1,006,953	920,269	835,114	751,486	669,387	588,814	509,771	432,256	356,268	281,809
5	Ten unit development - rural site	10	£246,667	1,095,164	1,006,953	920,269	835,114	751,486	669,387	588,814	509,771	432,256	356,268	281,809
6	Fifteen unit development - edge of village	15	£296,000	1,642,747	1,510,430	1,380,404	1,252,670	1,127,229	1,004,079	883,222	764,657	648,383	534,402	422,713
7	Twenty unit development - within town/village boundary	20	£328,889	2,094,718	1,924,856	1,757,939	1,593,967	1,432,939	1,274,856	1,119,718	967,523	818,274	671,969	528,609
8	Thirty unit development - town centre	30	£370,000	7,577,384	6,935,287	6,304,454	5,684,885	5,076,580	4,479,538	3,893,760	3,319,245	2,752,135	2,195,996	1,651,209
9	Fifty unit development within town/village boundary	50	£822,222	4,055,214	3,666,825	3,285,288	2,910,601	2,542,764	2,181,776	1,827,639	1,480,352	1,139,916	806,330	479,594
10	One hundred unit development - edge of town	100	£2,055,556	7,224,078	6,449,640	5,689,035	4,940,341	4,203,660	3,480,889	2,772,023	2,077,066	1,396,018	726,573	67,138
11	Three hundred unit scheme - edge of town	300	£6,166,667	19,534,171	17,421,201	15,345,992	13,308,545	11,308,860	9,342,185	7,408,642	5,513,051	3,651,350	1,819,008	16,717
12	Caravan Park - 20 units	20	£185,000	972,999	972,999	972,999	972,999	972,999	972,999	972,999	972,999	972,999	972,999	972,999
13	Caravan Park - 40 units	40	£370,000	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260
14	Caravan Park - 100 units	100	£925,000	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 769,089	- 1,027,868	- 1,282,432	- 1,531,775	- 1,775,899	- 2,014,802	- 2,248,486	- 2,476,950	- 2,700,195	- 2,918,219	- 3,131,024
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 1,025,453	- 1,370,491	- 1,709,909	- 2,042,367	- 2,367,864	- 2,686,403	- 2,997,981	- 3,302,601	- 3,600,259	- 3,890,959	- 4,174,698
17	C2 care scheme - houses - edge of town/village	50	£578,125	3,786,554	3,447,047	3,113,473	2,785,833	2,464,127	2,148,355	1,838,516	1,534,613	1,236,642	944,606	658,504
18	Class E (retail) development - town centre	-	£6,475	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£52,857	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£88,095	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£6,475	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£27,750	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£66,071	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£308,333	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562
25	Industrial (B2/B8) within town/village boundary	-	£1,233,333	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318
26	Industrial (B2/B8) edge of town/village	-	£61,667	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713
27	Hotel (town centre) 50 rooms	-	£46,250	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£69,375	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£92,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£29,071	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

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	341,762	313,419	285,568	258,206	231,334	204,951	179,059	153,656	128,744	104,321	80,388
2	Five unit development - edge of village	3	£66,667	569,603	522,366	475,946	430,343	385,555	341,585	298,431	256,093	214,573	173,867	133,979
3	Eight unit development - village centre	5	£106,667	808,855	739,433	671,216	604,203	538,393	473,788	410,386	348,189	287,195	227,404	168,819
4	Ten unit development - edge of village	8	£133,333	1,095,164	1,006,953	920,269	835,114	751,486	669,387	588,814	509,771	432,256	356,268	281,809
5	Ten unit development - rural site	10	£166,667	1,095,164	1,006,953	920,269	835,114	751,486	669,387	588,814	509,771	432,256	356,268	281,809
6	Fifteen unit development - edge of village	10	£200,000	1,642,747	1,510,430	1,380,404	1,252,670	1,127,229	1,004,079	883,222	764,657	648,383	534,402	422,713
7	Twenty unit development - within town/village boundary	15	£222,222	2,094,718	1,924,856	1,757,939	1,593,967	1,432,939	1,274,856	1,119,718	967,523	818,274	671,969	528,609
8	Thirty unit development - town centre	20	£250,000	7,577,384	6,935,287	6,304,454	5,684,885	5,076,580	4,479,538	3,893,760	3,319,245	2,752,135	2,195,996	1,651,209
9	Fifty unit development within town/village boundary	30	£555,556	4,055,214	3,666,825	3,285,288	2,910,601	2,542,764	2,181,776	1,827,639	1,480,352	1,139,916	806,330	479,594
10	One hundred unit development - edge of town	50	£1,388,889	7,224,078	6,449,640	5,689,035	4,940,341	4,203,660	3,480,889	2,772,023	2,077,066	1,396,018	726,573	67,138
11	Three hundred unit scheme - edge of town	100	£4,166,667	19,534,171	17,421,201	15,345,992	13,308,545	11,308,860	9,342,185	7,408,642	5,513,051	3,651,350	1,819,008	16,717
12	Caravan Park - 20 units	300	£125,000	972,999	972,999	972,999	972,999	972,999	972,999	972,999	972,999	972,999	972,999	972,999
13	Caravan Park - 40 units	20	£250,000	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260	1,858,260
14	Caravan Park - 100 units	40	£625,000	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650	4,645,650
15	C2 care scheme - flatted scheme in town centre	100	£166,667	- 769,089	- 1,027,868	- 1,282,432	- 1,531,775	- 1,775,899	- 2,014,802	- 2,248,486	- 2,476,950	- 2,700,195	- 2,918,219	- 3,131,024
16	C2 care scheme - flatted scheme edge of town/village	60	£333,333	- 1,025,453	- 1,370,491	- 1,709,909	- 2,042,367	- 2,367,864	- 2,686,403	- 2,997,981	- 3,302,601	- 3,600,259	- 3,890,959	- 4,174,698
17	C2 care scheme - houses - edge of town/village	80	£390,625	3,786,554	3,447,047	3,113,473	2,785,833	2,464,127	2,148,355	1,838,516	1,534,613	1,236,642	944,606	658,504

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £3,940 psm AH tenure Rented 75% SO 0% Frst Hms 25%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000 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	£75,000	375,972	346,028	316,600	287,688	259,290	231,407	204,040	177,187	150,850	125,027	99,720
2	Five unit development - edge of village	5	£200,000	626,619	576,714	527,668	479,480	432,151	385,679	340,066	295,313	251,416	208,378	166,200
3	Eight unit development - village centre	8	£320,000	894,971	821,584	749,463	678,608	609,018	540,695	473,639	407,847	343,322	280,062	218,069
4	Ten unit development - edge of village	10	£400,000	1,202,810	1,109,620	1,018,036	928,058	839,685	752,919	667,759	584,205	502,257	421,915	343,179
5	Ten unit development - rural site	10	£500,000	1,202,810	1,109,620	1,018,036	928,058	839,685	752,919	667,759	584,205	502,257	421,915	343,179
6	Fifteen unit development - edge of village	15	£600,000	1,804,215	1,664,430	1,527,053	1,392,086	1,259,528	1,129,379	1,001,638	876,307	753,385	632,873	514,769
7	Twenty unit development - within town/village boundary	20	£666,667	2,302,377	2,122,950	1,946,616	1,773,378	1,603,233	1,436,182	1,272,226	1,111,364	953,596	798,923	647,344
8	Thirty unit development - town centre	30	£750,000	8,365,995	7,687,666	7,021,168	6,366,499	5,723,662	5,092,654	4,473,477	3,866,130	3,270,613	2,684,268	2,108,072
9	Fifty unit development within town/village boundary	50	£1,666,667	4,527,406	4,118,976	3,716,458	3,320,848	2,932,427	2,551,192	2,177,145	1,810,284	1,450,610	1,098,124	752,826
10	One hundred unit development - edge of town	100	£4,166,667	8,197,207	7,378,182	6,573,685	5,783,718	5,007,570	4,242,819	3,492,676	2,757,139	2,036,210	1,329,888	635,767
11	Three hundred unit scheme - edge of town	300	£12,500,000	22,164,063	19,931,213	17,737,996	15,584,409	13,470,456	11,396,133	9,355,226	7,350,763	5,386,126	3,455,183	1,557,338
12	Caravan Park - 20 units	20	£375,000	953,052	953,052	953,052	953,052	953,052	953,052	953,052	953,052	953,052	953,052	953,052
13	Caravan Park - 40 units	40	£750,000	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367
14	Caravan Park - 100 units	100	£1,875,000	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916
15	C2 care scheme - flatted scheme in town centre	60	£500,000	- 444,695	- 713,426	- 979,096	- 1,241,259	- 1,498,005	- 1,749,331	- 1,995,241	- 2,235,731	- 2,470,803	- 2,700,457	- 2,924,692
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	- 592,927	- 951,235	- 1,305,461	- 1,655,012	- 1,997,339	- 2,332,442	- 2,660,320	- 2,980,974	- 3,294,404	- 3,600,610	- 3,899,591
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	4,230,249	3,871,153	3,518,294	3,171,672	2,831,286	2,497,138	2,169,227	1,847,552	1,532,114	1,222,913	919,948
18	Class E (retail) development - town centre	-	£13,125	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£107,143	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£178,571	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£13,125	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£56,250	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£133,929	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£625,000	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562
25	Industrial (B2/B8) within town/village boundary	-	£2,500,000	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318
26	Industrial (B2/B8) edge of town/village	-	£125,000	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713
27	Hotel (town centre) 50 rooms	-	£93,750	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£140,625	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£187,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£58,929	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

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	375,972	346,028	316,600	287,688	259,290	231,407	204,040	177,187	150,850	125,027	99,720
2	Five unit development - edge of village	5	£98,667	626,619	576,714	527,668	479,480	432,151	385,679	340,066	295,313	251,416	208,378	166,200
3	Eight unit development - village centre	8	£157,867	894,971	821,584	749,463	678,608	609,018	540,695	473,639	407,847	343,322	280,062	218,069
4	Ten unit development - edge of village	10	£197,333	1,202,810	1,109,620	1,018,036	928,058	839,685	752,919	667,759	584,205	502,257	421,915	343,179
5	Ten unit development - rural site	10	£246,667	1,202,810	1,109,620	1,018,036	928,058	839,685	752,919	667,759	584,205	502,257	421,915	343,179
6	Fifteen unit development - edge of village	15	£296,000	1,804,215	1,664,430	1,527,053	1,392,086	1,259,528	1,129,379	1,001,638	876,307	753,385	632,873	514,769
7	Twenty unit development - within town/village boundary	20	£328,889	2,302,377	2,122,950	1,946,616	1,773,378	1,603,233	1,436,182	1,272,226	1,111,364	953,596	798,923	647,344
8	Thirty unit development - town centre	30	£370,000	8,365,995	7,687,666	7,021,168	6,366,499	5,723,662	5,092,654	4,473,477	3,866,130	3,270,613	2,684,268	2,108,072
9	Fifty unit development within town/village boundary	50	£822,222	4,527,406	4,118,976	3,716,458	3,320,848	2,932,427	2,551,192	2,177,145	1,810,284	1,450,610	1,098,124	752,826
10	One hundred unit development - edge of town	100	£2,055,556	8,197,207	7,378,182	6,573,685	5,783,718	5,007,570	4,242,819	3,492,676	2,757,139	2,036,210	1,329,888	635,767
11	Three hundred unit scheme - edge of town	300	£6,166,667	22,164,063	19,931,213	17,737,996	15,584,409	13,470,456	11,396,133	9,355,226	7,350,763	5,386,126	3,455,183	1,557,338
12	Caravan Park - 20 units	20	£185,000	953,052	953,052	953,052	953,052	953,052	953,052	953,052	953,052	953,052	953,052	953,052
13	Caravan Park - 40 units	40	£370,000	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367
14	Caravan Park - 100 units	100	£925,000	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 444,695	- 713,426	- 979,096	- 1,241,259	- 1,498,005	- 1,749,331	- 1,995,241	- 2,235,731	- 2,470,803	- 2,700,457	- 2,924,692
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 592,927	- 951,235	- 1,305,461	- 1,655,012	- 1,997,339	- 2,332,442	- 2,660,320	- 2,980,974	- 3,294,404	- 3,600,610	- 3,899,591
17	C2 care scheme - houses - edge of town/village	50	£578,125	4,230,249	3,871,153	3,518,294	3,171,672	2,831,286	2,497,138	2,169,227	1,847,552	1,532,114	1,222,913	919,948
18	Class E (retail) development - town centre	-	£6,475	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£52,857	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£88,095	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£6,475	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£27,750	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£66,071	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£308,333	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562
25	Industrial (B2/B8) within town/village boundary	-	£1,233,333	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318
26	Industrial (B2/B8) edge of town/village	-	£61,667	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713
27	Hotel (town centre) 50 rooms	-	£46,250	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£69,375	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£92,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£29,071	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

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	375,972	346,028	316,600	287,688	259,290	231,407	204,040	177,187	150,850	125,027	99,720
2	Five unit development - edge of village	3	£66,667	626,619	576,714	527,668	479,480	432,151	385,679	340,066	295,313	251,416	208,378	166,200
3	Eight unit development - village centre	5	£106,667	894,971	821,584	749,463	678,608	609,018	540,695	473,639	407,847	343,322	280,062	218,069
4	Ten unit development - edge of village	8	£133,333	1,202,810	1,109,620	1,018,036	928,058	839,685	752,919	667,759	584,205	502,257	421,915	343,179
5	Ten unit development - rural site	10	£166,667	1,202,810	1,109,620	1,018,036	928,058	839,685	752,919	667,759	584,205	502,257	421,915	343,179
6	Fifteen unit development - edge of village	10	£200,000	1,804,215	1,664,430	1,527,053	1,392,086	1,259,528	1,129,379	1,001,638	876,307	753,385	632,873	514,769
7	Twenty unit development - within town/village boundary	15	£222,222	2,302,377	2,122,950	1,946,616	1,773,378	1,603,233	1,436,182	1,272,226	1,111,364	953,596	798,923	647,344
8	Thirty unit development - town centre	20	£250,000	8,365,995	7,687,666	7,021,168	6,366,499	5,723,662	5,092,654	4,473,477	3,866,130	3,270,613	2,684,268	2,108,072
9	Fifty unit development within town/village boundary	30	£555,556	4,527,406	4,118,976	3,716,458	3,320,848	2,932,427	2,551,192	2,177,145	1,810,284	1,450,610	1,098,124	752,826
10	One hundred unit development - edge of town	50	£1,388,889	8,197,207	7,378,182	6,573,685	5,783,718	5,007,570	4,242,819	3,492,676	2,757,139	2,036,210	1,329,888	635,767
11	Three hundred unit scheme - edge of town	100	£4,166,667	22,164,063	19,931,213	17,737,996	15,584,409	13,470,456	11,396,133	9,355,226	7,350,763	5,386,126	3,455,183	1,557,338
12	Caravan Park - 20 units	300	£125,000	953,052	953,052	953,052	953,052	953,052	953,052	953,052	953,052	953,052	953,052	953,052
13	Caravan Park - 40 units	20	£250,000	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367	1,818,367
14	Caravan Park - 100 units	40	£625,000	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916	4,545,916
15	C2 care scheme - flatted scheme in town centre	100	£166,667	- 444,695	- 713,426	- 979,096	- 1,241,259	- 1,498,005	- 1,749,331	- 1,995,241	- 2,235,731	- 2,470,803	- 2,700,457	- 2,924,692
16	C2 care scheme - flatted scheme edge of town/village	60	£333,333	- 592,927	- 951,235	- 1,305,461	- 1,655,012	- 1,997,339	- 2,332,442	- 2,660,320	- 2,980,974	- 3,294,404	- 3,600,610	- 3,899,591
17	C2 care scheme - houses - edge of town/village	80	£390,625	4,230,249	3,871,153	3,518,294	3,171,672	2,831,286	2,497,138	2,169,227	1,847,552	1,532,114	1,222,913	919,948

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £5,120 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000 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	£75,000	428,738	396,111	364,042	332,532	301,579	271,186	241,350	212,071	183,351	155,190	127,586
2	Five unit development - edge of village	5	£200,000	714,563	660,185	606,738	554,220	502,633	451,976	402,249	353,453	305,586	258,650	212,644
3	Eight unit development - village centre	8	£320,000	1,030,312	950,087	871,237	793,763	717,664	642,942	569,595	497,623	427,026	357,805	289,960
4	Ten unit development - edge of village	10	£400,000	1,371,676	1,270,149	1,170,210	1,071,937	975,407	880,621	787,578	696,279	606,723	518,910	432,841
5	Ten unit development - rural site	10	£500,000	1,371,676	1,270,149	1,170,210	1,071,937	975,407	880,621	787,578	696,279	606,723	518,910	432,841
6	Fifteen unit development - edge of village	15	£600,000	2,057,514	1,905,223	1,755,315	1,607,905	1,463,110	1,320,931	1,181,367	1,044,418	910,084	778,365	649,261
7	Twenty unit development - within town/village boundary	20	£666,667	2,631,088	2,435,029	2,242,330	2,052,992	1,867,014	1,684,398	1,505,143	1,329,249	1,156,715	987,544	821,731
8	Thirty unit development - town centre	30	£750,000	9,625,779	8,883,708	8,154,487	7,438,121	6,734,605	6,043,943	5,366,132	4,701,173	4,049,067	3,409,812	2,783,411
9	Fifty unit development within town/village boundary	50	£1,666,667	5,295,145	4,847,883	4,408,402	3,976,701	3,552,780	3,136,192	2,726,135	2,323,894	1,929,466	1,542,854	1,164,057
10	One hundred unit development - edge of town	100	£4,166,667	9,755,868	8,858,067	7,976,059	7,109,843	6,259,419	5,424,788	4,605,949	3,800,165	3,008,718	2,233,151	1,473,465
11	Three hundred unit scheme - edge of town	300	£12,500,000	26,428,662	23,986,783	21,586,390	19,223,641	16,903,987	14,627,427	12,393,962	10,203,593	8,051,281	5,936,747	3,865,526
12	Caravan Park - 20 units	20	£375,000	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855
13	Caravan Park - 40 units	40	£750,000	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972
14	Caravan Park - 100 units	100	£1,875,000	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930
15	C2 care scheme - flatted scheme in town centre	60	£500,000	229,107	- 70,047	- 366,570	- 657,220	- 944,187	- 1,227,506	- 1,504,860	- 1,776,251	- 2,041,679	- 2,301,142	- 2,554,642
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	305,476	- 93,397	- 488,761	- 876,294	- 1,258,916	- 1,636,674	- 2,006,480	- 2,368,335	- 2,722,239	- 3,068,190	- 3,406,190
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	4,963,387	4,568,917	4,181,245	3,800,372	3,425,379	3,056,840	2,695,124	2,340,232	1,992,165	1,650,920	1,316,498
18	Class E (retail) development - town centre	-	£13,125	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£107,143	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£178,571	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£13,125	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£56,250	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£133,929	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£625,000	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562
25	Industrial (B2/B8) within town/village boundary	-	£2,500,000	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318
26	Industrial (B2/B8) edge of town/village	-	£125,000	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713
27	Hotel (town centre) 50 rooms	-	£93,750	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£140,625	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£187,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£58,929	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

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	428,738	396,111	364,042	332,532	301,579	271,186	241,350	212,071	183,351	155,190	127,586
2	Five unit development - edge of village	5	£98,667	714,563	660,185	606,738	554,220	502,633	451,976	402,249	353,453	305,586	258,650	212,644
3	Eight unit development - village centre	8	£157,867	1,030,312	950,087	871,237	793,763	717,664	642,942	569,595	497,623	427,026	357,805	289,960
4	Ten unit development - edge of village	10	£197,333	1,371,676	1,270,149	1,170,210	1,071,937	975,407	880,621	787,578	696,279	606,723	518,910	432,841
5	Ten unit development - rural site	10	£246,667	1,371,676	1,270,149	1,170,210	1,071,937	975,407	880,621	787,578	696,279	606,723	518,910	432,841
6	Fifteen unit development - edge of village	15	£296,000	2,057,514	1,905,223	1,755,315	1,607,905	1,463,110	1,320,931	1,181,367	1,044,418	910,084	778,365	649,261
7	Twenty unit development - within town/village boundary	20	£328,889	2,631,088	2,435,029	2,242,330	2,052,992	1,867,014	1,684,398	1,505,143	1,329,249	1,156,715	987,544	821,731
8	Thirty unit development - town centre	30	£370,000	9,625,779	8,883,708	8,154,487	7,438,121	6,734,605	6,043,943	5,366,132	4,701,173	4,049,067	3,409,812	2,783,411
9	Fifty unit development within town/village boundary	50	£822,222	5,295,145	4,847,883	4,408,402	3,976,701	3,552,780	3,136,192	2,726,135	2,323,894	1,929,466	1,542,854	1,164,057
10	One hundred unit development - edge of town	100	£2,055,556	9,755,868	8,858,067	7,976,059	7,109,843	6,259,419	5,424,788	4,605,949	3,800,165	3,008,718	2,233,151	1,473,465
11	Three hundred unit scheme - edge of town	300	£6,166,667	26,428,662	23,986,783	21,586,390	19,223,641	16,903,987	14,627,427	12,393,962	10,203,593	8,051,281	5,936,747	3,865,526
12	Caravan Park - 20 units	20	£185,000	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855
13	Caravan Park - 40 units	40	£370,000	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972
14	Caravan Park - 100 units	100	£925,000	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930
15	C2 care scheme - flatted scheme in town centre	60	£246,667	229,107	- 70,047	- 366,570	- 657,220	- 944,187	- 1,227,506	- 1,504,860	- 1,776,251	- 2,041,679	- 2,301,142	- 2,554,642
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	305,476	- 93,397	- 488,761	- 876,294	- 1,258,916	- 1,636,674	- 2,006,480	- 2,368,335	- 2,722,239	- 3,068,190	- 3,406,190
17	C2 care scheme - houses - edge of town/village	50	£578,125	4,963,387	4,568,917	4,181,245	3,800,372	3,425,379	3,056,840	2,695,124	2,340,232	1,992,165	1,650,920	1,316,498
18	Class E (retail) development - town centre	-	£6,475	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£52,857	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£88,095	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£6,475	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£27,750	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£66,071	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£308,333	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562
25	Industrial (B2/B8) within town/village boundary	-	£1,233,333	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318
26	Industrial (B2/B8) edge of town/village	-	£61,667	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713
27	Hotel (town centre) 50 rooms	-	£46,250	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£69,375	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£92,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£29,071	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

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	428,738	396,111	364,042	332,532	301,579	271,186	241,350	212,071	183,351	155,190	127,586
2	Five unit development - edge of village	3	£66,667	714,563	660,185	606,738	554,220	502,633	451,976	402,249	353,453	305,586	258,650	212,644
3	Eight unit development - village centre	5	£106,667	1,030,312	950,087	871,237	793,763	717,664	642,942	569,595	497,623	427,026	357,805	289,960
4	Ten unit development - edge of village	8	£133,333	1,371,676	1,270,149	1,170,210	1,071,937	975,407	880,621	787,578	696,279	606,723	518,910	432,841
5	Ten unit development - rural site	10	£166,667	1,371,676	1,270,149	1,170,210	1,071,937	975,407	880,621	787,578	696,279	606,723	518,910	432,841
6	Fifteen unit development - edge of village	10	£200,000	2,057,514	1,905,223	1,755,315	1,607,905	1,463,110	1,320,931	1,181,367	1,044,418	910,084	778,365	649,261
7	Twenty unit development - within town/village boundary	15	£222,222	2,631,088	2,435,029	2,242,330	2,052,992	1,867,014	1,684,398	1,505,143	1,329,249	1,156,715	987,544	821,731
8	Thirty unit development - town centre	20	£250,000	9,625,779	8,883,708	8,154,487	7,438,121	6,734,605	6,043,943	5,366,132	4,701,173	4,049,067	3,409,812	2,783,411
9	Fifty unit development within town/village boundary	30	£555,556	5,295,145	4,847,883	4,408,402	3,976,701	3,552,780	3,136,192	2,726,135	2,323,894	1,929,466	1,542,854	1,164,057
10	One hundred unit development - edge of town	50	£1,388,889	9,755,868	8,858,067	7,976,059	7,109,843	6,259,419	5,424,788	4,605,949	3,800,165	3,008,718	2,233,151	1,473,465
11	Three hundred unit scheme - edge of town	100	£4,166,667	26,428,662	23,986,783	21,586,390	19,223,641	16,903,987	14,627,427	12,393,962	10,203,593	8,051,281	5,936,747	3,865,526
12	Caravan Park - 20 units	300	£125,000	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855	1,023,855
13	Caravan Park - 40 units	20	£250,000	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972	1,959,972
14	Caravan Park - 100 units	40	£625,000	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930	4,899,930
15	C2 care scheme - flatted scheme in town centre	100	£166,667	229,107	- 70,047	- 366,570	- 657,220	- 944,187	- 1,227,506	- 1,504,860	- 1,776,251	- 2,041,679	- 2,301,142	- 2,554,642
16	C2 care scheme - flatted scheme edge of town/village	60	£333,333	305,476	- 93,397	- 488,761	- 876,294	- 1,258,916	- 1,636,674	- 2,006,480	- 2,368,335	- 2,722,239	- 3,068,190	- 3,406,190
17	C2 care scheme - houses - edge of town/village	80	£390,625	4,963,387	4,568,917	4,181,245	3,800,372	3,425,379	3,056,840	2,695,124	2,340,232	1,992,165	1,650,920	1,316,498

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £5,350 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

				£750,000 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	£75,000	479,305	444,106	409,508	375,507	342,107	309,306	277,104	245,502	214,499	184,096	154,292
2	Five unit development - edge of village	5	£200,000	798,842	740,178	682,512	625,846	570,178	515,510	461,840	409,170	357,498	306,827	257,153
3	Eight unit development - village centre	8	£320,000	1,159,571	1,073,013	987,931	904,120	821,784	740,928	661,552	583,657	507,243	432,309	358,855
4	Ten unit development - edge of village	10	£400,000	1,532,387	1,422,710	1,314,904	1,208,966	1,104,899	1,002,702	902,374	803,682	706,835	611,864	518,767
5	Ten unit development - rural site	10	£500,000	1,532,387	1,422,710	1,314,904	1,208,966	1,104,899	1,002,702	902,374	803,682	706,835	611,864	518,767
6	Fifteen unit development - edge of village	15	£600,000	2,298,581	2,134,066	1,972,355	1,813,450	1,657,349	1,504,052	1,353,560	1,205,523	1,060,253	917,795	778,151
7	Twenty unit development - within town/village boundary	20	£666,667	2,946,102	2,734,104	2,525,721	2,320,955	2,119,805	1,922,272	1,728,356	1,538,055	1,351,371	1,168,304	988,853
8	Thirty unit development - town centre	30	£750,000	10,833,071	10,029,913	9,240,586	8,465,090	7,703,426	6,955,594	6,221,593	5,501,424	4,795,085	4,102,578	3,423,903
9	Fifty unit development within town/village boundary	50	£1,666,667	6,030,895	5,546,420	5,070,320	4,602,599	4,143,254	3,692,286	3,249,695	2,815,480	2,388,371	1,969,054	1,558,152
10	One hundred unit development - edge of town	100	£4,166,667	11,249,584	10,276,292	9,320,001	8,380,714	7,458,427	6,553,143	5,664,861	4,793,582	3,939,304	3,098,780	2,273,953
11	Three hundred unit scheme - edge of town	300	£12,500,000	30,503,625	27,855,804	25,254,247	22,698,955	20,189,925	17,724,084	15,300,126	12,922,582	10,591,451	8,306,734	6,059,341
12	Caravan Park - 20 units	20	£375,000	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707
13	Caravan Park - 40 units	40	£750,000	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677
14	Caravan Park - 100 units	100	£1,875,000	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194
15	C2 care scheme - flatted scheme in town centre	60	£500,000	868,888	538,897	215,207	- 103,631	- 419,125	- 728,232	- 1,034,913	- 1,335,918	- 1,630,435	- 1,918,466	- 2,200,010
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	1,158,517	718,530	286,942	- 138,175	- 558,834	- 970,975	- 1,379,885	- 1,781,224	- 2,173,913	- 2,557,954	- 2,933,347
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	5,663,231	5,233,868	4,811,859	4,397,208	3,989,911	3,589,970	3,197,385	2,812,156	2,433,046	2,061,093	1,696,525
18	Class E (retail) development - town centre	-	£13,125	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£107,143	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£178,571	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£13,125	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£56,250	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£133,929	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£625,000	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562
25	Industrial (B2/B8) within town/village boundary	-	£2,500,000	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318
26	Industrial (B2/B8) edge of town/village	-	£125,000	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713
27	Hotel (town centre) 50 rooms	-	£93,750	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£140,625	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£187,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£58,929	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

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	479,305	444,106	409,508	375,507	342,107	309,306	277,104	245,502	214,499	184,096	154,292
2	Five unit development - edge of village	5	£98,667	798,842	740,178	682,512	625,846	570,178	515,510	461,840	409,170	357,498	306,827	257,153
3	Eight unit development - village centre	8	£157,867	1,159,571	1,073,013	987,931	904,120	821,784	740,928	661,552	583,657	507,243	432,309	358,855
4	Ten unit development - edge of village	10	£197,333	1,532,387	1,422,710	1,314,904	1,208,966	1,104,899	1,002,702	902,374	803,682	706,835	611,864	518,767
5	Ten unit development - rural site	10	£246,667	1,532,387	1,422,710	1,314,904	1,208,966	1,104,899	1,002,702	902,374	803,682	706,835	611,864	518,767
6	Fifteen unit development - edge of village	15	£296,000	2,298,581	2,134,066	1,972,355	1,813,450	1,657,349	1,504,052	1,353,560	1,205,523	1,060,253	917,795	778,151
7	Twenty unit development - within town/village boundary	20	£328,889	2,946,102	2,734,104	2,525,721	2,320,955	2,119,805	1,922,272	1,728,356	1,538,055	1,351,371	1,168,304	988,853
8	Thirty unit development - town centre	30	£370,000	10,833,071	10,029,913	9,240,586	8,465,090	7,703,426	6,955,594	6,221,593	5,501,424	4,795,085	4,102,578	3,423,903
9	Fifty unit development within town/village boundary	50	£822,222	6,030,895	5,546,420	5,070,320	4,602,599	4,143,254	3,692,286	3,249,695	2,815,480	2,388,371	1,969,054	1,558,152
10	One hundred unit development - edge of town	100	£2,055,556	11,249,584	10,276,292	9,320,001	8,380,714	7,458,427	6,553,143	5,664,861	4,793,582	3,939,304	3,098,780	2,273,953
11	Three hundred unit scheme - edge of town	300	£6,166,667	30,503,625	27,855,804	25,254,247	22,698,955	20,189,925	17,724,084	15,300,126	12,922,582	10,591,451	8,306,734	6,059,341
12	Caravan Park - 20 units	20	£185,000	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707
13	Caravan Park - 40 units	40	£370,000	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677
14	Caravan Park - 100 units	100	£925,000	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194
15	C2 care scheme - flatted scheme in town centre	60	£246,667	868,888	538,897	215,207	- 103,631	- 419,125	- 728,232	- 1,034,913	- 1,335,918	- 1,630,435	- 1,918,466	- 2,200,010
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	1,158,517	718,530	286,942	- 138,175	- 558,834	- 970,975	- 1,379,885	- 1,781,224	- 2,173,913	- 2,557,954	- 2,933,347
17	C2 care scheme - houses - edge of town/village	50	£578,125	5,663,231	5,233,868	4,811,859	4,397,208	3,989,911	3,589,970	3,197,385	2,812,156	2,433,046	2,061,093	1,696,525
18	Class E (retail) development - town centre	-	£6,475	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£52,857	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£88,095	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£6,475	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£27,750	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£66,071	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£308,333	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562
25	Industrial (B2/B8) within town/village boundary	-	£1,233,333	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318
26	Industrial (B2/B8) edge of town/village	-	£61,667	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713
27	Hotel (town centre) 50 rooms	-	£46,250	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£69,375	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£92,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£29,071	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

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	479,305	444,106	409,508	375,507	342,107	309,306	277,104	245,502	214,499	184,096	154,292
2	Five unit development - edge of village	3	£66,667	798,842	740,178	682,512	625,846	570,178	515,510	461,840	409,170	357,498	306,827	257,153
3	Eight unit development - village centre	5	£106,667	1,159,571	1,073,013	987,931	904,120	821,784	740,928	661,552	583,657	507,243	432,309	358,855
4	Ten unit development - edge of village	8	£133,333	1,532,387	1,422,710	1,314,904	1,208,966	1,104,899	1,002,702	902,374	803,682	706,835	611,864	518,767
5	Ten unit development - rural site	10	£166,667	1,532,387	1,422,710	1,314,904	1,208,966	1,104,899	1,002,702	902,374	803,682	706,835	611,864	518,767
6	Fifteen unit development - edge of village	10	£200,000	2,298,581	2,134,066	1,972,355	1,813,450	1,657,349	1,504,052	1,353,560	1,205,523	1,060,253	917,795	778,151
7	Twenty unit development - within town/village boundary	15	£222,222	2,946,102	2,734,104	2,525,721	2,320,955	2,119,805	1,922,272	1,728,356	1,538,055	1,351,371	1,168,304	988,853
8	Thirty unit development - town centre	20	£250,000	10,833,071	10,029,913	9,240,586	8,465,090	7,703,426	6,955,594	6,221,593	5,501,424	4,795,085	4,102,578	3,423,903
9	Fifty unit development within town/village boundary	30	£555,556	6,030,895	5,546,420	5,070,320	4,602,599	4,143,254	3,692,286	3,249,695	2,815,480	2,388,371	1,969,054	1,558,152
10	One hundred unit development - edge of town	50	£1,388,889	11,249,584	10,276,292	9,320,001	8,380,714	7,458,427	6,553,143	5,664,861	4,793,582	3,939,304	3,098,780	2,273,953
11	Three hundred unit scheme - edge of town	100	£4,166,667	30,503,625	27,855,804	25,254,247	22,698,955	20,189,925	17,724,084	15,300,126	12,922,582	10,591,451	8,306,734	6,059,341
12	Caravan Park - 20 units	100	£125,000	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707	1,091,707
13	Caravan Park - 40 units	20	£250,000	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677	2,095,677
14	Caravan Park - 100 units	40	£625,000	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194	5,239,194
15	C2 care scheme - flatted scheme in town centre	100	£166,667	868,888	538,897	215,207	- 103,631	- 419,125	- 728,232	- 1,034,913	- 1,335,918	- 1,630,435	- 1,918,466	- 2,200,010
16	C2 care scheme - flatted scheme edge of town/village	60	£333,333	1,158,517	718,530	286,942	- 138,175	- 558,834	- 970,975	- 1,379,885	- 1,781,224	- 2,173,913	- 2,557,954	- 2,933,347
17	C2 care scheme - houses - edge of town/village	80	£390,625	5,663,231	5,233,868	4,811,859	4,397,208	3,989,911	3,589,970	3,197,385	2,812,156	2,433,046	2,061,093	1,696,525

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £5,590 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000 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	£75,000	532,072	494,189	456,949	420,352	384,397	349,084	314,414	280,387	247,001	214,258	182,158
2	Five unit development - edge of village	5	£200,000	886,787	823,648	761,582	700,586	640,660	581,807	524,024	467,310	411,668	357,098	303,597
3	Eight unit development - village centre	8	£320,000	1,293,731	1,200,386	1,108,628	1,018,454	929,867	842,863	757,447	673,432	590,947	510,051	430,746
4	Ten unit development - edge of village	10	£400,000	1,700,086	1,581,905	1,465,731	1,351,563	1,239,401	1,129,245	1,021,095	914,951	810,814	708,683	608,429
5	Ten unit development - rural site	10	£500,000	1,700,086	1,581,905	1,465,731	1,351,563	1,239,401	1,129,245	1,021,095	914,951	810,814	708,683	608,429
6	Fifteen unit development - edge of village	15	£600,000	2,550,129	2,372,858	2,198,596	2,027,344	1,859,100	1,693,867	1,531,642	1,372,427	1,216,221	1,063,024	912,644
7	Twenty unit development - within town/village boundary	20	£666,667	3,274,813	3,046,182	2,821,434	2,600,569	2,383,587	2,170,488	1,961,273	1,755,940	1,554,490	1,356,924	1,163,240
8	Thirty unit development - town centre	30	£750,000	12,092,855	11,225,954	10,373,906	9,536,711	8,714,371	7,906,883	7,114,248	6,336,467	5,573,539	4,825,464	4,092,243
9	Fifty unit development within town/village boundary	50	£1,666,667	6,798,633	6,275,327	5,761,018	5,255,710	4,759,401	4,272,090	3,793,780	3,324,468	2,864,155	2,412,842	1,969,383
10	One hundred unit development - edge of town	100	£4,166,667	12,808,244	11,756,178	10,722,376	9,706,839	8,709,565	7,730,557	6,769,813	5,827,335	4,903,120	3,997,170	3,109,246
11	Three hundred unit scheme - edge of town	300	£12,500,000	34,755,759	31,893,044	29,080,037	26,316,738	23,603,145	20,939,261	18,325,084	15,759,788	13,236,808	10,763,705	8,340,477
12	Caravan Park - 20 units	20	£375,000	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511
13	Caravan Park - 40 units	40	£750,000	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284
14	Caravan Park - 100 units	100	£1,875,000	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209
15	C2 care scheme - flatted scheme in town centre	60	£500,000	1,532,758	1,173,299	816,942	467,414	124,715	- 214,143	- 547,840	- 876,438	- 1,201,311	- 1,519,152	- 1,829,960
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	2,043,677	1,564,398	1,089,255	623,218	166,286	- 285,524	- 730,453	- 1,168,584	- 1,601,747	- 2,025,535	- 2,439,946
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	6,393,503	5,927,729	5,469,892	5,019,992	4,578,030	4,144,005	3,717,918	3,299,766	2,889,554	2,487,279	2,092,940
18	Class E (retail) development - town centre	-	£13,125	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£107,143	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£178,571	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£13,125	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£56,250	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£133,929	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£625,000	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562
25	Industrial (B2/B8) within town/village boundary	-	£2,500,000	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318
26	Industrial (B2/B8) edge of town/village	-	£125,000	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713
27	Hotel (town centre) 50 rooms	-	£93,750	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£140,625	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£187,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£58,929	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

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	532,072	494,189	456,949	420,352	384,397	349,084	314,414	280,387	247,001	214,258	182,158
2	Five unit development - edge of village	5	£98,667	886,787	823,648	761,582	700,586	640,660	581,807	524,024	467,310	411,668	357,098	303,597
3	Eight unit development - village centre	8	£157,867	1,293,731	1,200,386	1,108,628	1,018,454	929,867	842,863	757,447	673,432	590,947	510,051	430,746
4	Ten unit development - edge of village	10	£197,333	1,700,086	1,581,905	1,465,731	1,351,563	1,239,401	1,129,245	1,021,095	914,951	810,814	708,683	608,429
5	Ten unit development - rural site	10	£246,667	1,700,086	1,581,905	1,465,731	1,351,563	1,239,401	1,129,245	1,021,095	914,951	810,814	708,683	608,429
6	Fifteen unit development - edge of village	15	£296,000	2,550,129	2,372,858	2,198,596	2,027,344	1,859,100	1,693,867	1,531,642	1,372,427	1,216,221	1,063,024	912,644
7	Twenty unit development - within town/village boundary	20	£328,889	3,274,813	3,046,182	2,821,434	2,600,569	2,383,587	2,170,488	1,961,273	1,755,940	1,554,490	1,356,924	1,163,240
8	Thirty unit development - town centre	30	£370,000	12,092,855	11,225,954	10,373,906	9,536,711	8,714,371	7,906,883	7,114,248	6,336,467	5,573,539	4,825,464	4,092,243
9	Fifty unit development within town/village boundary	50	£822,222	6,798,633	6,275,327	5,761,018	5,255,710	4,759,401	4,272,090	3,793,780	3,324,468	2,864,155	2,412,842	1,969,383
10	One hundred unit development - edge of town	100	£2,055,556	12,808,244	11,756,178	10,722,376	9,706,839	8,709,565	7,730,557	6,769,813	5,827,335	4,903,120	3,997,170	3,109,246
11	Three hundred unit scheme - edge of town	300	£6,166,667	34,755,759	31,893,044	29,080,037	26,316,738	23,603,145	20,939,261	18,325,084	15,759,788	13,236,808	10,763,705	8,340,477
12	Caravan Park - 20 units	20	£185,000	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511
13	Caravan Park - 40 units	40	£370,000	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284
14	Caravan Park - 100 units	100	£925,000	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209
15	C2 care scheme - flatted scheme in town centre	60	£246,667	1,532,758	1,173,299	816,942	467,414	124,715	- 214,143	- 547,840	- 876,438	- 1,201,311	- 1,519,152	- 1,829,960
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	2,043,677	1,564,398	1,089,255	623,218	166,286	- 285,524	- 730,453	- 1,168,584	- 1,601,747	- 2,025,535	- 2,439,946
17	C2 care scheme - houses - edge of town/village	50	£578,125	6,393,503	5,927,729	5,469,892	5,019,992	4,578,030	4,144,005	3,717,918	3,299,766	2,889,554	2,487,279	2,092,940
18	Class E (retail) development - town centre	-	£6,475	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£52,857	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£88,095	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£6,475	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£27,750	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£66,071	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£308,333	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562
25	Industrial (B2/B8) within town/village boundary	-	£1,233,333	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318
26	Industrial (B2/B8) edge of town/village	-	£61,667	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713
27	Hotel (town centre) 50 rooms	-	£46,250	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£69,375	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£92,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£29,071	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

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	532,072	494,189	456,949	420,352	384,397	349,084	314,414	280,387	247,001	214,258	182,158
2	Five unit development - edge of village	3	£66,667	886,787	823,648	761,582	700,586	640,660	581,807	524,024	467,310	411,668	357,098	303,597
3	Eight unit development - village centre	5	£106,667	1,293,731	1,200,386	1,108,628	1,018,454	929,867	842,863	757,447	673,432	590,947	510,051	430,746
4	Ten unit development - edge of village	8	£133,333	1,700,086	1,581,905	1,465,731	1,351,563	1,239,401	1,129,245	1,021,095	914,951	810,814	708,683	608,429
5	Ten unit development - rural site	10	£166,667	1,700,086	1,581,905	1,465,731	1,351,563	1,239,401	1,129,245	1,021,095	914,951	810,814	708,683	608,429
6	Fifteen unit development - edge of village	10	£200,000	2,550,129	2,372,858	2,198,596	2,027,344	1,859,100	1,693,867	1,531,642	1,372,427	1,216,221	1,063,024	912,644
7	Twenty unit development - within town/village boundary	15	£222,222	3,274,813	3,046,182	2,821,434	2,600,569	2,383,587	2,170,488	1,961,273	1,755,940	1,554,490	1,356,924	1,163,240
8	Thirty unit development - town centre	20	£250,000	12,092,855	11,225,954	10,373,906	9,536,711	8,714,371	7,906,883	7,114,248	6,336,467	5,573,539	4,825,464	4,092,243
9	Fifty unit development within town/village boundary	30	£555,556	6,798,633	6,275,327	5,761,018	5,255,710	4,759,401	4,272,090	3,793,780	3,324,468	2,864,155	2,412,842	1,969,383
10	One hundred unit development - edge of town	50	£1,388,889	12,808,244	11,756,178	10,722,376	9,706,839	8,709,565	7,730,557	6,769,813	5,827,335	4,903,120	3,997,170	3,109,246
11	Three hundred unit scheme - edge of town	100	£4,166,667	34,755,759	31,893,044	29,080,037	26,316,738	23,603,145	20,939,261	18,325,084	15,759,788	13,236,808	10,763,705	8,340,477
12	Caravan Park - 20 units	300	£125,000	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511	1,162,511
13	Caravan Park - 40 units	20	£250,000	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284	2,237,284
14	Caravan Park - 100 units	40	£625,000	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209	5,593,209
15	C2 care scheme - flatted scheme in town centre	100	£166,667	1,532,758	1,173,299	816,942	467,414	124,715	- 214,143	- 547,840	- 876,438	- 1,201,311	- 1,519,152	- 1,829,960
16	C2 care scheme - flatted scheme edge of town/village	60	£333,333	2,043,677	1,564,398	1,089,255	623,218	166,286	- 285,524	- 730,453	- 1,168,584	- 1,601,747	- 2,025,535	- 2,439,946
17	C2 care scheme - houses - edge of town/village	80	£390,625	6,393,503	5,927,729	5,469,892	5,019,992	4,578,030	4,144,005	3,717,918	3,299,766	2,889,554	2,487,279	2,092,940

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £5,825 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000 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	£75,000	583,739	543,228	503,403	464,262	425,805	388,034	350,946	314,543	278,825	243,793	209,445
2	Five unit development - edge of village	5	£200,000	972,898	905,381	839,004	773,769	709,675	646,722	584,910	524,240	464,710	406,321	349,074
3	Eight unit development - village centre	8	£320,000	1,425,094	1,325,106	1,226,809	1,130,205	1,035,293	942,071	850,542	760,705	672,559	586,106	501,139
4	Ten unit development - edge of village	10	£400,000	1,864,291	1,737,784	1,613,416	1,491,188	1,371,100	1,253,151	1,137,343	1,023,673	912,145	802,755	695,505
5	Ten unit development - rural site	10	£500,000	1,864,291	1,737,784	1,613,416	1,491,188	1,371,100	1,253,151	1,137,343	1,023,673	912,145	802,755	695,505
6	Fifteen unit development - edge of village	15	£600,000	2,796,436	2,606,675	2,420,124	2,236,782	2,056,650	1,879,728	1,706,014	1,535,510	1,368,217	1,204,132	1,043,258
7	Twenty unit development - within town/village boundary	20	£666,667	3,596,676	3,351,759	3,110,986	2,874,358	2,641,873	2,413,533	2,189,338	1,969,285	1,753,378	1,541,614	1,333,995
8	Thirty unit development - town centre	30	£750,000	13,326,392	12,397,077	11,483,615	10,586,007	9,704,253	8,838,353	7,988,306	7,154,114	6,335,775	5,533,291	4,746,659
9	Fifty unit development within town/village boundary	50	£1,666,667	7,550,378	6,989,047	6,437,327	5,895,214	5,362,711	4,839,816	4,326,529	3,822,852	3,328,783	2,844,323	2,369,472
10	One hundred unit development - edge of town	100	£4,166,667	14,334,432	13,205,233	12,095,534	11,005,336	9,934,638	8,883,442	7,851,746	6,839,551	5,846,856	4,873,663	3,919,970
11	Three hundred unit scheme - edge of town	300	£12,500,000	38,919,307	35,846,175	32,826,122	29,859,149	26,945,256	24,084,443	21,276,710	18,522,056	15,820,483	13,169,489	10,565,190
12	Caravan Park - 20 units	20	£375,000	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838
13	Caravan Park - 40 units	40	£750,000	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939
14	Caravan Park - 100 units	100	£1,875,000	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849
15	C2 care scheme - flatted scheme in town centre	60	£500,000	2,178,071	1,786,520	1,402,238	1,025,146	651,499	285,200	- 74,795	- 431,373	- 781,127	- 1,128,156	- 1,467,619
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	2,904,094	2,382,026	1,869,651	1,366,861	868,665	380,267	- 99,726	- 575,164	- 1,041,503	- 1,504,208	- 1,956,825
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	7,108,562	6,607,135	6,114,215	5,629,803	5,153,897	4,686,498	4,227,605	3,777,220	3,335,341	2,901,968	2,477,104
18	Class E (retail) development - town centre	-	£13,125	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£107,143	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£178,571	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£13,125	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£56,250	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£133,929	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£625,000	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562
25	Industrial (B2/B8) within town/village boundary	-	£2,500,000	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318
26	Industrial (B2/B8) edge of town/village	-	£125,000	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713
27	Hotel (town centre) 50 rooms	-	£93,750	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£140,625	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£187,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£58,929	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

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	583,739	543,228	503,403	464,262	425,805	388,034	350,946	314,543	278,825	243,793	209,445
2	Five unit development - edge of village	5	£98,667	972,898	905,381	839,004	773,769	709,675	646,722	584,910	524,240	464,710	406,321	349,074
3	Eight unit development - village centre	8	£157,867	1,425,094	1,325,106	1,226,809	1,130,205	1,035,293	942,071	850,542	760,705	672,559	586,106	501,139
4	Ten unit development - edge of village	10	£197,333	1,864,291	1,737,784	1,613,416	1,491,188	1,371,100	1,253,151	1,137,343	1,023,673	912,145	802,755	695,505
5	Ten unit development - rural site	10	£246,667	1,864,291	1,737,784	1,613,416	1,491,188	1,371,100	1,253,151	1,137,343	1,023,673	912,145	802,755	695,505
6	Fifteen unit development - edge of village	15	£296,000	2,796,436	2,606,675	2,420,124	2,236,782	2,056,650	1,879,728	1,706,014	1,535,510	1,368,217	1,204,132	1,043,258
7	Twenty unit development - within town/village boundary	20	£328,889	3,596,676	3,351,759	3,110,986	2,874,358	2,641,873	2,413,533	2,189,338	1,969,285	1,753,378	1,541,614	1,333,995
8	Thirty unit development - town centre	30	£370,000	13,326,392	12,397,077	11,483,615	10,586,007	9,704,253	8,838,353	7,988,306	7,154,114	6,335,775	5,533,291	4,746,659
9	Fifty unit development within town/village boundary	50	£822,222	7,550,378	6,989,047	6,437,327	5,895,214	5,362,711	4,839,816	4,326,529	3,822,852	3,328,783	2,844,323	2,369,472
10	One hundred unit development - edge of town	100	£2,055,556	14,334,432	13,205,233	12,095,534	11,005,336	9,934,638	8,883,442	7,851,746	6,839,551	5,846,856	4,873,663	3,919,970
11	Three hundred unit scheme - edge of town	300	£6,166,667	38,919,307	35,846,175	32,826,122	29,859,149	26,945,256	24,084,443	21,276,710	18,522,056	15,820,483	13,169,489	10,565,190
12	Caravan Park - 20 units	20	£185,000	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838
13	Caravan Park - 40 units	40	£370,000	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939
14	Caravan Park - 100 units	100	£925,000	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849
15	C2 care scheme - flatted scheme in town centre	60	£246,667	2,178,071	1,786,520	1,402,238	1,025,146	651,499	285,200	- 74,795	- 431,373	- 781,127	- 1,128,156	- 1,467,619
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	2,904,094	2,382,026	1,869,651	1,366,861	868,665	380,267	- 99,726	- 575,164	- 1,041,503	- 1,504,208	- 1,956,825
17	C2 care scheme - houses - edge of town/village	50	£578,125	7,108,562	6,607,135	6,114,215	5,629,803	5,153,897	4,686,498	4,227,605	3,777,220	3,335,341	2,901,968	2,477,104
18	Class E (retail) development - town centre	-	£6,475	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212	265,212
19	Class E (light industrial) development - town centre	-	£52,857	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628	- 420,628
20	Class E (retail) development - edge of town	-	£88,095	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368	1,894,368
21	Class E (office) development - town centre	-	£6,475	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922	- 472,922
22	Class E (office) development - town centre	-	£27,750	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809	- 2,026,809
23	Class E (office) development - edge of town	-	£66,071	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016	- 3,378,016
24	Industrial (B2/B8) out of town	-	£308,333	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562	1,108,562
25	Industrial (B2/B8) within town/village boundary	-	£1,233,333	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318	4,636,318
26	Industrial (B2/B8) edge of town/village	-	£61,667	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713	221,713
27	Hotel (town centre) 50 rooms	-	£46,250	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472	102,472
28	Hotel (town centre) 75 rooms	-	£69,375	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918	69,918
29	Hotel (town centre) 100 rooms	-	£92,500	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224	93,224
30	Community use/leisure within town/village	-	£29,071	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491	- 1,009,491

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	583,739	543,228	503,403	464,262	425,805	388,034	350,946	314,543	278,825	243,793	209,445
2	Five unit development - edge of village	3	£66,667	972,898	905,381	839,004	773,769	709,675	646,722	584,910	524,240	464,710	406,321	349,074
3	Eight unit development - village centre	5	£106,667	1,425,094	1,325,106	1,226,809	1,130,205	1,035,293	942,071	850,542	760,705	672,559	586,106	501,139
4	Ten unit development - edge of village	8	£133,333	1,864,291	1,737,784	1,613,416	1,491,188	1,371,100	1,253,151	1,137,343	1,023,673	912,145	802,755	695,505
5	Ten unit development - rural site	10	£166,667	1,864,291	1,737,784	1,613,416	1,491,188	1,371,100	1,253,151	1,137,343	1,023,673	912,145	802,755	695,505
6	Fifteen unit development - edge of village	10	£200,000	2,796,436	2,606,675	2,420,124	2,236,782	2,056,650	1,879,728	1,706,014	1,535,510	1,368,217	1,204,132	1,043,258
7	Twenty unit development - within town/village boundary	15	£222,222	3,596,676	3,351,759	3,110,986	2,874,358	2,641,873	2,413,533	2,189,338	1,969,285	1,753,378	1,541,614	1,333,995
8	Thirty unit development - town centre	20	£250,000	13,326,392	12,397,077	11,483,615	10,586,007	9,704,253	8,838,353	7,988,306	7,154,114	6,335,775	5,533,291	4,746,659
9	Fifty unit development within town/village boundary	30	£555,556	7,550,378	6,989,047	6,437,327	5,895,214	5,362,711	4,839,816	4,326,529	3,822,852	3,328,783	2,844,323	2,369,472
10	One hundred unit development - edge of town	50	£1,388,889	14,334,432	13,205,233	12,095,534	11,005,336	9,934,638	8,883,442	7,851,746	6,839,551	5,846,856	4,873,663	3,919,970
11	Three hundred unit scheme - edge of town	100	£4,166,667	38,919,307	35,846,175	32,826,122	29,859,149	26,945,256	24,084,443	21,276,710	18,522,056	15,820,483	13,169,489	10,565,190
12	Caravan Park - 20 units	300	£125,000	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838	1,231,838
13	Caravan Park - 40 units	20	£250,000	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939	2,375,939
14	Caravan Park - 100 units	40	£625,000	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849	5,939,849
15	C2 care scheme - flatted scheme in town centre	100	£166,667	2,178,071	1,786,520	1,402,238	1,025,146	651,499	285,200	- 74,795	- 431,373	- 781,127	- 1,128,156	- 1,467,619
16	C2 care scheme - flatted scheme edge of town/village	60	£333,333	2,904,094	2,382,026	1,869,651	1,366,861	868,665	380,267	- 99,726	- 575,164	- 1,041,503	- 1,504,208	- 1,956,825
17	C2 care scheme - houses - edge of town/village	80	£390,625	7,108,562	6,607,135	6,114,215	5,629,803	5,153,897	4,686,498	4,227,605	3,777,220	3,335,341	2,901,968	2,477,104

Appendix 10 - Appraisal results (grown)

All appraisals assume 35% Aff Hsg, FHs discounted by min 30%

Residual land values generated at each value per square metre

			£3,940		£4,180		£4,410		£4,650		£4,880		£5,120		£5,350		£5,590		£5,825	
LP Ref	**Site**	**No of units**	25% SO	25% FH	25% SO	25% FH	25% SO	25% FH	25% SO	25% FH	25% SO	25% FH	25% SO	25% FH	25% SO	25% FH	25% SO	25% FH	25% SO	25% FH
1	Three unit development within town/village boundary	3	£50,457	£53,512	£85,341	£85,444	£118,772	£116,045	£153,656	£147,976	£177,187	£168,679	£212,071	£200,610	£245,502	£231,211	£280,387	£263,144	£314,543	£294,410
2	Five unit development - edge of village	5	£84,095	£89,187	£142,235	£142,406	£197,953	£193,409	£256,093	£246,628	£295,313	£281,131	£353,453	£334,351	£409,170	£385,353	£467,310	£438,572	£524,240	£490,683
3	Eight unit development - village centre	8	£82,603	£85,698	£172,378	£167,601	£258,413	£246,091	£348,189	£327,992	£407,847	£380,106	£497,623	£462,008	£583,657	£540,498	£673,432	£622,400	£760,705	£702,596
4	Ten unit development - edge of village	10	£178,220	£184,481	£290,294	£286,858	£397,697	£384,971	£509,771	£487,348	£584,205	£552,491	£696,279	£654,868	£803,682	£752,980	£914,951	£855,358	£1,023,673	£955,603
5	Ten unit development - rural site	10	£178,220	£184,481	£290,294	£286,858	£397,697	£384,971	£509,771	£487,348	£584,205	£552,491	£696,279	£654,868	£803,682	£752,980	£914,951	£855,358	£1,023,673	£955,603
6	Fifteen unit development - edge of village	15	£267,330	£276,721	£435,441	£430,288	£596,546	£577,456	£764,657	£731,023	£876,307	£828,735	£1,044,418	£982,302	£1,205,523	£1,129,470	£1,372,427	£1,283,037	£1,535,510	£1,433,404
7	Twenty unit development - within town/village boundary	20	£319,943	£329,140	£540,416	£530,363	£749,638	£722,884	£967,523	£921,805	£1,111,364	£1,047,471	£1,329,249	£1,246,391	£1,538,055	£1,437,023	£1,755,940	£1,635,943	£1,969,285	£1,830,719
8	Thirty unit development - town centre	30	£819,941	£880,852	£1,664,904	£1,729,524	£2,474,660	£2,542,837	£3,319,245	£3,391,510	£3,866,130	£3,946,867	£4,701,173	£4,785,882	£5,501,424	£5,589,937	£6,336,467	£6,428,951	£7,154,114	£7,250,486
9	Fifty unit development within town/village boundary	50	-£47,374	-£12,940	£473,654	£482,338	£966,743	£934,458	£1,480,352	£1,403,120	£1,810,284	£1,689,978	£2,323,894	£2,158,641	£2,815,480	£2,607,776	£3,324,468	£3,076,439	£3,822,852	£3,532,676
10	One hundred unit development - edge of town	100	-£1,056,171	-£1,024,983	£21,033	-£39,642	£1,032,317	£883,296	£2,077,066	£1,842,016	£2,757,139	£2,434,349	£3,800,165	£3,385,821	£4,793,582	£4,297,648	£5,827,335	£5,245,178	£6,839,551	£6,168,756
11	Three hundred unit scheme - edge of town	300	-£3,130,093	-£3,050,307	-£143,930	-£318,180	£2,638,183	£2,230,863	£5,513,051	£4,861,035	£7,350,763	£6,462,490	£10,203,593	£9,069,771	£12,922,582	£11,562,498	£15,759,788	£14,150,805	£18,522,056	£16,685,189
12	Caravan Park - 20 units	20	£1,270,935	£1,077,576	£1,333,352	£1,128,214	£1,393,168	£1,176,742	£1,455,585	£1,227,381	£1,460,432	£1,220,630	£1,522,848	£1,271,269	£1,582,665	£1,319,797	£1,645,081	£1,370,435	£1,706,198	£1,420,018
13	Caravan Park - 40 units	40	£2,455,356	£2,068,636	£2,580,189	£2,169,913	£2,699,821	£2,266,970	£2,824,654	£2,368,247	£2,834,349	£2,354,746	£2,959,183	£2,456,023	£3,078,814	£2,553,080	£3,203,647	£2,654,356	£3,325,880	£2,753,524
14	Caravan Park - 100 units	100	£6,138,390	£5,171,592	£6,450,474	£5,424,783	£6,749,553	£5,667,426	£7,061,636	£5,920,618	£7,085,873	£5,886,866	£7,397,957	£6,140,058	£7,697,037	£6,382,700	£8,009,120	£6,635,892	£8,314,701	£6,883,809
15	C2 care scheme - flatted scheme in town centre	60	-£3,836,242	-£3,866,790	-£3,376,764	-£3,409,171	-£2,936,429	-£2,970,619	-£2,476,950	-£2,513,001	-£2,235,731	-£2,273,565	-£1,776,251	-£1,815,946	-£1,335,918	-£1,412,634	-£876,438	-£996,750	-£431,373	-£591,269
16	C2 care scheme - flatted scheme edge of town/village	80	-£5,114,990	-£5,155,720	-£4,502,351	-£4,545,562	-£3,915,240	-£3,960,827	-£3,302,601	-£3,350,669	-£2,980,974	-£3,031,420	-£2,368,335	-£2,421,262	-£1,781,224	-£1,883,512	-£1,168,584	-£1,328,999	-£575,164	-£788,358
17	C2 care scheme - houses - edge of town/village	50	£67,002	£24,781	£565,896	£476,615	£1,041,932	£909,621	£1,534,613	£1,358,237	£1,847,552	£1,626,740	£2,340,232	£2,073,052	£2,812,156	£2,500,769	£3,299,766	£2,947,080	£3,777,220	£3,383,783

Percentage change in residual land values

			£3,940		£4,180		£4,410		£4,650		£4,880		£5,120		£5,350		£5,590		£5,825	
LP Ref	**Site**	**No of units**		% change		% change		% change		% change		% change		% change		% change		% change		% change
1	One unit scheme (houses)	365		6.05%		0.12%		-2.30%		-3.70%		-4.80%		-5.40%		-5.82%		-6.15%		-6.40%
2	Two unit scheme (houses)	585		6.06%		0.12%		-2.30%		-3.70%		-4.80%		-5.40%		-5.82%		-6.15%		-6.40%
3	Two unit scheme (flats)	393		3.75%		-2.77%		-4.77%		-5.80%		-6.80%		-7.16%		-7.39%		-7.58%		-7.64%
4	Three unit scheme (houses)	1,020		3.51%		-1.18%		-3.20%		-4.40%		-5.43%		-5.95%		-6.31%		-6.51%		-6.65%
5	Three unit scheme (flats)	260		3.51%		-1.18%		-3.20%		-4.40%		-5.43%		-5.95%		-6.31%		-6.51%		-6.65%
6	Four unit scheme (houses)	324		3.51%		-1.18%		-3.20%		-4.40%		-5.43%		-5.95%		-6.31%		-6.51%		-6.65%
7	Four unit scheme (flats)	636		2.87%		-1.86%		-3.57%		-4.73%		-5.75%		-6.23%		-6.57%		-6.83%		-7.04%
8	Five unit scheme (houses)	1,080		7.43%		3.88%		2.75%		2.18%		2.09%		1.80%		1.61%		1.46%		1.35%
9	Five unit scheme (flats)	918		-72.69%		1.83%		-3.34%		-5.22%		-6.65%		-7.11%		-7.38%		-7.46%		-7.59%
10	Seven unit scheme (houses)	300		-2.95%		-288.48%		-14.44%		-11.32%		-11.71%		-10.90%		-10.35%		-9.99%		-9.81%
11	Seven unit scheme (flats)	299		-2.55%		121.07%		-15.44%		-11.83%		-12.08%		-11.11%		-10.52%		-10.21%		-9.92%
12	Ten unit scheme (houses)	1,186		-15.21%		-15.39%		-15.53%		-15.68%		-16.42%		-16.52%		-16.61%		-16.69%		-16.77%
13	Ten unit scheme (flats)	274		-15.75%		-15.90%		-16.03%		-16.16%		-16.92%		-17.00%		-17.08%		-17.15%		-17.21%
14	Twenty unit scheme (houses and flats)	1,029		-15.75%		-15.90%		-16.03%		-16.16%		-16.92%		-17.00%		-17.08%		-17.15%		-17.21%
15	Twenty unit scheme (flats)	352		0.80%		0.96%		1.16%		1.46%		1.69%		2.23%		5.74%		13.73%		37.07%
16	Thirty unit scheme (flats with community use on ground floor)	277		0.80%		0.96%		1.16%		1.46%		1.69%		2.23%		5.74%		13.73%		37.07%
17	Fifty unit scheme (flats - lower density)	2,219		-63.01%		-15.78%		-12.70%		-11.49%		-11.95%		-11.42%		-11.07%		-10.69%		-10.42%

Appendix 11 - Appraisal results (downside)

Accessibility Sales value (£ psm):

BLV: PREVIOUSLY DEVELOPED LAND					£3,940 psm		£4,180 psm		£4,410 psm		£4,650 psm		£4,880 psm		£5,120 psm		£5,350 psm		£5,590 psm		£5,825 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	£0.0956	£0.0846	£0.1305	£0.1195	£0.1639	£0.1529	£0.1988	£0.1878	£0.2224	£0.2114	£0.2572	£0.2462	£0.2907	£0.2797	£0.3256	£0.3146	£0.3597	£0.3487
2	Five unit development - edge of village	5	0.05	£0.57	£0.1594	£0.1410	£0.2175	£0.1992	£0.2732	£0.2549	£0.3314	£0.3130	£0.3706	£0.3523	£0.4287	£0.4104	£0.4844	£0.4661	£0.5426	£0.5243	£0.5995	£0.5812
3	Eight unit development - village centre	8	0.04	£0.46	£0.2029	£0.1737	£0.2927	£0.2634	£0.3788	£0.3495	£0.4685	£0.4392	£0.5282	£0.4989	£0.6180	£0.5887	£0.7033	£0.6745	£0.7923	£0.7634	£0.8794	£0.8505
4	Ten unit development - edge of village	10	0.08	£0.86	£0.3265	£0.2904	£0.4386	£0.4025	£0.5460	£0.5099	£0.6581	£0.6220	£0.7325	£0.6964	£0.8438	£0.8082	£0.9502	£0.9146	£1.0612	£1.0256	£1.1699	£1.1343
5	Ten unit development - rural site	10	0.04	£0.49	£0.3265	£0.2904	£0.4386	£0.4025	£0.5460	£0.5099	£0.6581	£0.6220	£0.7325	£0.6964	£0.8438	£0.8082	£0.9502	£0.9146	£1.0612	£1.0256	£1.1699	£1.1343
6	Fifteen unit development - edge of village	15	0.10	£1.14	£0.4898	£0.4357	£0.6579	£0.6038	£0.8190	£0.7649	£0.9871	£0.9330	£1.0988	£1.0446	£1.2656	£1.2122	£1.4253	£1.3719	£1.5918	£1.5384	£1.7549	£1.7015
7	Twenty unit development - within town/village boundary	20	0.06	£0.65	£0.6132	£0.5426	£0.8311	£0.7604	£1.0399	£0.9692	£1.2578	£1.1871	£1.4016	£1.3310	£1.6195	£1.5489	£1.8283	£1.7577	£2.0462	£1.9755	£2.2595	£2.1889
8	Thirty unit development - town centre	30	0.13	£1.43	£1.9913	£1.7483	£2.8362	£2.5933	£3.6392	£3.3996	£4.4742	£4.2347	£5.0211	£4.7816	£5.8562	£5.6166	£6.6564	£6.4169	£7.4914	£7.2519	£8.3091	£8.0696
9	Fifty unit development within town/village boundary	50	0.07	£0.81	£0.6778	£0.5187	£1.1914	£1.0324	£1.6836	£1.5246	£2.1972	£2.0382	£2.5271	£2.3681	£3.0361	£2.8790	£3.5239	£3.3668	£4.0329	£3.8758	£4.5313	£4.3741
10	One hundred unit development - edge of town	100	0.18	£2.00	£0.5158	£0.1707	£1.5654	£1.2246	£2.5650	£2.2242	£3.6080	£3.2672	£4.2839	£3.9467	£5.3176	£4.9804	£6.3083	£5.9711	£7.3421	£7.0048	£8.3543	£8.0171
11	Three hundred unit scheme - edge of town	300	0.10	£1.14	£1.2259	£0.2728	£4.1122	£3.1688	£6.8533	£5.9186	£9.7006	£8.7736	£11.5306	£10.6036	£14.3678	£13.4408	£17.0748	£16.1544	£19.8950	£18.9746	£22.6564	£21.7360
12	Caravan Park - 20 units	20	0.25	£2.85	£1.2796	£1.2796	£1.3420	£1.3420	£1.4018	£1.4018	£1.4642	£1.4642	£1.4691	£1.4691	£1.5315	£1.5315	£1.5913	£1.5913	£1.6537	£1.6537	£1.7148	£1.7148
13	Caravan Park - 40 units	40	0.14	£1.63	£2.4727	£2.4727	£2.5975	£2.5975	£2.7171	£2.7171	£2.8420	£2.8420	£2.8517	£2.8517	£2.9765	£2.9765	£3.0961	£3.0961	£3.2210	£3.2210	£3.3432	£3.3432
14	Caravan Park - 100 units	100	0.33	£3.80	£6.1816	£6.1816	£6.4937	£6.4937	£6.7928	£6.7928	£7.1049	£7.1049	£7.1291	£7.1291	£7.4412	£7.4412	£7.7403	£7.7403	£8.0524	£8.0524	£8.3580	£8.3580
15	C2 care scheme - flatted scheme in town centre	60	0.22	£2.54	£-2.9815	£-3.1302	£-2.5220	£-2.6707	£-2.0817	£-2.2304	£-1.6222	£-1.7709	£-1.3810	£-1.5297	£-0.9215	£-1.0702	£-0.4844	£-0.6311	£-0.0318	£-0.1784	£0.4057	£0.2612
16	C2 care scheme - flatted scheme edge of town/village	80	0.33	£3.80	£-3.9753	£-4.1736	£-3.3627	£-3.5609	£-2.7756	£-2.9738	£-2.1629	£-2.3612	£-1.8413	£-2.0395	£-1.2287	£-1.4269	£-0.6459	£-0.8414	£-0.0424	£-0.2379	£0.5410	£0.3482
17	C2 care scheme - houses - edge of town/village	50	0.56	£6.34	£0.7706	£0.5962	£1.2635	£1.0916	£1.7357	£1.5638	£2.2284	£2.0565	£2.5413	£2.3694	£3.0289	£2.8594	£3.4962	£3.3267	£3.9839	£3.8143	£4.4613	£4.2918
18	Class E (retail) development - town centre	-	0.42	£4.75	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035
19	Class E (light industrial) development - town centre	-	0.78	£8.87	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552
20	Class E (retail) development - edge of town	-	0.58	£6.65	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681
21	Class E (office) development - town centre	-	1.11	£12.68	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130
22	Class E (office) development - town centre	-	0.83	£9.51	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700
23	Class E (office) development - edge of town	-	1.67	£19.01	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501
24	Industrial (B2/B8) out of town	-	2.50	£28.52	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806
25	Industrial (B2/B8) within town/village boundary	-	3.33	£38.03	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522
26	Industrial (B2/B8) edge of town/village	-	5.00	£57.04	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561
27	Hotel (town centre) 50 rooms	-	1.00	£11.41	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247
28	Hotel (town centre) 75 rooms	-	1.00	£11.41	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982
29	Hotel (town centre) 100 rooms	-	1.00	£11.41	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309
30	Community use/leisure within town/village	-	1.00	£11.41	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100

BLV: HIGHER GREENFIELD					£3,940 psm		£4,180 psm		£4,410 psm		£4,650 psm		£4,880 psm		£5,120 psm		£5,350 psm		£5,590 psm		£5,825 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
1	Three unit development within town/village boundary	3	0.03	£0.41	£0.0956	£0.0846	£0.1305	£0.1195	£0.1639	£0.1529	£0.1988	£0.1878	£0.2224	£0.2114	£0.2572	£0.2462	£0.2907	£0.2797	£0.3256	£0.3146	£0.3597	£0.3487
2	Five unit development - edge of village	5	0.05	£0.62	£0.1594	£0.1410	£0.2175	£0.1992	£0.2732	£0.2549	£0.3314	£0.3130	£0.3706	£0.3523	£0.4287	£0.4104	£0.4844	£0.4661	£0.5426	£0.5243	£0.5995	£0.5812
3	Eight unit development - village centre	8	0.04	£0.50	£0.2029	£0.1737	£0.2927	£0.2634	£0.3788	£0.3495	£0.4685	£0.4392	£0.5282	£0.4989	£0.6180	£0.5887	£0.7033	£0.6745	£0.7923	£0.7634	£0.8794	£0.8505
4	Ten unit development - edge of village	10	0.08	£0.93	£0.3265	£0.2904	£0.4386	£0.4025	£0.5460	£0.5099	£0.6581	£0.6220	£0.7325	£0.6964	£0.8438	£0.8082	£0.9502	£0.9146	£1.0612	£1.0256	£1.1699	£1.1343
5	Ten unit development - rural site	10	0.04	£0.53	£0.3265	£0.2904	£0.4386	£0.4025	£0.5460	£0.5099	£0.6581	£0.6220	£0.7325	£0.6964	£0.8438	£0.8082	£0.9502	£0.9146	£1.0612	£1.0256	£1.1699	£1.1343
6	Fifteen unit development - edge of village	15	0.10	£1.24	£0.4898	£0.4357	£0.6579	£0.6038	£0.8190	£0.7649	£0.9871	£0.9330	£1.0988	£1.0446	£1.2656	£1.2122	£1.4253	£1.3719	£1.5918	£1.5384	£1.7549	£1.7015
7	Twenty unit development - within town/village boundary	20	0.06	£0.71	£0.6132	£0.5426	£0.8311	£0.7604	£1.0399	£0.9692	£1.2578	£1.1871	£1.4016	£1.3310	£1.6195	£1.5489	£1.8283	£1.7577	£2.0462	£1.9755	£2.2595	£2.1889
8	Thirty unit development - town centre	30	0.13	£1.55	£1.9913	£1.7483	£2.8362	£2.5933	£3.6392	£3.3996	£4.4742	£4.2347	£5.0211	£4.7816	£5.8562	£5.6166	£6.6564	£6.4169	£7.4914	£7.2519	£8.3091	£8.0696
9	Fifty unit development within town/village boundary	50	0.07	£0.88	£0.6778	£0.5187	£1.1914	£1.0324	£1.6836	£1.5246	£2.1972	£2.0382	£2.5271	£2.3681	£3.0361	£2.8790	£3.5239	£3.3668	£4.0329	£3.8758	£4.5313	£4.3741
10	One hundred unit development - edge of town	100	0.18	£2.17	£0.5158	£0.1707	£1.5654	£1.2246	£2.5650	£2.2242	£3.6080	£3.2672	£4.2839	£3.9467	£5.3176	£4.9804	£6.3083	£5.9711	£7.3421	£7.0048	£8.3543	£8.0171
11	Three hundred unit scheme - edge of town	300	0.10	£1.24	£1.2259	£0.2728	£4.1122	£3.1688	£6.8533	£5.9186	£9.7006	£8.7736	£11.5306	£10.6036	£14.3678	£13.4408	£17.0748	£16.1544	£19.8950	£18.9746	£22.6564	£21.7360
12	Caravan Park - 20 units	20	0.25	£3.10	£1.2796	£1.2796	£1.3420	£1.3420	£1.4018	£1.4018	£1.4642	£1.4642	£1.4691	£1.4691	£1.5315	£1.5315	£1.5913	£1.5913	£1.6537	£1.6537	£1.7148	£1.7148
13	Caravan Park - 40 units	40	0.14	£1.77	£2.4727	£2.4727	£2.5975	£2.5975	£2.7171	£2.7171	£2.8420	£2.8420	£2.8517	£2.8517	£2.9765	£2.9765	£3.0961	£3.0961	£3.2210	£3.2210	£3.3432	£3.3432
14	Caravan Park - 100 units	100	0.33	£4.13	£6.1816	£6.1816	£6.4937	£6.4937	£6.7928	£6.7928	£7.1049	£7.1049	£7.1291	£7.1291	£7.4412	£7.4412	£7.7403	£7.7403	£8.0524	£8.0524	£8.3580	£8.3580
15	C2 care scheme - flatted scheme in town centre	60	0.22	£2.75	£-2.9815	£-3.1302	£-2.5220	£-2.6707	£-2.0817	£-2.2304	£-1.6222	£-1.7709	£-1.3810	£-1.5297	£-0.9215	£-1.0702	£-0.4844	£-0.6311	£-0.0318	£-0.1784	£0.4057	£0.2612
16	C2 care scheme - flatted scheme edge of town/village	80	0.33	£4.13	£-3.9753	£-4.1736	£-3.3627	£-3.5609	£-2.7756	£-2.9738	£-2.1629	£-2.3612	£-1.8413	£-2.0395	£-1.2287	£-1.4269	£-0.6459	£-0.8414	£-0.0424	£-0.2379	£0.5410	£0.3482
17	C2 care scheme - houses - edge of town/village	50	0.56	£6.88	£0.7706	£0.5962	£1.2635	£1.0916	£1.7357	£1.5638	£2.2284	£2.0565	£2.5413	£2.3694	£3.0289	£2.8594	£3.4962	£3.3267	£3.9839	£3.8143	£4.4613	£4.2918
18	Class E (retail) development - town centre	-	0.42	£5.16	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035
19	Class E (light industrial) development - town centre	-	0.78	£9.63	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552
20	Class E (retail) development - edge of town	-	0.58	£7.23	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681
21	Class E (office) development - town centre	-	1.11	£13.76	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130
22	Class E (office) development - town centre	-	0.83	£10.32	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700
23	Class E (office) development - edge of town	-	1.67	£20.64	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501
24	Industrial (B2/B8) out of town	-	2.50	£30.97	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806
25	Industrial (B2/B8) within town/village boundary	-	3.33	£41.29	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522
26	Industrial (B2/B8) edge of town/village	-	5.00	£61.93	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561
27	Hotel (town centre) 50 rooms	-	1.00	£12.39	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247
28	Hotel (town centre) 75 rooms	-	1.00	£12.39	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982
29	Hotel (town centre) 100 rooms	-	1.00	£12.39	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309
30	Community use/leisure within town/village	-	1.00	£12.39	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100

BLV: LOWER GREENFIELD					£3,940 psm		£4,180 psm		£4,410 psm		£4,650 psm		£4,880 psm		£5,120 psm		£5,350 psm		£5,590 psm		£5,825 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
1	Three unit development within town/village boundary	3	0.03	£0.18	£0.0956	£0.0846	£0.1305	£0.1195	£0.1639	£0.1529	£0.1988	£0.1878	£0.2224	£0.2114	£0.2572	£0.2462	£0.2907	£0.2797	£0.3256	£0.3146	£0.3597	£0.3487
2	Five unit development - edge of village	5	0.05	£0.26	£0.1594	£0.1410	£0.2175	£0.1992	£0.2732	£0.2549	£0.3314	£0.3130	£0.3706	£0.3523	£0.4287	£0.4104	£0.4844	£0.4661	£0.5426	£0.5243	£0.5995	£0.5812
3	Eight unit development - village centre	8	0.04	£0.21	£0.2029	£0.1737	£0.2927	£0.2634	£0.3788	£0.3495	£0.4685	£0.4392	£0.5282	£0.4989	£0.6180	£0.5887	£0.7033	£0.6745	£0.7923	£0.7634	£0.8794	£0.8505
4	Ten unit development - edge of village	10	0.08	£0.40	£0.3265	£0.2904	£0.4386	£0.4025	£0.5460	£0.5099	£0.6581	£0.6220	£0.7325	£0.6964	£0.8438	£0.8082	£0.9502	£0.9146	£1.0612	£1.0256	£1.1699	£1.1343
5	Ten unit development - rural site	10	0.04	£0.23	£0.3265	£0.2904	£0.4386	£0.4025	£0.5460	£0.5099	£0.6581	£0.6220	£0.7325	£0.6964	£0.8438	£0.8082	£0.9502	£0.9146	£1.0612	£1.0256	£1.1699	£1.1343
6	Fifteen unit development - edge of village	15	0.10	£0.53	£0.4898	£0.4357	£0.6579	£0.6038	£0.8190	£0.7649	£0.9871	£0.9330	£1.0988	£1.0446	£1.2656	£1.2122	£1.4253	£1.3719	£1.5918	£1.5384	£1.7549	£1.7015
7	Twenty unit development - within town/village boundary	20	0.06	£0.30	£0.6132	£0.5426	£0.8311	£0.7604	£1.0399	£0.9692	£1.2578	£1.1871	£1.4016	£1.3310	£1.6195	£1.5489	£1.8283	£1.7577	£2.0462	£1.9755	£2.2595	£2.1889
8	Thirty unit development - town centre	30	0.13	£0.66	£1.9913	£1.7483	£2.8362	£2.5933	£3.6392	£3.3996	£4.4742	£4.2347	£5.0211	£4.7816	£5.8562	£5.6166	£6.6564	£6.4169	£7.4914	£7.2519	£8.3091	£8.0696
9	Fifty unit development within town/village boundary	50	0.07	£0.38	£0.6778	£0.5187	£1.1914	£1.0324	£1.6836	£1.5246	£2.1972	£2.0382	£2.5271	£2.3681	£3.0361	£2.8790	£3.5239	£3.3668	£4.0329	£3.8758	£4.5313	£4.3741
10	One hundred unit development - edge of town	100	0.18	£0.92	£0.5158	£0.1707	£1.5654	£1.2246	£2.5650	£2.2242	£3.6080	£3.2672	£4.2839	£3.9467	£5.3176	£4.9804	£6.3083	£5.9711	£7.3421	£7.0048	£8.3543	£8.0171
11	Three hundred unit scheme - edge of town	300	0.10	£0.53	£1.2259	£0.2728	£4.1122	£3.1688	£6.8533	£5.9186	£9.7006	£8.7736	£11.5306	£10.6036	£14.3678	£13.4408	£17.0748	£16.1544	£19.8950	£18.9746	£22.6564	£21.7360
12	Caravan Park - 20 units	20	0.25	£1.32	£1.2796	£1.2796	£1.3420	£1.3420	£1.4018	£1.4018	£1.4642	£1.4642	£1.4691	£1.4691	£1.5315	£1.5315	£1.5913	£1.5913	£1.6537	£1.6537	£1.7148	£1.7148
13	Caravan Park - 40 units	40	0.14	£0.75	£2.4727	£2.4727	£2.5975	£2.5975	£2.7171	£2.7171	£2.8420	£2.8420	£2.8517	£2.8517	£2.9765	£2.9765	£3.0961	£3.0961	£3.2210	£3.2210	£3.3432	£3.3432
14	Caravan Park - 100 units	100	0.33	£1.76	£6.1816	£6.1816	£6.4937	£6.4937	£6.7928	£6.7928	£7.1049	£7.1049	£7.1291	£7.1291	£7.4412	£7.4412	£7.7403	£7.7403	£8.0524	£8.0524	£8.3580	£8.3580
15	C2 care scheme - flatted scheme in town centre	60	0.22	£1.17	£-2.9815	£-3.1302	£-2.5220	£-2.6707	£-2.0817	£-2.2304	£-1.6222	£-1.7709	£-1.3810	£-1.5297	£-0.9215	£-1.0702	£-0.4844	£-0.6311	£-0.0318	£-0.1784	£0.4057	£0.2612
16	C2 care scheme - flatted scheme edge of town/village	80	0.33	£1.76	£-3.9753	£-4.1736	£-3.3627	£-3.5609	£-2.7756	£-2.9738	£-2.1629	£-2.3612	£-1.8413	£-2.0395	£-1.2287	£-1.4269	£-0.6459	£-0.8414	£-0.0424	£-0.2379	£0.5410	£0.3482
17	C2 care scheme - houses - edge of town/village	50	0.56	£2.93	£0.7706	£0.5962	£1.2635	£1.0916	£1.7357	£1.5638	£2.2284	£2.0565	£2.5413	£2.3694	£3.0289	£2.8594	£3.4962	£3.3267	£3.9839	£3.8143	£4.4613	£4.2918
18	Class E (retail) development - town centre	-	0.42	£2.20	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035
19	Class E (light industrial) development - town centre	-	0.78	£4.10	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552
20	Class E (retail) development - edge of town	-	0.58	£3.08	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681
21	Class E (office) development - town centre	-	1.11	£5.86	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130
22	Class E (office) development - town centre	-	0.83	£4.40	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700
23	Class E (office) development - edge of town	-	1.67	£8.79	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501
24	Industrial (B2/B8) out of town	-	2.50	£13.19	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806
25	Industrial (B2/B8) within town/village boundary	-	3.33	£17.59	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522
26	Industrial (B2/B8) edge of town/village	-	5.00	£26.38	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561
27	Hotel (town centre) 50 rooms	-	1.00	£5.28	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247
28	Hotel (town centre) 75 rooms	-	1.00	£5.28	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982
29	Hotel (town centre) 100 rooms	-	1.00	£5.28	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309
30	Community use/leisure within town/village	-	1.00	£5.28	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100

Biodiversity Net Gain

Sales value (£ psm):

BLV: PREVIOUSLY DEVELOPED LAND					£3,940 psm		£4,180 psm		£4,410 psm		£4,650 psm		£4,880 psm		£5,120 psm		£5,350 psm		£5,590 psm		£5,825 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 boundary	3	0.03	£0.38	£0.0956	£0.0891	£0.1305	£0.1240	£0.1639	£0.1575	£0.1988	£0.1923	£0.2224	£0.2159	£0.2572	£0.2508	£0.2907	£0.2842	£0.3256	£0.3191	£0.3597	£0.3532
2	Five unit development - edge of village	5	0.05	£0.57	£0.1594	£0.1486	£0.2175	£0.2067	£0.2732	£0.2624	£0.3314	£0.3206	£0.3706	£0.3598	£0.4287	£0.4179	£0.4844	£0.4736	£0.5426	£0.5318	£0.5995	£0.5887
3	Eight unit development - village centre	8	0.04	£0.46	£0.2029	£0.1857	£0.2927	£0.2754	£0.3788	£0.3615	£0.4685	£0.4513	£0.5282	£0.5109	£0.6180	£0.6007	£0.7033	£0.6863	£0.7923	£0.7752	£0.8794	£0.8623
4	Ten unit development - edge of village	10	0.08	£0.86	£0.3265	£0.3053	£0.4386	£0.4173	£0.5460	£0.5247	£0.6581	£0.6368	£0.7325	£0.7112	£0.8438	£0.8228	£0.9502	£0.9292	£1.0612	£1.0402	£1.1699	£1.1489
5	Ten unit development - rural site	10	0.04	£0.49	£0.3265	£0.3053	£0.4386	£0.4173	£0.5460	£0.5247	£0.6581	£0.6368	£0.7325	£0.7112	£0.8438	£0.8228	£0.9502	£0.9292	£1.0612	£1.0402	£1.1699	£1.1489
6	Fifteen unit development - edge of village	15	0.10	£1.14	£0.4898	£0.4579	£0.6579	£0.6260	£0.8190	£0.7871	£0.9871	£0.9552	£1.0988	£1.0669	£1.2656	£1.2341	£1.4253	£1.3938	£1.5918	£1.5603	£1.7549	£1.7234
7	Twenty unit development - within town/village boundary	20	0.06	£0.65	£0.6132	£0.5715	£0.8311	£0.7894	£1.0399	£0.9982	£1.2578	£1.2161	£1.4016	£1.3599	£1.6195	£1.5778	£1.8283	£1.7866	£2.0462	£2.0045	£2.2595	£2.2179
8	Thirty unit development - town centre	30	0.13	£1.43	£1.9913	£1.8137	£2.8362	£2.6587	£3.6392	£3.4641	£4.4742	£4.2992	£5.0211	£4.8460	£5.8562	£5.6811	£6.6564	£6.4813	£7.4914	£7.3164	£8.3091	£8.1340
9	Fifty unit development within town/village boundary	50	0.07	£0.81	£0.6778	£0.5716	£1.1914	£1.0852	£1.6836	£1.5774	£2.1972	£2.0910	£2.5271	£2.4210	£3.0361	£2.9312	£3.5239	£3.4190	£4.0329	£3.9280	£4.5313	£4.4264
10	One hundred unit development - edge of town	100	0.18	£2.00	£0.5158	£0.2857	£1.5654	£1.3382	£2.5650	£2.3377	£3.6080	£3.3808	£4.2839	£4.0590	£5.3176	£5.0928	£6.3083	£6.0835	£7.3421	£7.1172	£8.3543	£8.1294
11	Three hundred unit scheme - edge of town	300	0.10	£1.14	£1.2259	£0.5904	£4.1122	£3.4832	£6.8533	£6.2301	£9.7006	£9.0825	£11.5306	£10.9125	£14.3678	£13.7497	£17.0748	£16.4611	£19.8950	£19.2813	£22.6564	£22.0427
12	Caravan Park - 20 units	20	0.25	£2.85	£1.2796	£1.2796	£1.3420	£1.3420	£1.4018	£1.4018	£1.4642	£1.4642	£1.4691	£1.4691	£1.5315	£1.5315	£1.5913	£1.5913	£1.6537	£1.6537	£1.7148	£1.7148
13	Caravan Park - 40 units	40	0.14	£1.63	£2.4727	£2.4727	£2.5975	£2.5975	£2.7171	£2.7171	£2.8420	£2.8420	£2.8517	£2.8517	£2.9765	£2.9765	£3.0961	£3.0961	£3.2210	£3.2210	£3.3432	£3.3432
14	Caravan Park - 100 units	100	0.33	£3.80	£6.1816	£6.1816	£6.4937	£6.4937	£6.7928	£6.7928	£7.1049	£7.1049	£7.1291	£7.1291	£7.4412	£7.4412	£7.7403	£7.7403	£8.0524	£8.0524	£8.3580	£8.3580
15	C2 care scheme - flatted scheme in town centre	60	0.22	£2.54	£-2.9815	£-3.1197	£-2.5220	£-2.6602	£-2.0817	£-2.2199	£-1.6222	£-1.7604	£-1.3810	£-1.5192	£-0.9215	£-1.0597	£-0.4844	£-0.6207	£-0.0318	£-0.1681	£0.4057	£0.2713
16	C2 care scheme - flatted scheme edge of town/village	80	0.33	£3.80	£-3.9753	£-4.1596	£-3.3627	£-3.5470	£-2.7756	£-2.9599	£-2.1629	£-2.3472	£-1.8413	£-2.0256	£-1.2287	£-1.4129	£-0.6459	£-0.8276	£-0.0424	£-0.2241	£0.5410	£0.3618
17	C2 care scheme - houses - edge of town/village	50	0.56	£6.34	£0.7706	£0.6677	£1.2635	£1.1621	£1.7357	£1.6343	£2.2284	£2.1270	£2.5413	£2.4399	£3.0289	£2.9290	£3.4962	£3.3963	£3.9839	£3.8839	£4.4613	£4.3613
18	Class E (retail) development - town centre	-	0.42	£4.75	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957
19	Class E (light industrial) development - town centre	-	0.78	£8.87	£-0.2552	£-0.2888	£-0.2552	£-0.2888	£-0.2552	£-0.2888	£-0.2552	£-0.2888	£-0.2552	£-0.2888	£-0.2552	£-0.2888	£-0.2552	£-0.2888	£-0.2552	£-0.2888	£-0.2552	£-0.2888
20	Class E (retail) development - edge of town	-	0.58	£6.65	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119
21	Class E (office) development - town centre	-	1.11	£12.68	£-0.4130	£-0.4251	£-0.4130	£-0.4251	£-0.4130	£-0.4251	£-0.4130	£-0.4251	£-0.4130	£-0.4251	£-0.4130	£-0.4251	£-0.4130	£-0.4251	£-0.4130	£-0.4251	£-0.4130	£-0.4251
22	Class E (office) development - town centre	-	0.83	£9.51	£-1.7700	£-1.8219	£-1.7700	£-1.8219	£-1.7700	£-1.8219	£-1.7700	£-1.8219	£-1.7700	£-1.8219	£-1.7700	£-1.8219	£-1.7700	£-1.8219	£-1.7700	£-1.8219	£-1.7700	£-1.8219
23	Class E (office) development - edge of town	-	1.67	£19.01	£-2.9501	£-3.0366	£-2.9501	£-3.0366	£-2.9501	£-3.0366	£-2.9501	£-3.0366	£-2.9501	£-3.0366	£-2.9501	£-3.0366	£-2.9501	£-3.0366	£-2.9501	£-3.0366	£-2.9501	£-3.0366
24	Industrial (B2/B8) out of town	-	2.50	£28.52	£2.7806	£2.7133	£2.7806	£2.7133	£2.7806	£2.7133	£2.7806	£2.7133	£2.7806	£2.7133	£2.7806	£2.7133	£2.7806	£2.7133	£2.7806	£2.7133	£2.7806	£2.7133
25	Industrial (B2/B8) within town/village boundary	-	3.33	£38.03	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774
26	Industrial (B2/B8) edge of town/village	-	5.00	£57.04	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427
27	Hotel (town centre) 50 rooms	-	1.00	£11.41	£0.3247	£0.2798	£0.3247	£0.2798	£0.3247	£0.2798	£0.3247	£0.2798	£0.3247	£0.2798	£0.3247	£0.2798	£0.3247	£0.2798	£0.3247	£0.2798	£0.3247	£0.2798
28	Hotel (town centre) 75 rooms	-	1.00	£11.41	£0.3982	£0.3319	£0.3982	£0.3319	£0.3982	£0.3319	£0.3982	£0.3319	£0.3982	£0.3319	£0.3982	£0.3319	£0.3982	£0.3319	£0.3982	£0.3319	£0.3982	£0.3319
29	Hotel (town centre) 100 rooms	-	1.00	£11.41	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425
30	Community use/leisure within town/village	-	1.00	£11.41	£-0.8100	£-0.8503	£-0.8100	£-0.8503	£-0.8100	£-0.8503	£-0.8100	£-0.8503	£-0.8100	£-0.8503	£-0.8100	£-0.8503	£-0.8100	£-0.8503	£-0.8100	£-0.8503	£-0.8100	£-0.8503

BLV: HIGHER GREENFIELD					£3,940 psm		£4,180 psm		£4,410 psm		£4,650 psm		£4,880 psm		£5,120 psm		£5,350 psm		£5,590 psm		£5,825 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 boundary	3	0.03	£0.41	£0.0956	£0.0891	£0.1305	£0.1240	£0.1639	£0.1575	£0.1988	£0.1923	£0.2224	£0.2159	£0.2572	£0.2508	£0.2907	£0.2842	£0.3256	£0.3191	£0.3597	£0.3532
2	Five unit development - edge of village	5	0.05	£0.62	£0.1594	£0.1486	£0.2175	£0.2067	£0.2732	£0.2624	£0.3314	£0.3206	£0.3706	£0.3598	£0.4287	£0.4179	£0.4844	£0.4736	£0.5426	£0.5318	£0.5995	£0.5887
3	Eight unit development - village centre	8	0.04	£0.50	£0.2029	£0.1857	£0.2927	£0.2754	£0.3788	£0.3615	£0.4685	£0.4513	£0.5282	£0.5109	£0.6180	£0.6007	£0.7033	£0.6863	£0.7923	£0.7752	£0.8794	£0.8623
4	Ten unit development - edge of village	10	0.08	£0.93	£0.3265	£0.3053	£0.4386	£0.4173	£0.5460	£0.5247	£0.6581	£0.6368	£0.7325	£0.7112	£0.8438	£0.8228	£0.9502	£0.9292	£1.0612	£1.0402	£1.1699	£1.1489
5	Ten unit development - rural site	10	0.04	£0.53	£0.3265	£0.3053	£0.4386	£0.4173	£0.5460	£0.5247	£0.6581	£0.6368	£0.7325	£0.7112	£0.8438	£0.8228	£0.9502	£0.9292	£1.0612	£1.0402	£1.1699	£1.1489
6	Fifteen unit development - edge of village	15	0.10	£1.24	£0.4898	£0.4579	£0.6579	£0.6260	£0.8190	£0.7871	£0.9871	£0.9552	£1.0988	£1.0669	£1.2656	£1.2341	£1.4253	£1.3938	£1.5918	£1.5603	£1.7549	£1.7234
7	Twenty unit development - within town/village boundary	20	0.06	£0.71	£0.6132	£0.5715	£0.8311	£0.7894	£1.0399	£0.9982	£1.2578	£1.2161	£1.4016	£1.3599	£1.6195	£1.5778	£1.8283	£1.7866	£2.0462	£2.0045	£2.2595	£2.2179
8	Thirty unit development - town centre	30	0.13	£1.55	£1.9913	£1.8137	£2.8362	£2.6587	£3.6392	£3.4641	£4.4742	£4.2992	£5.0211	£4.8460	£5.8562	£5.6811	£6.6564	£6.4813	£7.4914	£7.3164	£8.3091	£8.1340
9	Fifty unit development within town/village boundary	50	0.07	£0.88	£0.6778	£0.5716	£1.1914	£1.0852	£1.6836	£1.5774	£2.1972	£2.0910	£2.5271	£2.4210	£3.0361	£2.9312	£3.5239	£3.4190	£4.0329	£3.9280	£4.5313	£4.4264
10	One hundred unit development - edge of town	100	0.18	£2.17	£0.5158	£0.2857	£1.5654	£1.3382	£2.5650	£2.3377	£3.6080	£3.3808	£4.2839	£4.0590	£5.3176	£5.0928	£6.3083	£6.0835	£7.3421	£7.1172	£8.3543	£8.1294
11	Three hundred unit scheme - edge of town	300	0.10	£1.24	£1.2259	£0.5904	£4.1122	£3.4832	£6.8533	£6.2301	£9.7006	£9.0825	£11.5306	£10.9125	£14.3678	£13.7497	£17.0748	£16.4611	£19.8950	£19.2813	£22.6564	£22.0427
12	Caravan Park - 20 units	20	0.25	£3.10	£1.2796	£1.2796	£1.3420	£1.3420	£1.4018	£1.4018	£1.4642	£1.4642	£1.4691	£1.4691	£1.5315	£1.5315	£1.5913	£1.5913	£1.6537	£1.6537	£1.7148	£1.7148
13	Caravan Park - 40 units	40	0.14	£1.77	£2.4727	£2.4727	£2.5975	£2.5975	£2.7171	£2.7171	£2.8420	£2.8420	£2.8517	£2.8517	£2.9765	£2.9765	£3.0961	£3.0961	£3.2210	£3.2210	£3.3432	£3.3432
14	Caravan Park - 100 units	100	0.33	£4.13	£6.1816	£6.1816	£6.4937	£6.4937	£6.7928	£6.7928	£7.1049	£7.1049	£7.1291	£7.1291	£7.4412	£7.4412	£7.7403	£7.7403	£8.0524	£8.0524	£8.3580	£8.3580
15	C2 care scheme - flatted scheme in town centre	60	0.22	£2.75	£-2.9815	£-3.1197	£-2.5220	£-2.6602	£-2.0817	£-2.2199	£-1.6222	£-1.7604	£-1.3810	£-1.5192	£-0.9215	£-1.0597	£-0.4844	£-0.6207	£-0.0318	£-0.1681	£0.4057	£0.2713
16	C2 care scheme - flatted scheme edge of town/village	80	0.33	£4.13	£-3.9753	£-4.1596	£-3.3627	£-3.5470	£-2.7756	£-2.9599	£-2.1629	£-2.3472	£-1.8413	£-2.0256	£-1.2287	£-1.4129	£-0.6459	£-0.8276	£-0.0424	£-0.2241	£0.5410	£0.3618
17	C2 care scheme - houses - edge of town/village	50	0.56	£6.88	£0.7706	£0.6677	£1.2635	£1.1621	£1.7357	£1.6343	£2.2284	£2.1270	£2.5413	£2.4399	£3.0289	£2.9290	£3.4962	£3.3963	£3.9839	£3.8839	£4.4613	£4.3613
18	Class E (retail) development - town centre	-	0.42	£5.16	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957
19	Class E (light industrial) development - town centre	-	0.78	£9.63	£-0.2552	£-0.2888	£-0.2552	£-0.2888	£-0.2552	£-0.2888	£-0.2552	£-0.2888	£-0.2552	£-0.2888	£-0.2552	£-0.2888	£-0.2552	£-0.2888	£-0.2552	£-0.2888	£-0.2552	£-0.2888
20	Class E (retail) development - edge of town	-	0.58	£7.23	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119
21	Class E (office) development - town centre	-	1.11	£13.76	£-0.4130	£-0.4251	£-0.4130	£-0.4251	£-0.4130	£-0.4251	£-0.4130	£-0.4251	£-0.4130	£-0.4251	£-0.4130	£-0.4251	£-0.4130	£-0.4251	£-0.4130	£-0.4251	£-0.4130	£-0.4251
22	Class E (office) development - town centre	-	0.83	£10.32	£-1.7700	£-1.8219	£-1.7700	£-1.8219	£-1.7700	£-1.8219	£-1.7700	£-1.8219	£-1.7700	£-1.8219	£-1.7700	£-1.8219	£-1.7700	£-1.8219	£-1.7700	£-1.8219	£-1.7700	£-1.8219
23	Class E (office) development - edge of town	-	1.67	£20.64	£-2.9501	£-3.0366	£-2.9501	£-3.0366	£-2.9501	£-3.0366	£-2.9501	£-3.0366	£-2.9501	£-3.0366	£-2.9501	£-3.0366	£-2.9501	£-3.0366	£-2.9501	£-3.0366	£-2.9501	£-3.0366
24	Industrial (B2/B8) out of town	-	2.50	£30.97	£2.7806	£2.7133	£2.7806	£2.7133	£2.7806	£2.7133	£2.7806	£2.7133	£2.7806	£2.7133	£2.7806	£2.7133	£2.7806	£2.7133	£2.7806	£2.7133	£2.7806	£2.7133
25	Industrial (B2/B8) within town/village boundary	-	3.33	£41.29	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774
26	Industrial (B2/B8) edge of town/village	-	5.00	£61.93	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427
27	Hotel (town centre) 50 rooms	-	1.00	£12.39	£0.3247	£0.2798	£0.3247	£0.2798	£0.3247	£0.2798	£0.3247	£0.2798	£0.3247	£0.2798	£0.3247	£0.2798	£0.3247	£0.2798	£0.3247	£0.2798	£0.3247	£0.2798
28	Hotel (town centre) 75 rooms	-	1.00	£12.39	£0.3982	£0.3319	£0.3982	£0.3319	£0.3982	£0.3319	£0.3982	£0.3319	£0.3982	£0.3319	£0.3982	£0.3319	£0.3982	£0.3319	£0.3982	£0.3319	£0.3982	£0.3319
29	Hotel (town centre) 100 rooms	-	1.00	£12.39	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425
30	Community use/leisure within town/village	-	1.00	£12.39	£-0.8100	£-0.8503	£-0.8100	£-0.8503	£-0.8100	£-0.8503	£-0.8100	£-0.8503	£-0.8100	£-0.8503	£-0.8100	£-0.8503	£-0.8100	£-0.8503	£-0.8100	£-0.8503	£-0.8100	£-0.8503

BLV: LOWER GREENFIELD					£3,940 psm		£4,180 psm		£4,410 psm		£4,650 psm		£4,880 psm		£5,120 psm		£5,350 psm		£5,590 psm		£5,825 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 boundary	3	0.03	£0.18	£0.0956	£0.0891	£0.1305	£0.1240	£0.1639	£0.1575	£0.1988	£0.1923	£0.2224	£0.2159	£0.2572	£0.2508	£0.2907	£0.2842	£0.3256	£0.3191	£0.3597	£0.3532
2	Five unit development - edge of village	5	0.05	£0.26	£0.1594	£0.1486	£0.2175	£0.2067	£0.2732	£0.2624	£0.3314	£0.3206	£0.3706	£0.3598	£0.4287	£0.4179	£0.4844	£0.4736	£0.5426	£0.5318	£0.5995	£0.5887
3	Eight unit development - village centre	8	0.04	£0.21	£0.2029	£0.1857	£0.2927	£0.2754	£0.3788	£0.3615	£0.4685	£0.4513	£0.5282	£0.5109	£0.6180	£0.6007	£0.7033	£0.6863	£0.7923	£0.7752	£0.8794	£0.8623
4	Ten unit development - edge of village	10	0.08	£0.40	£0.3265	£0.3053	£0.4386	£0.4173	£0.5460	£0.5247	£0.6581	£0.6368	£0.7325	£0.7112	£0.8438	£0.8228	£0.9502	£0.9292	£1.0612	£1.0402	£1.1699	£1.1489
5	Ten unit development - rural site	10	0.04	£0.23	£0.3265	£0.3053	£0.4386	£0.4173	£0.5460	£0.5247	£0.6581	£0.6368	£0.7325	£0.7112	£0.8438	£0.8228	£0.9502	£0.9292	£1.0612	£1.0402	£1.1699	£1.1489
6	Fifteen unit development - edge of village	15	0.10	£0.53	£0.4898	£0.4579	£0.6579	£0.6260	£0.8190	£0.7871	£0.9871	£0.9552	£1.0988	£1.0669	£1.2656	£1.2341	£1.4253	£1.3938	£1.5918	£1.5603	£1.7549	£1.7234
7	Twenty unit development - within town/village boundary	20	0.06	£0.30	£0.6132	£0.5715	£0.8311	£0.7894	£1.0399	£0.9982	£1.2578	£1.2161	£1.4016	£1.3599	£1.6195	£1.5778	£1.8283	£1.7866	£2.0462	£2.0045	£2.2595	£2.2179
8	Thirty unit development - town centre	30	0.13	£0.66	£1.9913	£1.8137	£2.8362	£2.6587	£3.6392	£3.4641	£4.4742	£4.2992	£5.0211	£4.8460	£5.8562	£5.6811	£6.6564	£6.4813	£7.4914	£7.3164	£8.3091	£8.1340
9	Fifty unit development within town/village boundary	50	0.07	£0.38	£0.6778	£0.5716	£1.1914	£1.0852	£1.6836	£1.5774	£2.1972	£2.0910	£2.5271	£2.4210	£3.0361	£2.9312	£3.5239	£3.4190	£4.0329	£3.9280	£4.5313	£4.4264
10	One hundred unit development - edge of town	100	0.18	£0.92	£0.5158	£0.2857	£1.5654	£1.3382	£2.5650	£2.3377	£3.6080	£3.3808	£4.2839	£4.0590	£5.3176	£5.0928	£6.3083	£6.0835	£7.3421	£7.1172	£8.3543	£8.1294
11	Three hundred unit scheme - edge of town	300	0.10	£0.53	£1.2259	£0.5904	£4.1122	£3.4832	£6.8533	£6.2301	£9.7006	£9.0825	£11.5306	£10.9125	£14.3678	£13.7497	£17.0748	£16.4611	£19.8950	£19.2813	£22.6564	£22.0427
12	Caravan Park - 20 units	20	0.25	£1.32	£1.2796	£1.2796	£1.3420	£1.3420	£1.4018	£1.4018	£1.4642	£1.4642	£1.4691	£1.4691	£1.5315	£1.5315	£1.5913	£1.5913	£1.6537	£1.6537	£1.7148	£1.7148
13	Caravan Park - 40 units	40	0.14	£0.75	£2.4727	£2.4727	£2.5975	£2.5975	£2.7171	£2.7171	£2.8420	£2.8420	£2.8517	£2.8517	£2.9765	£2.9765	£3.0961	£3.0961	£3.2210	£3.2210	£3.3432	£3.3432
14	Caravan Park - 100 units	100	0.33	£1.76	£6.1816	£6.1816	£6.4937	£6.4937	£6.7928	£6.7928	£7.1049	£7.1049	£7.1291	£7.1291	£7.4412	£7.4412	£7.7403	£7.7403	£8.0524	£8.0524	£8.3580	£8.3580
15	C2 care scheme - flatted scheme in town centre	60	0.22	£1.17	£-2.9815	£-3.1197	£-2.5220	£-2.6602	£-2.0817	£-2.2199	£-1.6222	£-1.7604	£-1.3810	£-1.5192	£-0.9215	£-1.0597	£-0.4844	£-0.6207	£-0.0318	£-0.1681	£0.4057	£0.2713
16	C2 care scheme - flatted scheme edge of town/village	80	0.33	£1.76	£-3.9753	£-4.1596	£-3.3627	£-3.5470	£-2.7756	£-2.9599	£-2.1629	£-2.3472	£-1.8413	£-2.0256	£-1.2287	£-1.4129	£-0.6459	£-0.8276	£-0.0424	£-0.2241	£0.5410	£0.3618
17	C2 care scheme - houses - edge of town/village	50	0.56	£2.93	£0.7706	£0.6677	£1.2635	£1.1621	£1.7357	£1.6343	£2.2284	£2.1270	£2.5413	£2.4399	£3.0289	£2.9290	£3.4962	£3.3963	£3.9839	£3.8839	£4.4613	£4.3613
18	Class E (retail) development - town centre	-	0.42	£2.20	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957	£0.3035	£0.2957
19	Class E (light industrial) development - town centre	-	0.78	£4.10	£-0.2552	£-0.2888	£-0.2552	£-0.2888	£-0.2552	£-0.2888	£-0.2552	£-0.2888	£-0.2552	£-0.2888	£-0.2552	£-0.2888	£-0.2552	£-0.2888	£-0.2552	£-0.2888	£-0.2552	£-0.2888
20	Class E (retail) development - edge of town	-	0.58	£3.08	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119	£2.1681	£2.1119
21	Class E (office) development - town centre	-	1.11	£5.86	£-0.4130	£-0.4251	£-0.4130	£-0.4251	£-0.4130	£-0.4251	£-0.4130	£-0.4251	£-0.4130	£-0.4251	£-0.4130	£-0.4251	£-0.4130	£-0.4251	£-0.4130	£-0.4251	£-0.4130	£-0.4251
22	Class E (office) development - town centre	-	0.83	£4.40	£-1.7700	£-1.8219	£-1.7700	£-1.8219	£-1.7700	£-1.8219	£-1.7700	£-1.8219	£-1.7700	£-1.8219	£-1.7700	£-1.8219	£-1.7700	£-1.8219	£-1.7700	£-1.8219	£-1.7700	£-1.8219
23	Class E (office) development - edge of town	-	1.67	£8.79	£-2.9501	£-3.0366	£-2.9501	£-3.0366	£-2.9501	£-3.0366	£-2.9501	£-3.0366	£-2.9501	£-3.0366	£-2.9501	£-3.0366	£-2.9501	£-3.0366	£-2.9501	£-3.0366	£-2.9501	£-3.0366
24	Industrial (B2/B8) out of town	-	2.50	£13.19	£2.7806	£2.7133	£2.7806	£2.7133	£2.7806	£2.7133	£2.7806	£2.7133	£2.7806	£2.7133	£2.7806	£2.7133	£2.7806	£2.7133	£2.7806	£2.7133	£2.7806	£2.7133
25	Industrial (B2/B8) within town/village boundary	-	3.33	£17.59	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774	£11.3522	£11.0774
26	Industrial (B2/B8) edge of town/village	-	5.00	£26.38	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427	£0.5561	£0.5427
27	Hotel (town centre) 50 rooms	-	1.00	£5.28	£0.3247	£0.2798	£0.3247	£0.2798	£0.3247	£0.2798	£0.3247	£0.2798	£0.3247	£0.2798	£0.3247	£0.2798	£0.3247	£0.2798	£0.3247	£0.2798	£0.3247	£0.2798
28	Hotel (town centre) 75 rooms	-	1.00	£5.28	£0.3982	£0.3319	£0.3982	£0.3319	£0.3982	£0.3319	£0.3982	£0.3319	£0.3982	£0.3319	£0.3982	£0.3319	£0.3982	£0.3319	£0.3982	£0.3319	£0.3982	£0.3319
29	Hotel (town centre) 100 rooms	-	1.00	£5.28	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425	£0.5309	£0.4425
30	Community use/leisure within town/village	-	1.00	£5.28	£-0.8100	£-0.8503	£-0.8100	£-0.8503	£-0.8100	£-0.8503	£-0.8100	£-0.8503	£-0.8100	£-0.8503	£-0.8100	£-0.8503	£-0.8100	£-0.8503	£-0.8100	£-0.8503	£-0.8100	£-0.8503

Electric Vehicle Charging

Sales value (£ psm):

BLV: PREVIOUSLY DEVELOPED LAND					£3,940 psm		£4,180 psm		£4,410 psm		£4,650 psm		£4,880 psm		£5,120 psm		£5,350 psm		£5,590 psm		£5,825 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	£0.0956	£0.0943	£0.1305	£0.1292	£0.1639	£0.1626	£0.1988	£0.1975	£0.2224	£0.2210	£0.2572	£0.2559	£0.2907	£0.2893	£0.3256	£0.3242	£0.3597	£0.3584
2	Five unit development - edge of village	5	0.05	£0.57	£0.1594	£0.1571	£0.2175	£0.2153	£0.2732	£0.2710	£0.3314	£0.3291	£0.3706	£0.3683	£0.4287	£0.4265	£0.4844	£0.4822	£0.5426	£0.5403	£0.5995	£0.5973
3	Eight unit development - village centre	8	0.04	£0.46	£0.2029	£0.1994	£0.2927	£0.2891	£0.3788	£0.3752	£0.4685	£0.4649	£0.5282	£0.5246	£0.6180	£0.6144	£0.7033	£0.6998	£0.7923	£0.7887	£0.8794	£0.8758
4	Ten unit development - edge of village	10	0.08	£0.86	£0.3265	£0.3221	£0.4386	£0.4342	£0.5460	£0.5416	£0.6581	£0.6537	£0.7325	£0.7281	£0.8438	£0.8394	£0.9502	£0.9458	£1.0612	£1.0569	£1.1699	£1.1656
5	Ten unit development - rural site	10	0.04	£0.49	£0.3265	£0.3221	£0.4386	£0.4342	£0.5460	£0.5416	£0.6581	£0.6537	£0.7325	£0.7281	£0.8438	£0.8394	£0.9502	£0.9458	£1.0612	£1.0569	£1.1699	£1.1656
6	Fifteen unit development - edge of village	15	0.10	£1.14	£0.4898	£0.4832	£0.6579	£0.6513	£0.8190	£0.8124	£0.9871	£0.9805	£1.0988	£1.0922	£1.2656	£1.2591	£1.4253	£1.4187	£1.5918	£1.5853	£1.7549	£1.7484
7	Twenty unit development - within town/village boundary	20	0.06	£0.65	£0.6132	£0.6045	£0.8311	£0.8224	£1.0399	£1.0312	£1.2578	£1.2491	£1.4016	£1.3930	£1.6195	£1.6108	£1.8283	£1.8197	£2.0462	£2.0375	£2.2595	£2.2509
8	Thirty unit development - town centre	30	0.13	£1.43	£1.9913	£1.9571	£2.8362	£2.8021	£3.6392	£3.6055	£4.4742	£4.4405	£5.0211	£4.9874	£5.8562	£5.8225	£6.6564	£6.6227	£7.4914	£7.4578	£8.3091	£8.2754
9	Fifty unit development within town/village boundary	50	0.07	£0.81	£0.6778	£0.6563	£1.1914	£1.1699	£1.6836	£1.6621	£2.1972	£2.1758	£2.5271	£2.5057	£3.0361	£3.0150	£3.5239	£3.5027	£4.0329	£4.0117	£4.5313	£4.5101
10	One hundred unit development - edge of town	100	0.18	£2.00	£0.5158	£0.4736	£1.5654	£1.5237	£2.5650	£2.5233	£3.6080	£3.5663	£4.2839	£4.2426	£5.3176	£5.2764	£6.3083	£6.2671	£7.3421	£7.3008	£8.3543	£8.3130
11	Three hundred unit scheme - edge of town	300	0.10	£1.14	£1.2259	£1.1094	£4.1122	£3.9968	£6.8533	£6.7390	£9.7006	£9.5872	£11.5306	£11.4172	£14.3678	£14.2545	£17.0748	£16.9622	£19.8950	£19.7824	£22.6564	£22.5439
12	Caravan Park - 20 units	20	0.25	£2.85	£1.2796	£1.2709	£1.3420	£1.3334	£1.4018	£1.3932	£1.4642	£1.4556	£1.4691	£1.4604	£1.5315	£1.5228	£1.5913	£1.5827	£1.6537	£1.6451	£1.7148	£1.7062
13	Caravan Park - 40 units	40	0.14	£1.63	£2.4727	£2.4554	£2.5975	£2.5802	£2.7171	£2.6998	£2.8420	£2.8247	£2.8517	£2.8343	£2.9765	£2.9592	£3.0961	£3.0788	£3.2210	£3.2036	£3.3432	£3.3259
14	Caravan Park - 100 units	100	0.33	£3.80	£6.1816	£6.1384	£6.4937	£6.4505	£6.7928	£6.7496	£7.1049	£7.0616	£7.1291	£7.0859	£7.4412	£7.3980	£7.7403	£7.6970	£8.0524	£8.0091	£8.3580	£8.3147
15	C2 care scheme - flatted scheme in town centre	60	0.22	£2.54	£-2.9815	£-2.9920	£-2.5220	£-2.5325	£-2.0817	£-2.0922	£-1.6222	£-1.6327	£-1.3810	£-1.3915	£-0.9215	£-0.9320	£-0.4844	£-0.4948	£-0.0318	£-0.0422	£0.4057	£0.3955
16	C2 care scheme - flatted scheme edge of town/village	80	0.33	£3.80	£-3.9753	£-3.9893	£-3.3627	£-3.3767	£-2.7756	£-2.7896	£-2.1629	£-2.1769	£-1.8413	£-1.8553	£-1.2287	£-1.2427	£-0.6459	£-0.6598	£-0.0424	£-0.0562	£0.5410	£0.5273
17	C2 care scheme - houses - edge of town/village	50	0.56	£6.34	£0.7706	£0.7621	£1.2635	£1.2551	£1.7357	£1.7273	£2.2284	£2.2200	£2.5413	£2.5329	£3.0289	£3.0207	£3.4962	£3.4879	£3.9839	£3.9756	£4.4613	£4.4530
18	Class E (retail) development - town centre	-	0.42	£4.75	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035
19	Class E (light industrial) development - town centre	-	0.78	£8.87	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552
20	Class E (retail) development - edge of town	-	0.58	£6.65	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681
21	Class E (office) development - town centre	-	1.11	£12.68	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130
22	Class E (office) development - town centre	-	0.83	£9.51	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700
23	Class E (office) development - edge of town	-	1.67	£19.01	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501
24	Industrial (B2/B8) out of town	-	2.50	£28.52	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806
25	Industrial (B2/B8) within town/village boundary	-	3.33	£38.03	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522
26	Industrial (B2/B8) edge of town/village	-	5.00	£57.04	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561
27	Hotel (town centre) 50 rooms	-	1.00	£11.41	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247
28	Hotel (town centre) 75 rooms	-	1.00	£11.41	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982
29	Hotel (town centre) 100 rooms	-	1.00	£11.41	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309
30	Community use/leisure within town/village	-	1.00	£11.41	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100

BLV: HIGHER GREENFIELD					£3,940 psm		£4,180 psm		£4,410 psm		£4,650 psm		£4,880 psm		£5,120 psm		£5,350 psm		£5,590 psm		£5,825 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
1	Three unit development within town/village boundary	3	0.03	£0.41	£0.0956	£0.0943	£0.1305	£0.1292	£0.1639	£0.1626	£0.1988	£0.1975	£0.2224	£0.2210	£0.2572	£0.2559	£0.2907	£0.2893	£0.3256	£0.3242	£0.3597	£0.3584
2	Five unit development - edge of village	5	0.05	£0.62	£0.1594	£0.1571	£0.2175	£0.2153	£0.2732	£0.2710	£0.3314	£0.3291	£0.3706	£0.3683	£0.4287	£0.4265	£0.4844	£0.4822	£0.5426	£0.5403	£0.5995	£0.5973
3	Eight unit development - village centre	8	0.04	£0.50	£0.2029	£0.1994	£0.2927	£0.2891	£0.3788	£0.3752	£0.4685	£0.4649	£0.5282	£0.5246	£0.6180	£0.6144	£0.7033	£0.6998	£0.7923	£0.7887	£0.8794	£0.8758
4	Ten unit development - edge of village	10	0.08	£0.93	£0.3265	£0.3221	£0.4386	£0.4342	£0.5460	£0.5416	£0.6581	£0.6537	£0.7325	£0.7281	£0.8438	£0.8394	£0.9502	£0.9458	£1.0612	£1.0569	£1.1699	£1.1656
5	Ten unit development - rural site	10	0.04	£0.53	£0.3265	£0.3221	£0.4386	£0.4342	£0.5460	£0.5416	£0.6581	£0.6537	£0.7325	£0.7281	£0.8438	£0.8394	£0.9502	£0.9458	£1.0612	£1.0569	£1.1699	£1.1656
6	Fifteen unit development - edge of village	15	0.10	£1.24	£0.4898	£0.4832	£0.6579	£0.6513	£0.8190	£0.8124	£0.9871	£0.9805	£1.0988	£1.0922	£1.2656	£1.2591	£1.4253	£1.4187	£1.5918	£1.5853	£1.7549	£1.7484
7	Twenty unit development - within town/village boundary	20	0.06	£0.71	£0.6132	£0.6045	£0.8311	£0.8224	£1.0399	£1.0312	£1.2578	£1.2491	£1.4016	£1.3930	£1.6195	£1.6108	£1.8283	£1.8197	£2.0462	£2.0375	£2.2595	£2.2509
8	Thirty unit development - town centre	30	0.13	£1.55	£1.9913	£1.9571	£2.8362	£2.8021	£3.6392	£3.6055	£4.4742	£4.4405	£5.0211	£4.9874	£5.8562	£5.8225	£6.6564	£6.6227	£7.4914	£7.4578	£8.3091	£8.2754
9	Fifty unit development within town/village boundary	50	0.07	£0.88	£0.6778	£0.6563	£1.1914	£1.1699	£1.6836	£1.6621	£2.1972	£2.1758	£2.5271	£2.5057	£3.0361	£3.0150	£3.5239	£3.5027	£4.0329	£4.0117	£4.5313	£4.5101
10	One hundred unit development - edge of town	100	0.18	£2.17	£0.5158	£0.4736	£1.5654	£1.5237	£2.5650	£2.5233	£3.6080	£3.5663	£4.2839	£4.2426	£5.3176	£5.2764	£6.3083	£6.2671	£7.3421	£7.3008	£8.3543	£8.3130
11	Three hundred unit scheme - edge of town	300	0.10	£1.24	£1.2259	£1.1094	£4.1122	£3.9968	£6.8533	£6.7390	£9.7006	£9.5872	£11.5306	£11.4172	£14.3678	£14.2545	£17.0748	£16.9622	£19.8950	£19.7824	£22.6564	£22.5439
12	Caravan Park - 20 units	20	0.25	£3.10	£1.2796	£1.2709	£1.3420	£1.3334	£1.4018	£1.3932	£1.4642	£1.4556	£1.4691	£1.4604	£1.5315	£1.5228	£1.5913	£1.5827	£1.6537	£1.6451	£1.7148	£1.7062
13	Caravan Park - 40 units	40	0.14	£1.77	£2.4727	£2.4554	£2.5975	£2.5802	£2.7171	£2.6998	£2.8420	£2.8247	£2.8517	£2.8343	£2.9765	£2.9592	£3.0961	£3.0788	£3.2210	£3.2036	£3.3432	£3.3259
14	Caravan Park - 100 units	100	0.33	£4.13	£6.1816	£6.1384	£6.4937	£6.4505	£6.7928	£6.7496	£7.1049	£7.0616	£7.1291	£7.0859	£7.4412	£7.3980	£7.7403	£7.6970	£8.0524	£8.0091	£8.3580	£8.3147
15	C2 care scheme - flatted scheme in town centre	60	0.22	£2.75	£-2.9815	£-2.9920	£-2.5220	£-2.5325	£-2.0817	£-2.0922	£-1.6222	£-1.6327	£-1.3810	£-1.3915	£-0.9215	£-0.9320	£-0.4844	£-0.4948	£-0.0318	£-0.0422	£0.4057	£0.3955
16	C2 care scheme - flatted scheme edge of town/village	80	0.33	£4.13	£-3.9753	£-3.9893	£-3.3627	£-3.3767	£-2.7756	£-2.7896	£-2.1629	£-2.1769	£-1.8413	£-1.8553	£-1.2287	£-1.2427	£-0.6459	£-0.6598	£-0.0424	£-0.0562	£0.5410	£0.5273
17	C2 care scheme - houses - edge of town/village	50	0.56	£6.88	£0.7706	£0.7621	£1.2635	£1.2551	£1.7357	£1.7273	£2.2284	£2.2200	£2.5413	£2.5329	£3.0289	£3.0207	£3.4962	£3.4879	£3.9839	£3.9756	£4.4613	£4.4530
18	Class E (retail) development - town centre	-	0.42	£5.16	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035
19	Class E (light industrial) development - town centre	-	0.78	£9.63	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552
20	Class E (retail) development - edge of town	-	0.58	£7.23	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681
21	Class E (office) development - town centre	-	1.11	£13.76	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130
22	Class E (office) development - town centre	-	0.83	£10.32	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700
23	Class E (office) development - edge of town	-	1.67	£20.64	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501
24	Industrial (B2/B8) out of town	-	2.50	£30.97	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806
25	Industrial (B2/B8) within town/village boundary	-	3.33	£41.29	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522
26	Industrial (B2/B8) edge of town/village	-	5.00	£61.93	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561
27	Hotel (town centre) 50 rooms	-	1.00	£12.39	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247
28	Hotel (town centre) 75 rooms	-	1.00	£12.39	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982
29	Hotel (town centre) 100 rooms	-	1.00	£12.39	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309
30	Community use/leisure within town/village	-	1.00	£12.39	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100

BLV: LOWER GREENFIELD					£3,940 psm		£4,180 psm		£4,410 psm		£4,650 psm		£4,880 psm		£5,120 psm		£5,350 psm		£5,590 psm		£5,825 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
1	Three unit development within town/village boundary	3	0.03	£0.18	£0.0956	£0.0943	£0.1305	£0.1292	£0.1639	£0.1626	£0.1988	£0.1975	£0.2224	£0.2210	£0.2572	£0.2559	£0.2907	£0.2893	£0.3256	£0.3242	£0.3597	£0.3584
2	Five unit development - edge of village	5	0.05	£0.26	£0.1594	£0.1571	£0.2175	£0.2153	£0.2732	£0.2710	£0.3314	£0.3291	£0.3706	£0.3683	£0.4287	£0.4265	£0.4844	£0.4822	£0.5426	£0.5403	£0.5995	£0.5973
3	Eight unit development - village centre	8	0.04	£0.21	£0.2029	£0.1994	£0.2927	£0.2891	£0.3788	£0.3752	£0.4685	£0.4649	£0.5282	£0.5246	£0.6180	£0.6144	£0.7033	£0.6998	£0.7923	£0.7887	£0.8794	£0.8758
4	Ten unit development - edge of village	10	0.08	£0.40	£0.3265	£0.3221	£0.4386	£0.4342	£0.5460	£0.5416	£0.6581	£0.6537	£0.7325	£0.7281	£0.8438	£0.8394	£0.9502	£0.9458	£1.0612	£1.0569	£1.1699	£1.1656
5	Ten unit development - rural site	10	0.04	£0.23	£0.3265	£0.3221	£0.4386	£0.4342	£0.5460	£0.5416	£0.6581	£0.6537	£0.7325	£0.7281	£0.8438	£0.8394	£0.9502	£0.9458	£1.0612	£1.0569	£1.1699	£1.1656
6	Fifteen unit development - edge of village	15	0.10	£0.53	£0.4898	£0.4832	£0.6579	£0.6513	£0.8190	£0.8124	£0.9871	£0.9805	£1.0988	£1.0922	£1.2656	£1.2591	£1.4253	£1.4187	£1.5918	£1.5853	£1.7549	£1.7484
7	Twenty unit development - within town/village boundary	20	0.06	£0.30	£0.6132	£0.6045	£0.8311	£0.8224	£1.0399	£1.0312	£1.2578	£1.2491	£1.4016	£1.3930	£1.6195	£1.6108	£1.8283	£1.8197	£2.0462	£2.0375	£2.2595	£2.2509
8	Thirty unit development - town centre	30	0.13	£0.66	£1.9913	£1.9571	£2.8362	£2.8021	£3.6392	£3.6055	£4.4742	£4.4405	£5.0211	£4.9874	£5.8562	£5.8225	£6.6564	£6.6227	£7.4914	£7.4578	£8.3091	£8.2754
9	Fifty unit development within town/village boundary	50	0.07	£0.38	£0.6778	£0.6563	£1.1914	£1.1699	£1.6836	£1.6621	£2.1972	£2.1758	£2.5271	£2.5057	£3.0361	£3.0150	£3.5239	£3.5027	£4.0329	£4.0117	£4.5313	£4.5101
10	One hundred unit development - edge of town	100	0.18	£0.92	£0.5158	£0.4736	£1.5654	£1.5237	£2.5650	£2.5233	£3.6080	£3.5663	£4.2839	£4.2426	£5.3176	£5.2764	£6.3083	£6.2671	£7.3421	£7.3008	£8.3543	£8.3130
11	Three hundred unit scheme - edge of town	300	0.10	£0.53	£1.2259	£1.1094	£4.1122	£3.9968	£6.8533	£6.7390	£9.7006	£9.5872	£11.5306	£11.4172	£14.3678	£14.2545	£17.0748	£16.9622	£19.8950	£19.7824	£22.6564	£22.5439
12	Caravan Park - 20 units	20	0.25	£1.32	£1.2796	£1.2709	£1.3420	£1.3334	£1.4018	£1.3932	£1.4642	£1.4556	£1.4691	£1.4604	£1.5315	£1.5228	£1.5913	£1.5827	£1.6537	£1.6451	£1.7148	£1.7062
13	Caravan Park - 40 units	40	0.14	£0.75	£2.4727	£2.4554	£2.5975	£2.5802	£2.7171	£2.6998	£2.8420	£2.8247	£2.8517	£2.8343	£2.9765	£2.9592	£3.0961	£3.0788	£3.2210	£3.2036	£3.3432	£3.3259
14	Caravan Park - 100 units	100	0.33	£1.76	£6.1816	£6.1384	£6.4937	£6.4505	£6.7928	£6.7496	£7.1049	£7.0616	£7.1291	£7.0859	£7.4412	£7.3980	£7.7403	£7.6970	£8.0524	£8.0091	£8.3580	£8.3147
15	C2 care scheme - flatted scheme in town centre	60	0.22	£1.17	£-2.9815	£-2.9920	£-2.5220	£-2.5325	£-2.0817	£-2.0922	£-1.6222	£-1.6327	£-1.3810	£-1.3915	£-0.9215	£-0.9320	£-0.4844	£-0.4948	£-0.0318	£-0.0422	£0.4057	£0.3955
16	C2 care scheme - flatted scheme edge of town/village	80	0.33	£1.76	£-3.9753	£-3.9893	£-3.3627	£-3.3767	£-2.7756	£-2.7896	£-2.1629	£-2.1769	£-1.8413	£-1.8553	£-1.2287	£-1.2427	£-0.6459	£-0.6598	£-0.0424	£-0.0562	£0.5410	£0.5273
17	C2 care scheme - houses - edge of town/village	50	0.56	£2.93	£0.7706	£0.7621	£1.2635	£1.2551	£1.7357	£1.7273	£2.2284	£2.2200	£2.5413	£2.5329	£3.0289	£3.0207	£3.4962	£3.4879	£3.9839	£3.9756	£4.4613	£4.4530
18	Class E (retail) development - town centre	-	0.42	£2.20	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035	£0.3035
19	Class E (light industrial) development - town centre	-	0.78	£4.10	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552	£-0.2552
20	Class E (retail) development - edge of town	-	0.58	£3.08	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681	£2.1681
21	Class E (office) development - town centre	-	1.11	£5.86	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130	£-0.4130
22	Class E (office) development - town centre	-	0.83	£4.40	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700	£-1.7700
23	Class E (office) development - edge of town	-	1.67	£8.79	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501	£-2.9501
24	Industrial (B2/B8) out of town	-	2.50	£13.19	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806	£2.7806
25	Industrial (B2/B8) within town/village boundary	-	3.33	£17.59	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522	£11.3522
26	Industrial (B2/B8) edge of town/village	-	5.00	£26.38	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561	£0.5561
27	Hotel (town centre) 50 rooms	-	1.00	£5.28	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247	£0.3247
28	Hotel (town centre) 75 rooms	-	1.00	£5.28	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982	£0.3982
29	Hotel (town centre) 100 rooms	-	1.00	£5.28	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309	£0.5309
30	Community use/leisure within town/village	-	1.00	£5.28	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100	£-0.8100

Net zero carbon B / Y

Sales value (£ psm):

BLV: PREVIOUSLY DEVELOPED LAND					£3,940 psm		£4,180 psm		£4,410 psm		£4,650 psm		£4,880 psm		£5,120 psm		£5,350 psm		£5,590 psm		£5,825 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	£0.0956	£0.0192	£0.1305	£0.0541	£0.1639	£0.0875	£0.1988	£0.1224	£0.2224	£0.1459	£0.2572	£0.1808	£0.2907	£0.2143	£0.3256	£0.2491	£0.3597	£0.2833
2	Five unit development - edge of village	5	0.05	£0.57	£0.1594	£0.0320	£0.2175	£0.0902	£0.2732	£0.1459	£0.3314	£0.2040	£0.3706	£0.2432	£0.4287	£0.3014	£0.4844	£0.3571	£0.5426	£0.4152	£0.5995	£0.4722
3	Eight unit development - village centre	8	0.04	£0.46	£0.2029	-£0.0007	£0.2927	£0.0891	£0.3788	£0.1752	£0.4685	£0.2649	£0.5282	£0.3246	£0.6180	£0.4144	£0.7033	£0.5004	£0.7923	£0.5902	£0.8794	£0.6781
4	Ten unit development - edge of village	10	0.08	£0.86	£0.3265	£0.0756	£0.4386	£0.1877	£0.5460	£0.2951	£0.6581	£0.4071	£0.7325	£0.4816	£0.8438	£0.5937	£0.9502	£0.7011	£1.0612	£0.8131	£1.1699	£0.9225
5	Ten unit development - rural site	10	0.04	£0.49	£0.3265	£0.0756	£0.4386	£0.1877	£0.5460	£0.2951	£0.6581	£0.4071	£0.7325	£0.4816	£0.8438	£0.5937	£0.9502	£0.7011	£1.0612	£0.8131	£1.1699	£0.9225
6	Fifteen unit development - edge of village	15	0.10	£1.14	£0.4898	£0.1134	£0.6579	£0.2815	£0.8190	£0.4426	£0.9871	£0.6107	£1.0988	£0.7224	£1.2656	£0.8905	£1.4253	£1.0516	£1.5918	£1.2197	£1.7549	£1.3837
7	Twenty unit development - within town/village boundary	20	0.06	£0.65	£0.6132	£0.1163	£0.8311	£0.3368	£1.0399	£0.5480	£1.2578	£0.7667	£1.4016	£0.9106	£1.6195	£1.1284	£1.8283	£1.3372	£2.0462	£1.5551	£2.2595	£1.7685
8	Thirty unit development - town centre	30	0.13	£1.43	£1.9913	-£0.0972	£2.8362	£0.7492	£3.6392	£1.5589	£4.4742	£2.4039	£5.0211	£2.9567	£5.8562	£3.7982	£6.6564	£4.5985	£7.4914	£5.4335	£8.3091	£6.2512
9	Fifty unit development within town/village boundary	50	0.07	£0.81	£0.6778	-£0.5967	£1.1914	-£0.0690	£1.6836	£0.4306	£2.1972	£0.9462	£2.5271	£1.2761	£3.0361	£1.7898	£3.5239	£2.2820	£4.0329	£2.7956	£4.5313	£3.2950
10	One hundred unit development - edge of town	100	0.18	£2.00	£0.5158	-£2.2510	£1.5654	-£1.1653	£2.5650	-£0.1312	£3.6080	£0.9259	£4.2839	£1.6097	£5.3176	£2.6528	£6.3083	£3.6523	£7.3421	£4.6921	£8.3543	£5.7043
11	Three hundred unit scheme - edge of town	300	0.10	£1.14	£1.2259	-£6.4999	£4.1122	-£3.4333	£6.8533	-£0.5665	£9.7006	£2.3459	£11.5306	£4.1952	£14.3678	£7.0624	£17.0748	£9.8016	£19.8950	£12.6388	£22.6564	£15.4169
12	Caravan Park - 20 units	20	0.25	£2.85	£1.2796	£1.2796	£1.3420	£1.3420	£1.4018	£1.4018	£1.4642	£1.4642	£1.4691	£1.4691	£1.5315	£1.5315	£1.5913	£1.5913	£1.6537	£1.6537	£1.7148	£1.7148
13	Caravan Park - 40 units	40	0.14	£1.63	£2.4727	£2.4727	£2.5975	£2.5975	£2.7171	£2.7171	£2.8420	£2.8420	£2.8517	£2.8517	£2.9765	£2.9765	£3.0961	£3.0961	£3.2210	£3.2210	£3.3432	£3.3432
14	Caravan Park - 100 units	100	0.33	£3.80	£6.1816	£6.1816	£6.4937	£6.4937	£6.7928	£6.7928	£7.1049	£7.1049	£7.1291	£7.1291	£7.4412	£7.4412	£7.7403	£7.7403	£8.0524	£8.0524	£8.3580	£8.3580
15	C2 care scheme - flatted scheme in town centre	60	0.22	£2.54	-£2.9815	-£4.6105	-£2.5220	-£4.1510	-£2.0817	-£3.7107	-£1.6222	-£3.2512	-£1.3810	-£3.0100	-£0.9215	-£2.5505	-£0.4844	-£2.1101	-£0.0318	-£1.6507	£0.4057	-£1.2008
16	C2 care scheme - flatted scheme edge of town/village	80	0.33	£3.80	-£3.9753	-£6.1473	-£3.3627	-£5.5346	-£2.7756	-£4.9475	-£2.1629	-£4.3349	-£1.8413	-£4.0133	-£1.2287	-£3.4006	-£0.6459	-£2.8135	-£0.0424	-£2.2009	£0.5410	-£1.6010
17	C2 care scheme - houses - edge of town/village	50	0.56	£6.34	£0.7706	-£0.4477	£1.2635	£0.0575	£1.7357	£0.5356	£2.2284	£1.0333	£2.5413	£1.3462	£3.0289	£1.8389	£3.4962	£2.3110	£3.9839	£2.8037	£4.4613	£3.2829
18	Class E (retail) development - town centre	-	0.42	£4.75	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133
19	Class E (light industrial) development - town centre	-	0.78	£8.87	-£0.2552	-£0.6458	-£0.2552	-£0.6458	-£0.2552	-£0.6458	-£0.2552	-£0.6458	-£0.2552	-£0.6458	-£0.2552	-£0.6458	-£0.2552	-£0.6458	-£0.2552	-£0.6458	-£0.2552	-£0.6458
20	Class E (retail) development - edge of town	-	0.58	£6.65	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236
21	Class E (office) development - town centre	-	1.11	£12.68	-£0.4130	-£0.5546	-£0.4130	-£0.5546	-£0.4130	-£0.5546	-£0.4130	-£0.5546	-£0.4130	-£0.5546	-£0.4130	-£0.5546	-£0.4130	-£0.5546	-£0.4130	-£0.5546	-£0.4130	-£0.5546
22	Class E (office) development - town centre	-	0.83	£9.51	-£1.7700	-£2.3769	-£1.7700	-£2.3769	-£1.7700	-£2.3769	-£1.7700	-£2.3769	-£1.7700	-£2.3769	-£1.7700	-£2.3769	-£1.7700	-£2.3769	-£1.7700	-£2.3769	-£1.7700	-£2.3769
23	Class E (office) development - edge of town	-	1.67	£19.01	-£2.9501	-£3.9615	-£2.9501	-£3.9615	-£2.9501	-£3.9615	-£2.9501	-£3.9615	-£2.9501	-£3.9615	-£2.9501	-£3.9615	-£2.9501	-£3.9615	-£2.9501	-£3.9615	-£2.9501	-£3.9615
24	Industrial (B2/B8) out of town	-	2.50	£28.52	£2.7806	£2.0040	£2.7806	£2.0040	£2.7806	£2.0040	£2.7806	£2.0040	£2.7806	£2.0040	£2.7806	£2.0040	£2.7806	£2.0040	£2.7806	£2.0040	£2.7806	£2.0040
25	Industrial (B2/B8) within town/village boundary	-	3.33	£38.03	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805
26	Industrial (B2/B8) edge of town/village	-	5.00	£57.04	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008
27	Hotel (town centre) 50 rooms	-	1.00	£11.41	£0.3247	-£0.2035	£0.3247	-£0.2035	£0.3247	-£0.2035	£0.3247	-£0.2035	£0.3247	-£0.2035	£0.3247	-£0.2035	£0.3247	-£0.2035	£0.3247	-£0.2035	£0.3247	-£0.2035
28	Hotel (town centre) 75 rooms	-	1.00	£11.41	£0.3982	-£0.3831	£0.3982	-£0.3831	£0.3982	-£0.3831	£0.3982	-£0.3831	£0.3982	-£0.3831	£0.3982	-£0.3831	£0.3982	-£0.3831	£0.3982	-£0.3831	£0.3982	-£0.3831
29	Hotel (town centre) 100 rooms	-	1.00	£11.41	£0.5309	-£0.5108	£0.5309	-£0.5108	£0.5309	-£0.5108	£0.5309	-£0.5108	£0.5309	-£0.5108	£0.5309	-£0.5108	£0.5309	-£0.5108	£0.5309	-£0.5108	£0.5309	-£0.5108
30	Community use/leisure within town/village	-	1.00	£11.41	-£0.8100	-£1.2815	-£0.8100	-£1.2815	-£0.8100	-£1.2815	-£0.8100	-£1.2815	-£0.8100	-£1.2815	-£0.8100	-£1.2815	-£0.8100	-£1.2815	-£0.8100	-£1.2815	-£0.8100	-£1.2815

BLV: HIGHER GREENFIELD					£3,940 psm		£4,180 psm		£4,410 psm		£4,650 psm		£4,880 psm		£5,120 psm		£5,350 psm		£5,590 psm		£5,825 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
1	Three unit development within town/village boundary	3	0.03	£0.41	£0.0956	£0.0192	£0.1305	£0.0541	£0.1639	£0.0875	£0.1988	£0.1224	£0.2224	£0.1459	£0.2572	£0.1808	£0.2907	£0.2143	£0.3256	£0.2491	£0.3597	£0.2833
2	Five unit development - edge of village	5	0.05	£0.62	£0.1594	£0.0320	£0.2175	£0.0902	£0.2732	£0.1459	£0.3314	£0.2040	£0.3706	£0.2432	£0.4287	£0.3014	£0.4844	£0.3571	£0.5426	£0.4152	£0.5995	£0.4722
3	Eight unit development - village centre	8	0.04	£0.50	£0.2029	-£0.0007	£0.2927	£0.0891	£0.3788	£0.1752	£0.4685	£0.2649	£0.5282	£0.3246	£0.6180	£0.4144	£0.7033	£0.5004	£0.7923	£0.5902	£0.8794	£0.6781
4	Ten unit development - edge of village	10	0.08	£0.93	£0.3265	£0.0756	£0.4386	£0.1877	£0.5460	£0.2951	£0.6581	£0.4071	£0.7325	£0.4816	£0.8438	£0.5937	£0.9502	£0.7011	£1.0612	£0.8131	£1.1699	£0.9225
5	Ten unit development - rural site	10	0.04	£0.53	£0.3265	£0.0756	£0.4386	£0.1877	£0.5460	£0.2951	£0.6581	£0.4071	£0.7325	£0.4816	£0.8438	£0.5937	£0.9502	£0.7011	£1.0612	£0.8131	£1.1699	£0.9225
6	Fifteen unit development - edge of village	15	0.10	£1.24	£0.4898	£0.1134	£0.6579	£0.2815	£0.8190	£0.4426	£0.9871	£0.6107	£1.0988	£0.7224	£1.2656	£0.8905	£1.4253	£1.0516	£1.5918	£1.2197	£1.7549	£1.3837
7	Twenty unit development - within town/village boundary	20	0.06	£0.71	£0.6132	£0.1163	£0.8311	£0.3368	£1.0399	£0.5480	£1.2578	£0.7667	£1.4016	£0.9106	£1.6195	£1.1284	£1.8283	£1.3372	£2.0462	£1.5551	£2.2595	£1.7685
8	Thirty unit development - town centre	30	0.13	£1.55	£1.9913	-£0.0972	£2.8362	£0.7492	£3.6392	£1.5589	£4.4742	£2.4039	£5.0211	£2.9567	£5.8562	£3.7982	£6.6564	£4.5985	£7.4914	£5.4335	£8.3091	£6.2512
9	Fifty unit development within town/village boundary	50	0.07	£0.88	£0.6778	-£0.5967	£1.1914	-£0.0690	£1.6836	£0.4306	£2.1972	£0.9462	£2.5271	£1.2761	£3.0361	£1.7898	£3.5239	£2.2820	£4.0329	£2.7956	£4.5313	£3.2950
10	One hundred unit development - edge of town	100	0.18	£2.17	£0.5158	-£2.2510	£1.5654	-£1.1653	£2.5650	-£0.1312	£3.6080	£0.9259	£4.2839	£1.6097	£5.3176	£2.6528	£6.3083	£3.6523	£7.3421	£4.6921	£8.3543	£5.7043
11	Three hundred unit scheme - edge of town	300	0.10	£1.24	£1.2259	-£6.4999	£4.1122	-£3.4333	£6.8533	-£0.5665	£9.7006	£2.3459	£11.5306	£4.1952	£14.3678	£7.0624	£17.0748	£9.8016	£19.8950	£12.6388	£22.6564	£15.4169
12	Caravan Park - 20 units	20	0.25	£3.10	£1.2796	£1.2796	£1.3420	£1.3420	£1.4018	£1.4018	£1.4642	£1.4642	£1.4691	£1.4691	£1.5315	£1.5315	£1.5913	£1.5913	£1.6537	£1.6537	£1.7148	£1.7148
13	Caravan Park - 40 units	40	0.14	£1.77	£2.4727	£2.4727	£2.5975	£2.5975	£2.7171	£2.7171	£2.8420	£2.8420	£2.8517	£2.8517	£2.9765	£2.9765	£3.0961	£3.0961	£3.2210	£3.2210	£3.3432	£3.3432
14	Caravan Park - 100 units	100	0.33	£4.13	£6.1816	£6.1816	£6.4937	£6.4937	£6.7928	£6.7928	£7.1049	£7.1049	£7.1291	£7.1291	£7.4412	£7.4412	£7.7403	£7.7403	£8.0524	£8.0524	£8.3580	£8.3580
15	C2 care scheme - flatted scheme in town centre	60	0.22	£2.75	-£2.9815	-£4.6105	-£2.5220	-£4.1510	-£2.0817	-£3.7107	-£1.6222	-£3.2512	-£1.3810	-£3.0100	-£0.9215	-£2.5505	-£0.4844	-£2.1101	-£0.0318	-£1.6507	£0.4057	-£1.2008
16	C2 care scheme - flatted scheme edge of town/village	80	0.33	£4.13	-£3.9753	-£6.1473	-£3.3627	-£5.5346	-£2.7756	-£4.9475	-£2.1629	-£4.3349	-£1.8413	-£4.0133	-£1.2287	-£3.4006	-£0.6459	-£2.8135	-£0.0424	-£2.2009	£0.5410	-£1.6010
17	C2 care scheme - houses - edge of town/village	50	0.56	£6.88	£0.7706	-£0.4477	£1.2635	£0.0575	£1.7357	£0.5356	£2.2284	£1.0333	£2.5413	£1.3462	£3.0289	£1.8389	£3.4962	£2.3110	£3.9839	£2.8037	£4.4613	£3.2829
18	Class E (retail) development - town centre	-	0.42	£5.16	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133
19	Class E (light industrial) development - town centre	-	0.78	£9.63	-£0.2552	-£0.6458	-£0.2552	-£0.6458	-£0.2552	-£0.6458	-£0.2552	-£0.6458	-£0.2552	-£0.6458	-£0.2552	-£0.6458	-£0.2552	-£0.6458	-£0.2552	-£0.6458	-£0.2552	-£0.6458
20	Class E (retail) development - edge of town	-	0.58	£7.23	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236
21	Class E (office) development - town centre	-	1.11	£13.76	-£0.4130	-£0.5546	-£0.4130	-£0.5546	-£0.4130	-£0.5546	-£0.4130	-£0.5546	-£0.4130	-£0.5546	-£0.4130	-£0.5546	-£0.4130	-£0.5546	-£0.4130	-£0.5546	-£0.4130	-£0.5546
22	Class E (office) development - town centre	-	0.83	£10.32	-£1.7700	-£2.3769	-£1.7700	-£2.3769	-£1.7700	-£2.3769	-£1.7700	-£2.3769	-£1.7700	-£2.3769	-£1.7700	-£2.3769	-£1.7700	-£2.3769	-£1.7700	-£2.3769	-£1.7700	-£2.3769
23	Class E (office) development - edge of town	-	1.67	£20.64	-£2.9501	-£3.9615	-£2.9501	-£3.9615	-£2.9501	-£3.9615	-£2.9501	-£3.9615	-£2.9501	-£3.9615	-£2.9501	-£3.9615	-£2.9501	-£3.9615	-£2.9501	-£3.9615	-£2.9501	-£3.9615
24	Industrial (B2/B8) out of town	-	2.50	£30.97	£2.7806	£2.0040	£2.7806	£2.0040	£2.7806	£2.0040	£2.7806	£2.0040	£2.7806	£2.0040	£2.7806	£2.0040	£2.7806	£2.0040	£2.7806	£2.0040	£2.7806	£2.0040
25	Industrial (B2/B8) within town/village boundary	-	3.33	£41.29	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805
26	Industrial (B2/B8) edge of town/village	-	5.00	£61.93	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008
27	Hotel (town centre) 50 rooms	-	1.00	£12.39	£0.3247	-£0.2035	£0.3247	-£0.2035	£0.3247	-£0.2035	£0.3247	-£0.2035	£0.3247	-£0.2035	£0.3247	-£0.2035	£0.3247	-£0.2035	£0.3247	-£0.2035	£0.3247	-£0.2035
28	Hotel (town centre) 75 rooms	-	1.00	£12.39	£0.3982	-£0.3831	£0.3982	-£0.3831	£0.3982	-£0.3831	£0.3982	-£0.3831	£0.3982	-£0.3831	£0.3982	-£0.3831	£0.3982	-£0.3831	£0.3982	-£0.3831	£0.3982	-£0.3831
29	Hotel (town centre) 100 rooms	-	1.00	£12.39	£0.5309	-£0.5108	£0.5309	-£0.5108	£0.5309	-£0.5108	£0.5309	-£0.5108	£0.5309	-£0.5108	£0.5309	-£0.5108	£0.5309	-£0.5108	£0.5309	-£0.5108	£0.5309	-£0.5108
30	Community use/leisure within town/village	-	1.00	£12.39	-£0.8100	-£1.2815	-£0.8100	-£1.2815	-£0.8100	-£1.2815	-£0.8100	-£1.2815	-£0.8100	-£1.2815	-£0.8100	-£1.2815	-£0.8100	-£1.2815	-£0.8100	-£1.2815	-£0.8100	-£1.2815

BLV: LOWER GREENFIELD					£3,940 psm		£4,180 psm		£4,410 psm		£4,650 psm		£4,880 psm		£5,120 psm		£5,350 psm		£5,590 psm		£5,825 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
1	Three unit development within town/village boundary	3	0.03	£0.18	£0.0956	£0.0192	£0.1305	£0.0541	£0.1639	£0.0875	£0.1988	£0.1224	£0.2224	£0.1459	£0.2572	£0.1808	£0.2907	£0.2143	£0.3256	£0.2491	£0.3597	£0.2833
2	Five unit development - edge of village	5	0.05	£0.26	£0.1594	£0.0320	£0.2175	£0.0902	£0.2732	£0.1459	£0.3314	£0.2040	£0.3706	£0.2432	£0.4287	£0.3014	£0.4844	£0.3571	£0.5426	£0.4152	£0.5995	£0.4722
3	Eight unit development - village centre	8	0.04	£0.21	£0.2029	-£0.0007	£0.2927	£0.0891	£0.3788	£0.1752	£0.4685	£0.2649	£0.5282	£0.3246	£0.6180	£0.4144	£0.7033	£0.5004	£0.7923	£0.5902	£0.8794	£0.6781
4	Ten unit development - edge of village	10	0.08	£0.40	£0.3265	£0.0756	£0.4386	£0.1877	£0.5460	£0.2951	£0.6581	£0.4071	£0.7325	£0.4816	£0.8438	£0.5937	£0.9502	£0.7011	£1.0612	£0.8131	£1.1699	£0.9225
5	Ten unit development - rural site	10	0.04	£0.23	£0.3265	£0.0756	£0.4386	£0.1877	£0.5460	£0.2951	£0.6581	£0.4071	£0.7325	£0.4816	£0.8438	£0.5937	£0.9502	£0.7011	£1.0612	£0.8131	£1.1699	£0.9225
6	Fifteen unit development - edge of village	15	0.10	£0.53	£0.4898	£0.1134	£0.6579	£0.2815	£0.8190	£0.4426	£0.9871	£0.6107	£1.0988	£0.7224	£1.2656	£0.8905	£1.4253	£1.0516	£1.5918	£1.2197	£1.7549	£1.3837
7	Twenty unit development - within town/village boundary	20	0.06	£0.30	£0.6132	£0.1163	£0.8311	£0.3368	£1.0399	£0.5480	£1.2578	£0.7667	£1.4016	£0.9106	£1.6195	£1.1284	£1.8283	£1.3372	£2.0462	£1.5551	£2.2595	£1.7685
8	Thirty unit development - town centre	30	0.13	£0.66	£1.9913	-£0.0972	£2.8362	£0.7492	£3.6392	£1.5589	£4.4742	£2.4039	£5.0211	£2.9567	£5.8562	£3.7982	£6.6564	£4.5985	£7.4914	£5.4335	£8.3091	£6.2512
9	Fifty unit development within town/village boundary	50	0.07	£0.38	£0.6778	-£0.5967	£1.1914	-£0.0690	£1.6836	£0.4306	£2.1972	£0.9462	£2.5271	£1.2761	£3.0361	£1.7898	£3.5239	£2.2820	£4.0329	£2.7956	£4.5313	£3.2950
10	One hundred unit development - edge of town	100	0.18	£0.92	£0.5158	-£2.2510	£1.5654	-£1.1653	£2.5650	-£0.1312	£3.6080	£0.9259	£4.2839	£1.6097	£5.3176	£2.6528	£6.3083	£3.6523	£7.3421	£4.6921	£8.3543	£5.7043
11	Three hundred unit scheme - edge of town	300	0.10	£0.53	£1.2259	-£6.4999	£4.1122	-£3.4333	£6.8533	-£0.5665	£9.7006	£2.3459	£11.5306	£4.1952	£14.3678	£7.0624	£17.0748	£9.8016	£19.8950	£12.6388	£22.6564	£15.4169
12	Caravan Park - 20 units	20	0.25	£1.32	£1.2796	£1.2796	£1.3420	£1.3420	£1.4018	£1.4018	£1.4642	£1.4642	£1.4691	£1.4691	£1.5315	£1.5315	£1.5913	£1.5913	£1.6537	£1.6537	£1.7148	£1.7148
13	Caravan Park - 40 units	40	0.14	£0.75	£2.4727	£2.4727	£2.5975	£2.5975	£2.7171	£2.7171	£2.8420	£2.8420	£2.8517	£2.8517	£2.9765	£2.9765	£3.0961	£3.0961	£3.2210	£3.2210	£3.3432	£3.3432
14	Caravan Park - 100 units	100	0.33	£1.76	£6.1816	£6.1816	£6.4937	£6.4937	£6.7928	£6.7928	£7.1049	£7.1049	£7.1291	£7.1291	£7.4412	£7.4412	£7.7403	£7.7403	£8.0524	£8.0524	£8.3580	£8.3580
15	C2 care scheme - flatted scheme in town centre	60	0.22	£1.17	-£2.9815	-£4.6105	-£2.5220	-£4.1510	-£2.0817	-£3.7107	-£1.6222	-£3.2512	-£1.3810	-£3.0100	-£0.9215	-£2.5505	-£0.4844	-£2.1101	-£0.0318	-£1.6507	£0.4057	-£1.2008
16	C2 care scheme - flatted scheme edge of town/village	80	0.33	£1.76	-£3.9753	-£6.1473	-£3.3627	-£5.5346	-£2.7756	-£4.9475	-£2.1629	-£4.3349	-£1.8413	-£4.0133	-£1.2287	-£3.4006	-£0.6459	-£2.8135	-£0.0424	-£2.2009	£0.5410	-£1.6010
17	C2 care scheme - houses - edge of town/village	50	0.56	£2.93	£0.7706	-£0.4477	£1.2635	£0.0575	£1.7357	£0.5356	£2.2284	£1.0333	£2.5413	£1.3462	£3.0289	£1.8389	£3.4962	£2.3110	£3.9839	£2.8037	£4.4613	£3.2829
18	Class E (retail) development - town centre	-	0.42	£2.20	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133	£0.3035	£0.2133
19	Class E (light industrial) development - town centre	-	0.78	£4.10	-£0.2552	-£0.6458	-£0.2552	-£0.6458	-£0.2552	-£0.6458	-£0.2552	-£0.6458	-£0.2552	-£0.6458	-£0.2552	-£0.6458	-£0.2552	-£0.6458	-£0.2552	-£0.6458	-£0.2552	-£0.6458
20	Class E (retail) development - edge of town	-	0.58	£3.08	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236	£2.1681	£1.5236
21	Class E (office) development - town centre	-	1.11	£5.86	-£0.4130	-£0.5546	-£0.4130	-£0.5546	-£0.4130	-£0.5546	-£0.4130	-£0.5546	-£0.4130	-£0.5546	-£0.4130	-£0.5546	-£0.4130	-£0.5546	-£0.4130	-£0.5546	-£0.4130	-£0.5546
22	Class E (office) development - town centre	-	0.83	£4.40	-£1.7700	-£2.3769	-£1.7700	-£2.3769	-£1.7700	-£2.3769	-£1.7700	-£2.3769	-£1.7700	-£2.3769	-£1.7700	-£2.3769	-£1.7700	-£2.3769	-£1.7700	-£2.3769	-£1.7700	-£2.3769
23	Class E (office) development - edge of town	-	1.67	£8.79	-£2.9501	-£3.9615	-£2.9501	-£3.9615	-£2.9501	-£3.9615	-£2.9501	-£3.9615	-£2.9501	-£3.9615	-£2.9501	-£3.9615	-£2.9501	-£3.9615	-£2.9501	-£3.9615	-£2.9501	-£3.9615
24	Industrial (B2/B8) out of town	-	2.50	£13.19	£2.7806	£2.0040	£2.7806	£2.0040	£2.7806	£2.0040	£2.7806	£2.0040	£2.7806	£2.0040	£2.7806	£2.0040	£2.7806	£2.0040	£2.7806	£2.0040	£2.7806	£2.0040
25	Industrial (B2/B8) within town/village boundary	-	3.33	£17.59	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805	£11.3522	£8.1805
26	Industrial (B2/B8) edge of town/village	-	5.00	£26.38	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008	£0.5561	£0.4008
27	Hotel (town centre) 50 rooms	-	1.00	£5.28	£0.3247	-£0.2035	£0.3247	-£0.2035	£0.3247	-£0.2035	£0.3247	-£0.2035	£0.3247	-£0.2035	£0.3247	-£0.2035	£0.3247	-£0.2035	£0.3247	-£0.2035	£0.3247	-£0.2035
28	Hotel (town centre) 75 rooms	-	1.00	£5.28	£0.3982	-£0.3831	£0.3982	-£0.3831	£0.3982	-£0.3831	£0.3982	-£0.3831	£0.3982	-£0.3831	£0.3982	-£0.3831	£0.3982	-£0.3831	£0.3982	-£0.3831	£0.3982	-£0.3831
29	Hotel (town centre) 100 rooms	-	1.00	£5.28	£0.5309	-£0.5108	£0.5309	-£0.5108	£0.5309	-£0.5108	£0.5309	-£0.5108	£0.5309	-£0.5108	£0.5309	-£0.5108	£0.5309	-£0.5108	£0.5309	-£0.5108	£0.5309	-£0.5108
30	Community use/leisure within town/village	-	1.00	£5.28	-£0.8100	-£1.2815	-£0.8100	-£1.2815	-£0.8100	-£1.2815	-£0.8100	-£1.2815	-£0.8100	-£1.2815	-£0.8100	-£1.2815	-£0.8100	-£1.2815	-£0.8100	-£1.2815	-£0.8100	-£1.2815

Net zero carbon A / X

Sales value (£ psm):

BLV: PREVIOUSLY DEVELOPED LAND					£3,940 psm		£4,180 psm		£4,410 psm		£4,650 psm		£4,880 psm		£5,120 psm		£5,350 psm		£5,590 psm		£5,825 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 boundary	3	0.03	£0.38	£0.0956	£0.0702	£0.1305	£0.1050	£0.1639	£0.1385	£0.1988	£0.1733	£0.2224	£0.1969	£0.2572	£0.2318	£0.2907	£0.2652	£0.3256	£0.3001	£0.3597	£0.3342
2	Five unit development - edge of village	5	0.05	£0.57	£0.1594	£0.1169	£0.2175	£0.1751	£0.2732	£0.2308	£0.3314	£0.2889	£0.3706	£0.3281	£0.4287	£0.3863	£0.4844	£0.4420	£0.5426	£0.5001	£0.5995	£0.5571
3	Eight unit development - village centre	8	0.04	£0.46	£0.2029	£0.1351	£0.2927	£0.2249	£0.3788	£0.3109	£0.4685	£0.4007	£0.5282	£0.4603	£0.6180	£0.5501	£0.7033	£0.6361	£0.7923	£0.7254	£0.8794	£0.8124
4	Ten unit development - edge of village	10	0.08	£0.86	£0.3265	£0.2429	£0.4386	£0.3550	£0.5460	£0.4624	£0.6581	£0.5744	£0.7325	£0.6489	£0.8438	£0.7610	£0.9502	£0.8677	£1.0612	£0.9787	£1.1699	£1.0874
5	Ten unit development - rural site	10	0.04	£0.49	£0.3265	£0.2429	£0.4386	£0.3550	£0.5460	£0.4624	£0.6581	£0.5744	£0.7325	£0.6489	£0.8438	£0.7610	£0.9502	£0.8677	£1.0612	£0.9787	£1.1699	£1.0874
6	Fifteen unit development - edge of village	15	0.10	£1.14	£0.4898	£0.3643	£0.6579	£0.5325	£0.8190	£0.6936	£0.9871	£0.8617	£1.0988	£0.9733	£1.2656	£1.1414	£1.4253	£1.3015	£1.5918	£1.4681	£1.7549	£1.6312
7	Twenty unit development - within town/village boundary	20	0.06	£0.65	£0.6132	£0.4483	£0.8311	£0.6674	£1.0399	£0.8762	£1.2578	£1.0941	£1.4016	£1.2379	£1.6195	£1.4558	£1.8283	£1.6646	£2.0462	£1.8825	£2.2595	£2.0958
8	Thirty unit development - town centre	30	0.13	£1.43	£1.9913	£1.2956	£2.8362	£2.1405	£3.6392	£2.9503	£4.4742	£3.7882	£5.0211	£4.3351	£5.8562	£5.1702	£6.6564	£5.9704	£7.4914	£6.8055	£8.3091	£7.6231
9	Fifty unit development within town/village boundary	50	0.07	£0.81	£0.6778	£0.2574	£1.1914	£0.7744	£1.6836	£1.2666	£2.1972	£1.7802	£2.5271	£2.1101	£3.0361	£2.6237	£3.5239	£3.1118	£4.0329	£3.6208	£4.5313	£4.1192
10	One hundred unit development - edge of town	100	0.18	£2.00	£0.5158	-£0.3936	£1.5654	£0.6671	£2.5650	£1.6722	£3.6080	£2.7152	£4.2839	£3.3953	£5.3176	£4.4343	£6.3083	£5.4250	£7.3421	£6.4587	£8.3543	£7.4709
11	Three hundred unit scheme - edge of town	300	0.10	£1.14	£1.2259	-£1.2945	£4.1122	£1.6410	£6.8533	£4.4046	£9.7006	£7.2632	£11.5306	£9.1009	£14.3678	£11.9394	£17.0748	£14.6584	£19.8950	£17.4840	£22.6564	£20.2454
12	Caravan Park - 20 units	20	0.25	£2.85	£1.2796	£1.2796	£1.3420	£1.3420	£1.4018	£1.4018	£1.4642	£1.4642	£1.4691	£1.4691	£1.5315	£1.5315	£1.5913	£1.5913	£1.6537	£1.6537	£1.7148	£1.7148
13	Caravan Park - 40 units	40	0.14	£1.63	£2.4727	£2.4727	£2.5975	£2.5975	£2.7171	£2.7171	£2.8420	£2.8420	£2.8517	£2.8517	£2.9765	£2.9765	£3.0961	£3.0961	£3.2210	£3.2210	£3.3432	£3.3432
14	Caravan Park - 100 units	100	0.33	£3.80	£6.1816	£6.1816	£6.4937	£6.4937	£6.7928	£6.7928	£7.1049	£7.1049	£7.1291	£7.1291	£7.4412	£7.4412	£7.7403	£7.7403	£8.0524	£8.0524	£8.3580	£8.3580
15	C2 care scheme - flatted scheme in town centre	60	0.22	£2.54	-£2.9815	-£3.5245	-£2.5220	-£3.0650	-£2.0817	-£2.6247	-£1.6222	-£2.1652	-£1.3810	-£1.9240	-£0.9215	-£1.4645	-£0.4844	-£1.0242	-£0.0318	-£0.5672	£0.4057	-£0.1240
16	C2 care scheme - flatted scheme edge of town/village	80	0.33	£3.80	-£3.9753	-£4.6993	-£3.3627	-£4.0867	-£2.7756	-£3.4996	-£2.1629	-£2.8869	-£1.8413	-£2.5653	-£1.2287	-£1.9527	-£0.6459	-£1.3655	-£0.0424	-£0.7563	£0.5410	-£0.1653
17	C2 care scheme - houses - edge of town/village	50	0.56	£6.34	£0.7706	£0.3666	£1.2635	£0.8652	£1.7357	£1.3373	£2.2284	£1.8300	£2.5413	£2.1429	£3.0289	£2.6356	£3.4962	£3.1034	£3.9839	£3.5910	£4.4613	£4.0685
18	Class E (retail) development - town centre	-	0.42	£4.75	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735
19	Class E (light industrial) development - town centre	-	0.78	£8.87	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854
20	Class E (retail) development - edge of town	-	0.58	£6.65	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532
21	Class E (office) development - town centre	-	1.11	£12.68	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602
22	Class E (office) development - town centre	-	0.83	£9.51	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723
23	Class E (office) development - edge of town	-	1.67	£19.01	-£2.9501	-£3.2872	-£2.9501	-£3.2872	-£2.9501	-£3.2872	-£2.9501	-£3.2872	-£2.9501	-£3.2872	-£2.9501	-£3.2872	-£2.9501	-£3.2872	-£2.9501	-£3.2872	-£2.9501	-£3.2872
24	Industrial (B2/B8) out of town	-	2.50	£28.52	£2.7806	£2.5217	£2.7806	£2.5217	£2.7806	£2.5217	£2.7806	£2.5217	£2.7806	£2.5217	£2.7806	£2.5217	£2.7806	£2.5217	£2.7806	£2.5217	£2.7806	£2.5217
25	Industrial (B2/B8) within town/village boundary	-	3.33	£38.03	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949
26	Industrial (B2/B8) edge of town/village	-	5.00	£57.04	£0.5561	£0.5043	£0.5561	£0.5043	£0.5561	£0.5043	£0.5561	£0.5043	£0.5561	£0.5043	£0.5561	£0.5043	£0.5561	£0.5043	£0.5561	£0.5043	£0.5561	£0.5043
27	Hotel (town centre) 50 rooms	-	1.00	£11.41	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496
28	Hotel (town centre) 75 rooms	-	1.00	£11.41	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395
29	Hotel (town centre) 100 rooms	-	1.00	£11.41	£0.5309	£0.1861	£0.5309	£0.1861	£0.5309	£0.1861	£0.5309	£0.1861	£0.5309	£0.1861	£0.5309	£0.1861	£0.5309	£0.1861	£0.5309	£0.1861	£0.5309	£0.1861
30	Community use/leisure within town/village	-	1.00	£11.41	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672

BLV: HIGHER GREENFIELD					£3,940 psm		£4,180 psm		£4,410 psm		£4,650 psm		£4,880 psm		£5,120 psm		£5,350 psm		£5,590 psm		£5,825 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 boundary	3	0.03	£0.41	£0.0956	£0.0702	£0.1305	£0.1050	£0.1639	£0.1385	£0.1988	£0.1733	£0.2224	£0.1969	£0.2572	£0.2318	£0.2907	£0.2652	£0.3256	£0.3001	£0.3597	£0.3342
2	Five unit development - edge of village	5	0.05	£0.62	£0.1594	£0.1169	£0.2175	£0.1751	£0.2732	£0.2308	£0.3314	£0.2889	£0.3706	£0.3281	£0.4287	£0.3863	£0.4844	£0.4420	£0.5426	£0.5001	£0.5995	£0.5571
3	Eight unit development - village centre	8	0.04	£0.50	£0.2029	£0.1351	£0.2927	£0.2249	£0.3788	£0.3109	£0.4685	£0.4007	£0.5282	£0.4603	£0.6180	£0.5501	£0.7033	£0.6361	£0.7923	£0.7254	£0.8794	£0.8124
4	Ten unit development - edge of village	10	0.08	£0.93	£0.3265	£0.2429	£0.4386	£0.3550	£0.5460	£0.4624	£0.6581	£0.5744	£0.7325	£0.6489	£0.8438	£0.7610	£0.9502	£0.8677	£1.0612	£0.9787	£1.1699	£1.0874
5	Ten unit development - rural site	10	0.04	£0.53	£0.3265	£0.2429	£0.4386	£0.3550	£0.5460	£0.4624	£0.6581	£0.5744	£0.7325	£0.6489	£0.8438	£0.7610	£0.9502	£0.8677	£1.0612	£0.9787	£1.1699	£1.0874
6	Fifteen unit development - edge of village	15	0.10	£1.24	£0.4898	£0.3643	£0.6579	£0.5325	£0.8190	£0.6936	£0.9871	£0.8617	£1.0988	£0.9733	£1.2656	£1.1414	£1.4253	£1.3015	£1.5918	£1.4681	£1.7549	£1.6312
7	Twenty unit development - within town/village boundary	20	0.06	£0.71	£0.6132	£0.4483	£0.8311	£0.6674	£1.0399	£0.8762	£1.2578	£1.0941	£1.4016	£1.2379	£1.6195	£1.4558	£1.8283	£1.6646	£2.0462	£1.8825	£2.2595	£2.0958
8	Thirty unit development - town centre	30	0.13	£1.55	£1.9913	£1.2956	£2.8362	£2.1405	£3.6392	£2.9503	£4.4742	£3.7882	£5.0211	£4.3351	£5.8562	£5.1702	£6.6564	£5.9704	£7.4914	£6.8055	£8.3091	£7.6231
9	Fifty unit development within town/village boundary	50	0.07	£0.88	£0.6778	£0.2574	£1.1914	£0.7744	£1.6836	£1.2666	£2.1972	£1.7802	£2.5271	£2.1101	£3.0361	£2.6237	£3.5239	£3.1118	£4.0329	£3.6208	£4.5313	£4.1192
10	One hundred unit development - edge of town	100	0.18	£2.17	£0.5158	-£0.3936	£1.5654	£0.6671	£2.5650	£1.6722	£3.6080	£2.7152	£4.2839	£3.3953	£5.3176	£4.4343	£6.3083	£5.4250	£7.3421	£6.4587	£8.3543	£7.4709
11	Three hundred unit scheme - edge of town	300	0.10	£1.24	£1.2259	-£1.2945	£4.1122	£1.6410	£6.8533	£4.4046	£9.7006	£7.2632	£11.5306	£9.1009	£14.3678	£11.9394	£17.0748	£14.6584	£19.8950	£17.4840	£22.6564	£20.2454
12	Caravan Park - 20 units	20	0.25	£3.10	£1.2796	£1.2796	£1.3420	£1.3420	£1.4018	£1.4018	£1.4642	£1.4642	£1.4691	£1.4691	£1.5315	£1.5315	£1.5913	£1.5913	£1.6537	£1.6537	£1.7148	£1.7148
13	Caravan Park - 40 units	40	0.14	£1.77	£2.4727	£2.4727	£2.5975	£2.5975	£2.7171	£2.7171	£2.8420	£2.8420	£2.8517	£2.8517	£2.9765	£2.9765	£3.0961	£3.0961	£3.2210	£3.2210	£3.3432	£3.3432
14	Caravan Park - 100 units	100	0.33	£4.13	£6.1816	£6.1816	£6.4937	£6.4937	£6.7928	£6.7928	£7.1049	£7.1049	£7.1291	£7.1291	£7.4412	£7.4412	£7.7403	£7.7403	£8.0524	£8.0524	£8.3580	£8.3580
15	C2 care scheme - flatted scheme in town centre	60	0.22	£2.75	-£2.9815	-£3.5245	-£2.5220	-£3.0650	-£2.0817	-£2.6247	-£1.6222	-£2.1652	-£1.3810	-£1.9240	-£0.9215	-£1.4645	-£0.4844	-£1.0242	-£0.0318	-£0.5672	£0.4057	-£0.1240
16	C2 care scheme - flatted scheme edge of town/village	80	0.33	£4.13	-£3.9753	-£4.6993	-£3.3627	-£4.0867	-£2.7756	-£3.4996	-£2.1629	-£2.8869	-£1.8413	-£2.5653	-£1.2287	-£1.9527	-£0.6459	-£1.3655	-£0.0424	-£0.7563	£0.5410	-£0.1653
17	C2 care scheme - houses - edge of town/village	50	0.56	£6.88	£0.7706	£0.3666	£1.2635	£0.8652	£1.7357	£1.3373	£2.2284	£1.8300	£2.5413	£2.1429	£3.0289	£2.6356	£3.4962	£3.1034	£3.9839	£3.5910	£4.4613	£4.0685
18	Class E (retail) development - town centre	-	0.42	£5.16	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735
19	Class E (light industrial) development - town centre	-	0.78	£9.63	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854
20	Class E (retail) development - edge of town	-	0.58	£7.23	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532
21	Class E (office) development - town centre	-	1.11	£13.76	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602
22	Class E (office) development - town centre	-	0.83	£10.32	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723
23	Class E (office) development - edge of town	-	1.67	£20.64	-£2.9501	-£3.2872	-£2.9501	-£3.2872	-£2.9501	-£3.2872	-£2.9501	-£3.2872	-£2.9501	-£3.2872	-£2.9501	-£3.2872	-£2.9501	-£3.2872	-£2.9501	-£3.2872	-£2.9501	-£3.2872
24	Industrial (B2/B8) out of town	-	2.50	£30.97	£2.7806	£2.5217	£2.7806	£2.5217	£2.7806	£2.5217	£2.7806	£2.5217	£2.7806	£2.5217	£2.7806	£2.5217	£2.7806	£2.5217	£2.7806	£2.5217	£2.7806	£2.5217
25	Industrial (B2/B8) within town/village boundary	-	3.33	£41.29	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949
26	Industrial (B2/B8) edge of town/village	-	5.00	£61.93	£0.5561	£0.5043	£0.5561	£0.5043	£0.5561	£0.5043	£0.5561	£0.5043	£0.5561	£0.5043	£0.5561	£0.5043	£0.5561	£0.5043	£0.5561	£0.5043	£0.5561	£0.5043
27	Hotel (town centre) 50 rooms	-	1.00	£12.39	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496
28	Hotel (town centre) 75 rooms	-	1.00	£12.39	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395
29	Hotel (town centre) 100 rooms	-	1.00	£12.39	£0.5309	£0.1861	£0.5309	£0.1861	£0.5309	£0.1861	£0.5309	£0.1861	£0.5309	£0.1861	£0.5309	£0.1861	£0.5309	£0.1861	£0.5309	£0.1861	£0.5309	£0.1861
30	Community use/leisure within town/village	-	1.00	£12.39	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672

BLV: LOWER GREENFIELD					£3,940 psm		£4,180 psm		£4,410 psm		£4,650 psm		£4,880 psm		£5,120 psm		£5,350 psm		£5,590 psm		£5,825 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 boundary	3	0.03	£0.18	£0.0956	£0.0702	£0.1305	£0.1050	£0.1639	£0.1385	£0.1988	£0.1733	£0.2224	£0.1969	£0.2572	£0.2318	£0.2907	£0.2652	£0.3256	£0.3001	£0.3597	£0.3342
2	Five unit development - edge of village	5	0.05	£0.26	£0.1594	£0.1169	£0.2175	£0.1751	£0.2732	£0.2308	£0.3314	£0.2889	£0.3706	£0.3281	£0.4287	£0.3863	£0.4844	£0.4420	£0.5426	£0.5001	£0.5995	£0.5571
3	Eight unit development - village centre	8	0.04	£0.21	£0.2029	£0.1351	£0.2927	£0.2249	£0.3788	£0.3109	£0.4685	£0.4007	£0.5282	£0.4603	£0.6180	£0.5501	£0.7033	£0.6361	£0.7923	£0.7254	£0.8794	£0.8124
4	Ten unit development - edge of village	10	0.08	£0.40	£0.3265	£0.2429	£0.4386	£0.3550	£0.5460	£0.4624	£0.6581	£0.5744	£0.7325	£0.6489	£0.8438	£0.7610	£0.9502	£0.8677	£1.0612	£0.9787	£1.1699	£1.0874
5	Ten unit development - rural site	10	0.04	£0.23	£0.3265	£0.2429	£0.4386	£0.3550	£0.5460	£0.4624	£0.6581	£0.5744	£0.7325	£0.6489	£0.8438	£0.7610	£0.9502	£0.8677	£1.0612	£0.9787	£1.1699	£1.0874
6	Fifteen unit development - edge of village	15	0.10	£0.53	£0.4898	£0.3643	£0.6579	£0.5325	£0.8190	£0.6936	£0.9871	£0.8617	£1.0988	£0.9733	£1.2656	£1.1414	£1.4253	£1.3015	£1.5918	£1.4681	£1.7549	£1.6312
7	Twenty unit development - within town/village boundary	20	0.06	£0.30	£0.6132	£0.4483	£0.8311	£0.6674	£1.0399	£0.8762	£1.2578	£1.0941	£1.4016	£1.2379	£1.6195	£1.4558	£1.8283	£1.6646	£2.0462	£1.8825	£2.2595	£2.0958
8	Thirty unit development - town centre	30	0.13	£0.66	£1.9913	£1.2956	£2.8362	£2.1405	£3.6392	£2.9503	£4.4742	£3.7882	£5.0211	£4.3351	£5.8562	£5.1702	£6.6564	£5.9704	£7.4914	£6.8055	£8.3091	£7.6231
9	Fifty unit development within town/village boundary	50	0.07	£0.38	£0.6778	£0.2574	£1.1914	£0.7744	£1.6836	£1.2666	£2.1972	£1.7802	£2.5271	£2.1101	£3.0361	£2.6237	£3.5239	£3.1118	£4.0329	£3.6208	£4.5313	£4.1192
10	One hundred unit development - edge of town	100	0.18	£0.92	£0.5158	-£0.3936	£1.5654	£0.6671	£2.5650	£1.6722	£3.6080	£2.7152	£4.2839	£3.3953	£5.3176	£4.4343	£6.3083	£5.4250	£7.3421	£6.4587	£8.3543	£7.4709
11	Three hundred unit scheme - edge of town	300	0.10	£0.53	£1.2259	-£1.2945	£4.1122	£1.6410	£6.8533	£4.4046	£9.7006	£7.2632	£11.5306	£9.1009	£14.3678	£11.9394	£17.0748	£14.6584	£19.8950	£17.4840	£22.6564	£20.2454
12	Caravan Park - 20 units	20	0.25	£1.32	£1.2796	£1.2796	£1.3420	£1.3420	£1.4018	£1.4018	£1.4642	£1.4642	£1.4691	£1.4691	£1.5315	£1.5315	£1.5913	£1.5913	£1.6537	£1.6537	£1.7148	£1.7148
13	Caravan Park - 40 units	40	0.14	£0.75	£2.4727	£2.4727	£2.5975	£2.5975	£2.7171	£2.7171	£2.8420	£2.8420	£2.8517	£2.8517	£2.9765	£2.9765	£3.0961	£3.0961	£3.2210	£3.2210	£3.3432	£3.3432
14	Caravan Park - 100 units	100	0.33	£1.76	£6.1816	£6.1816	£6.4937	£6.4937	£6.7928	£6.7928	£7.1049	£7.1049	£7.1291	£7.1291	£7.4412	£7.4412	£7.7403	£7.7403	£8.0524	£8.0524	£8.3580	£8.3580
15	C2 care scheme - flatted scheme in town centre	60	0.22	£1.17	-£2.9815	-£3.5245	-£2.5220	-£3.0650	-£2.0817	-£2.6247	-£1.6222	-£2.1652	-£1.3810	-£1.9240	-£0.9215	-£1.4645	-£0.4844	-£1.0242	-£0.0318	-£0.5672	£0.4057	-£0.1240
16	C2 care scheme - flatted scheme edge of town/village	80	0.33	£1.76	-£3.9753	-£4.6993	-£3.3627	-£4.0867	-£2.7756	-£3.4996	-£2.1629	-£2.8869	-£1.8413	-£2.5653	-£1.2287	-£1.9527	-£0.6459	-£1.3655	-£0.0424	-£0.7563	£0.5410	-£0.1653
17	C2 care scheme - houses - edge of town/village	50	0.56	£2.93	£0.7706	£0.3666	£1.2635	£0.8652	£1.7357	£1.3373	£2.2284	£1.8300	£2.5413	£2.1429	£3.0289	£2.6356	£3.4962	£3.1034	£3.9839	£3.5910	£4.4613	£4.0685
18	Class E (retail) development - town centre	-	0.42	£2.20	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735	£0.3035	£0.2735
19	Class E (light industrial) development - town centre	-	0.78	£4.10	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854	-£0.2552	-£0.3854
20	Class E (retail) development - edge of town	-	0.58	£3.08	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532	£2.1681	£1.9532
21	Class E (office) development - town centre	-	1.11	£5.86	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602	-£0.4130	-£0.4602
22	Class E (office) development - town centre	-	0.83	£4.40	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723	-£1.7700	-£1.9723
23	Class E (office) development - edge of town	-	1.67	£8.79	-£2.9501	-£3.2872	-£2.9501	-£3.2872	-£2.9501	-£3.2872	-£2.9501	-£3.2872	-£2.9501	-£3.2872	-£2.9501	-£3.2872	-£2.9501	-£3.2872	-£2.9501	-£3.2872	-£2.9501	-£3.2872
24	Industrial (B2/B8) out of town	-	2.50	£13.19	£2.7806	£2.5217	£2.7806	£2.5217	£2.7806	£2.5217	£2.7806	£2.5217	£2.7806	£2.5217	£2.7806	£2.5217	£2.7806	£2.5217	£2.7806	£2.5217	£2.7806	£2.5217
25	Industrial (B2/B8) within town/village boundary	-	3.33	£17.59	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949	£11.3522	£10.2949
26	Industrial (B2/B8) edge of town/village	-	5.00	£26.38	£0.5561	£0.5043	£0.5561	£0.5043	£0.5561	£0.5043	£0.5561	£0.5043	£0.5561	£0.5043	£0.5561	£0.5043	£0.5561	£0.5043	£0.5561	£0.5043	£0.5561	£0.5043
27	Hotel (town centre) 50 rooms	-	1.00	£5.28	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496	£0.3247	£0.1496
28	Hotel (town centre) 75 rooms	-	1.00	£5.28	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395	£0.3982	£0.1395
29	Hotel (town centre) 100 rooms	-	1.00	£5.28	£0.5309	£0.1861	£0.5309	£0.1861	£0.5309	£0.1861	£0.5309	£0.1861	£0.5309	£0.1861	£0.5309	£0.1861	£0.5309	£0.1861	£0.5309	£0.1861	£0.5309	£0.1861
30	Community use/leisure within town/village	-	1.00	£5.28	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672	-£0.8100	-£0.9672

Appendix 12 - Comparison of residual land values with 25% shared ownership and 25% First Homes

WEALDEN LOCAL PLAN VIABILITY TESTING

Aff Hsg: 35%

Mkt value: £3,940 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	75,000	95,621	94,277	87,793	76,802	50,457	-2,265
2	Five unit development - edge of village	5	200,000	159,369	157,130	146,323	128,004	84,095	-3,774
3	Eight unit development - village centre	8	320,000	202,941	199,359	182,085	152,798	82,603	-58,603
4	Ten unit development - edge of village	10	400,000	326,545	322,130	300,838	264,739	178,220	5,183
5	Ten unit development - rural site	10	500,000	326,545	322,130	300,838	264,739	178,220	5,183
6	Fifteen unit development - edge of village	15	600,000	489,816	483,194	451,256	397,108	267,330	7,775
7	Twenty unit development - within town/village boundary	20	666,667	613,187	604,548	562,883	491,637	319,943	-23,778
8	Thirty unit development - town centre	78	750,000	1,991,265	1,957,097	1,779,553	1,536,629	819,941	-622,116
9	Fifty unit development within town/village boundary	50	1,666,667	677,755	656,326	550,183	389,624	-47,374	-932,398
10	One hundred unit development - edge of town	100	4,166,667	515,772	473,573	243,492	-103,007	-1,056,171	-2,974,634
11	Three hundred unit scheme - edge of town	300	12,500,000	1,225,915	1,109,356	473,854	-486,014	-3,130,093	-8,573,120
12	Caravan Park - 20 units	20	375,000	1,279,587	1,270,935	1,270,935	1,270,935	1,270,935	1,270,935
13	Caravan Park - 40 units	40	750,000	2,472,658	2,455,356	2,455,356	2,455,356	2,455,356	2,455,356
14	Caravan Park - 100 units	100	1,875,000	6,181,647	6,138,390	6,138,390	6,138,390	6,138,390	6,138,390
15	C2 care scheme - flatted scheme in town centre	60	500,000	-2,981,485	-2,992,002	-3,130,219	-3,278,904	-3,836,242	-4,950,921
16	C2 care scheme - flatted scheme edge of town/village	80	1,000,000	-3,975,314	-3,989,337	-4,173,626	-4,371,872	-5,114,990	-6,601,227
17	C2 care scheme - houses - edge of town/village	50	1,171,875	770,583	762,054	659,216	484,868	67,002	-784,120
18	Class E (retail) development - town centre	-	13,125	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	107,143	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	178,571	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	13,125	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	56,250	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	133,929	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	625,000	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	2,500,000	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	125,000	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	93,750	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	140,625	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	187,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	58,929	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

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	95,621	94,277	87,793	76,802	50,457	-2,265
2	Five unit development - edge of village	5	98,667	159,369	157,130	146,323	128,004	84,095	-3,774
3	Eight unit development - village centre	8	157,867	202,941	199,359	182,085	152,798	82,603	-58,603
4	Ten unit development - edge of village	10	197,333	326,545	322,130	300,838	264,739	178,220	5,183
5	Ten unit development - rural site	10	246,667	326,545	322,130	300,838	264,739	178,220	5,183
6	Fifteen unit development - edge of village	15	296,000	489,816	483,194	451,256	397,108	267,330	7,775
7	Twenty unit development - within town/village boundary	20	328,889	613,187	604,548	562,883	491,637	319,943	-23,778
8	Thirty unit development - town centre	78	370,000	1,991,265	1,957,097	1,779,553	1,536,629	819,941	-622,116
9	Fifty unit development within town/village boundary	50	822,222	677,755	656,326	550,183	389,624	-47,374	-932,398
10	One hundred unit development - edge of town	100	2,055,556	515,772	473,573	243,492	-103,007	-1,056,171	-2,974,634
11	Three hundred unit scheme - edge of town	300	6,166,667	1,225,915	1,109,356	473,854	-486,014	-3,130,093	-8,573,120
12	Caravan Park - 20 units	20	185,000	1,279,587	1,270,935	1,270,935	1,270,935	1,270,935	1,270,935
13	Caravan Park - 40 units	40	370,000	2,472,658	2,455,356	2,455,356	2,455,356	2,455,356	2,455,356
14	Caravan Park - 100 units	100	925,000	6,181,647	6,138,390	6,138,390	6,138,390	6,138,390	6,138,390
15	C2 care scheme - flatted scheme in town centre	60	246,667	-2,981,485	-2,992,002	-3,130,219	-3,278,904	-3,836,242	-4,950,921
16	C2 care scheme - flatted scheme edge of town/village	80	493,333	-3,975,314	-3,989,337	-4,173,626	-4,371,872	-5,114,990	-6,601,227
17	C2 care scheme - houses - edge of town/village	50	578,125	770,583	762,054	659,216	484,868	67,002	-784,120
18	Class E (retail) development - town centre	-	6,475	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	52,857	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	88,095	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	6,475	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	27,750	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	66,071	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	308,333	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	1,233,333	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	61,667	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	46,250	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	69,375	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	92,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	29,071	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

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	95,621	94,277	87,793	76,802	50,457	-2,265
2	Five unit development - edge of village	5	66,667	159,369	157,130	146,323	128,004	84,095	-3,774
3	Eight unit development - village centre	8	106,667	202,941	199,359	182,085	152,798	82,603	-58,603
4	Ten unit development - edge of village	10	133,333	326,545	322,130	300,838	264,739	178,220	5,183
5	Ten unit development - rural site	10	166,667	326,545	322,130	300,838	264,739	178,220	5,183
6	Fifteen unit development - edge of village	15	200,000	489,816	483,194	451,256	397,108	267,330	7,775
7	Twenty unit development - within town/village boundary	20	222,222	613,187	604,548	562,883	491,637	319,943	-23,778
8	Thirty unit development - town centre	78	250,000	1,991,265	1,957,097	1,779,553	1,536,629	819,941	-622,116
9	Fifty unit development within town/village boundary	50	555,556	677,755	656,326	550,183	389,624	-47,374	-932,398
10	One hundred unit development - edge of town	100	1,388,889	515,772	473,573	243,492	-103,007	-1,056,171	-2,974,634
11	Three hundred unit scheme - edge of town	300	4,166,667	1,225,915	1,109,356	473,854	-486,014	-3,130,093	-8,573,120
12	Caravan Park - 20 units	20	125,000	1,279,587	1,270,935	1,270,935	1,270,935	1,270,935	1,270,935
13	Caravan Park - 40 units	40	250,000	2,472,658	2,455,356	2,455,356	2,455,356	2,455,356	2,455,356
14	Caravan Park - 100 units	100	625,000	6,181,647	6,138,390	6,138,390	6,138,390	6,138,390	6,138,390
15	C2 care scheme - flatted scheme in town centre	60	166,667	-2,981,485	-2,992,002	-3,130,219	-3,278,904	-3,836,242	-4,950,921
16	C2 care scheme - flatted scheme edge of town/village	80	333,333	-3,975,314	-3,989,337	-4,173,626	-4,371,872	-5,114,990	-6,601,227
17	C2 care scheme - houses - edge of town/village	50	390,625	770,583	762,054	659,216	484,868	67,002	-784,120
18	Class E (retail) development - town centre	-	4,375	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	35,714	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	59,524	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	4,375	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	18,750	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	44,643	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	208,333	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	833,333	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	41,667	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	31,250	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	46,875	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	62,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	19,643	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

WEALDEN LOCAL PLAN VIABILITY TESTING

Aff Hsg: 35%

Mkt value: £4,180 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	75,000	130,506	129,161	122,678	111,686	85,341	32,652
2	Five unit development - edge of village	5	200,000	217,510	215,270	204,463	186,144	142,235	54,420
3	Eight unit development - village centre	8	320,000	292,717	289,135	271,860	242,573	172,378	31,990
4	Ten unit development - edge of village	10	400,000	438,618	434,203	412,910	376,812	290,294	117,257
5	Ten unit development - rural site	10	500,000	438,618	434,203	412,910	376,812	290,294	117,257
6	Fifteen unit development - edge of village	15	600,000	657,927	651,305	619,366	565,219	435,441	175,885
7	Twenty unit development - within town/village boundary	20	666,667	831,072	822,433	780,768	710,131	540,416	197,027
8	Thirty unit development - town centre	78	750,000	2,836,228	2,802,061	2,624,517	2,381,593	1,664,904	231,528
9	Fifty unit development within town/village boundary	50	1,666,667	1,191,365	1,169,936	1,063,793	904,782	473,654	-404,667
10	One hundred unit development - edge of town	100	4,166,667	1,565,412	1,523,731	1,296,478	953,682	21,033	-1,889,009
11	Three hundred unit scheme - edge of town	300	12,500,000	4,112,197	3,996,825	3,367,796	2,424,416	-143,930	-5,462,426
12	Caravan Park - 20 units	20	375,000	1,342,003	1,333,352	1,333,352	1,333,352	1,333,352	1,333,352
13	Caravan Park - 40 units	40	750,000	2,597,492	2,580,189	2,580,189	2,580,189	2,580,189	2,580,189
14	Caravan Park - 100 units	100	1,875,000	6,493,731	6,450,474	6,450,474	6,450,474	6,450,474	6,450,474
15	C2 care scheme - flatted scheme in town centre	60	500,000	-2,522,006	-2,532,524	-2,670,740	-2,819,425	-3,376,764	-4,491,441
16	C2 care scheme - flatted scheme edge of town/village	80	1,000,000	-3,362,675	-3,376,697	-3,560,987	-3,759,233	-4,502,351	-5,988,588
17	C2 care scheme - houses - edge of town/village	50	1,171,875	1,263,544	1,255,134	1,153,731	981,816	565,896	-273,656
18	Class E (retail) development - town centre	-	13,125	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	107,143	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	178,571	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	13,125	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	56,250	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	133,929	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	625,000	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	2,500,000	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	125,000	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	93,750	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	140,625	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	187,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	58,929	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

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	130,506	129,161	122,678	111,686	85,341	32,652
2	Five unit development - edge of village	5	98,667	217,510	215,270	204,463	186,144	142,235	54,420
3	Eight unit development - village centre	8	157,867	292,717	289,135	271,860	242,573	172,378	31,990
4	Ten unit development - edge of village	10	197,333	438,618	434,203	412,910	376,812	290,294	117,257
5	Ten unit development - rural site	10	246,667	438,618	434,203	412,910	376,812	290,294	117,257
6	Fifteen unit development - edge of village	15	296,000	657,927	651,305	619,366	565,219	435,441	175,885
7	Twenty unit development - within town/village boundary	20	328,889	831,072	822,433	780,768	710,131	540,416	197,027
8	Thirty unit development - town centre	78	370,000	2,836,228	2,802,061	2,624,517	2,381,593	1,664,904	231,528
9	Fifty unit development within town/village boundary	50	822,222	1,191,365	1,169,936	1,063,793	904,782	473,654	-404,667
10	One hundred unit development - edge of town	100	2,055,556	1,565,412	1,523,731	1,296,478	953,682	21,033	-1,889,009
11	Three hundred unit scheme - edge of town	300	6,166,667	4,112,197	3,996,825	3,367,796	2,424,416	-143,930	-5,462,426
12	Caravan Park - 20 units	20	185,000	1,342,003	1,333,352	1,333,352	1,333,352	1,333,352	1,333,352
13	Caravan Park - 40 units	40	370,000	2,597,492	2,580,189	2,580,189	2,580,189	2,580,189	2,580,189
14	Caravan Park - 100 units	100	925,000	6,493,731	6,450,474	6,450,474	6,450,474	6,450,474	6,450,474
15	C2 care scheme - flatted scheme in town centre	60	246,667	-2,522,006	-2,532,524	-2,670,740	-2,819,425	-3,376,764	-4,491,441
16	C2 care scheme - flatted scheme edge of town/village	80	493,333	-3,362,675	-3,376,697	-3,560,987	-3,759,233	-4,502,351	-5,988,588
17	C2 care scheme - houses - edge of town/village	50	578,125	1,263,544	1,255,134	1,153,731	981,816	565,896	-273,656
18	Class E (retail) development - town centre	-	6,475	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	52,857	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	88,095	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	6,475	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	27,750	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	66,071	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	308,333	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	1,233,333	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	61,667	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	46,250	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	69,375	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	92,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	29,071	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

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	130,506	129,161	122,678	111,686	85,341	32,652
2	Five unit development - edge of village	5	66,667	217,510	215,270	204,463	186,144	142,235	54,420
3	Eight unit development - village centre	8	106,667	292,717	289,135	271,860	242,573	172,378	31,990
4	Ten unit development - edge of village	10	133,333	438,618	434,203	412,910	376,812	290,294	117,257
5	Ten unit development - rural site	10	166,667	438,618	434,203	412,910	376,812	290,294	117,257
6	Fifteen unit development - edge of village	15	200,000	657,927	651,305	619,366	565,219	435,441	175,885
7	Twenty unit development - within town/village boundary	20	222,222	831,072	822,433	780,768	710,131	540,416	197,027
8	Thirty unit development - town centre	78	250,000	2,836,228	2,802,061	2,624,517	2,381,593	1,664,904	231,528
9	Fifty unit development within town/village boundary	50	555,556	1,191,365	1,169,936	1,063,793	904,782	473,654	-404,667
10	One hundred unit development - edge of town	100	1,388,889	1,565,412	1,523,731	1,296,478	953,682	21,033	-1,889,009
11	Three hundred unit scheme - edge of town	300	4,166,667	4,112,197	3,996,825	3,367,796	2,424,416	-143,930	-5,462,426
12	Caravan Park - 20 units	20	125,000	1,342,003	1,333,352	1,333,352	1,333,352	1,333,352	1,333,352
13	Caravan Park - 40 units	40	250,000	2,597,492	2,580,189	2,580,189	2,580,189	2,580,189	2,580,189
14	Caravan Park - 100 units	100	625,000	6,493,731	6,450,474	6,450,474	6,450,474	6,450,474	6,450,474
15	C2 care scheme - flatted scheme in town centre	60	166,667	-2,522,006	-2,532,524	-2,670,740	-2,819,425	-3,376,764	-4,491,441
16	C2 care scheme - flatted scheme edge of town/village	80	333,333	-3,362,675	-3,376,697	-3,560,987	-3,759,233	-4,502,351	-5,988,588
17	C2 care scheme - houses - edge of town/village	50	390,625	1,263,544	1,255,134	1,153,731	981,816	565,896	-273,656
18	Class E (retail) development - town centre	-	4,375	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	35,714	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	59,524	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	4,375	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	18,750	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	44,643	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	208,333	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	833,333	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	41,667	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	31,250	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	46,875	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	62,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	19,643	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

WEALDEN LOCAL PLAN VIABILITY TESTING

Aff Hsg: 35%

Mkt value: £4,410 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	75,000	163,937	162,592	156,109	145,117	118,772	66,082
2	Five unit development - edge of village	5	200,000	273,228	270,987	260,181	241,861	197,953	110,136
3	Eight unit development - village centre	8	320,000	378,752	375,170	357,895	328,607	258,413	118,025
4	Ten unit development - edge of village	10	400,000	546,022	541,607	520,314	484,216	397,697	224,660
5	Ten unit development - rural site	10	500,000	546,022	541,607	520,314	484,216	397,697	224,660
6	Fifteen unit development - edge of village	15	600,000	819,032	812,410	780,472	726,324	596,546	336,991
7	Twenty unit development - within town/village boundary	20	666,667	1,039,878	1,031,239	989,574	918,937	749,638	408,313
8	Thirty unit development - town centre	78	750,000	3,639,182	3,605,491	3,430,425	3,190,889	2,474,660	1,041,284
9	Fifty unit development within town/village boundary	50	1,666,667	1,683,575	1,662,146	1,556,003	1,396,992	966,743	99,665
10	One hundred unit development - edge of town	100	4,166,667	2,564,978	2,523,297	2,296,044	1,955,224	1,032,317	-848,619
11	Three hundred unit scheme - edge of town	300	12,500,000	6,853,309	6,738,998	6,115,753	5,181,049	2,638,183	-2,555,208
12	Caravan Park - 20 units	20	375,000	1,401,819	1,393,168	1,393,168	1,393,168	1,393,168	1,393,168
13	Caravan Park - 40 units	40	750,000	2,717,124	2,699,821	2,699,821	2,699,821	2,699,821	2,699,821
14	Caravan Park - 100 units	100	1,875,000	6,792,810	6,749,553	6,749,553	6,749,553	6,749,553	6,749,553
15	C2 care scheme - flatted scheme in town centre	60	500,000	-2,081,671	-2,092,189	-2,230,406	-2,379,090	-2,936,429	-4,051,108
16	C2 care scheme - flatted scheme edge of town/village	80	1,000,000	-2,775,562	-2,789,586	-2,973,874	-3,172,121	-3,915,240	-5,401,476
17	C2 care scheme - houses - edge of town/village	50	1,171,875	1,735,696	1,727,287	1,625,883	1,453,968	1,041,932	208,270
18	Class E (retail) development - town centre	-	13,125	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	107,143	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	178,571	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	13,125	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	56,250	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	133,929	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	625,000	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	2,500,000	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	125,000	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	93,750	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	140,625	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	187,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	58,929	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

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	163,937	162,592	156,109	145,117	118,772	66,082
2	Five unit development - edge of village	5	98,667	273,228	270,987	260,181	241,861	197,953	110,136
3	Eight unit development - village centre	8	157,867	378,752	375,170	357,895	328,607	258,413	118,025
4	Ten unit development - edge of village	10	197,333	546,022	541,607	520,314	484,216	397,697	224,660
5	Ten unit development - rural site	10	246,667	546,022	541,607	520,314	484,216	397,697	224,660
6	Fifteen unit development - edge of village	15	296,000	819,032	812,410	780,472	726,324	596,546	336,991
7	Twenty unit development - within town/village boundary	20	328,889	1,039,878	1,031,239	989,574	918,937	749,638	408,313
8	Thirty unit development - town centre	78	370,000	3,639,182	3,605,491	3,430,425	3,190,889	2,474,660	1,041,284
9	Fifty unit development within town/village boundary	50	822,222	1,683,575	1,662,146	1,556,003	1,396,992	966,743	99,665
10	One hundred unit development - edge of town	100	2,055,556	2,564,978	2,523,297	2,296,044	1,955,224	1,032,317	-848,619
11	Three hundred unit scheme - edge of town	300	6,166,667	6,853,309	6,738,998	6,115,753	5,181,049	2,638,183	-2,555,208
12	Caravan Park - 20 units	20	185,000	1,401,819	1,393,168	1,393,168	1,393,168	1,393,168	1,393,168
13	Caravan Park - 40 units	40	370,000	2,717,124	2,699,821	2,699,821	2,699,821	2,699,821	2,699,821
14	Caravan Park - 100 units	100	925,000	6,792,810	6,749,553	6,749,553	6,749,553	6,749,553	6,749,553
15	C2 care scheme - flatted scheme in town centre	60	246,667	-2,081,671	-2,092,189	-2,230,406	-2,379,090	-2,936,429	-4,051,108
16	C2 care scheme - flatted scheme edge of town/village	80	493,333	-2,775,562	-2,789,586	-2,973,874	-3,172,121	-3,915,240	-5,401,476
17	C2 care scheme - houses - edge of town/village	50	578,125	1,735,696	1,727,287	1,625,883	1,453,968	1,041,932	208,270
18	Class E (retail) development - town centre	-	6,475	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	52,857	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	88,095	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	6,475	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	27,750	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	66,071	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	308,333	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	1,233,333	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	61,667	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	46,250	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	69,375	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	92,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	29,071	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

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	163,937	162,592	156,109	145,117	118,772	66,082
2	Five unit development - edge of village	5	66,667	273,228	270,987	260,181	241,861	197,953	110,136
3	Eight unit development - village centre	8	106,667	378,752	375,170	357,895	328,607	258,413	118,025
4	Ten unit development - edge of village	10	133,333	546,022	541,607	520,314	484,216	397,697	224,660
5	Ten unit development - rural site	10	166,667	546,022	541,607	520,314	484,216	397,697	224,660
6	Fifteen unit development - edge of village	15	200,000	819,032	812,410	780,472	726,324	596,546	336,991
7	Twenty unit development - within town/village boundary	20	222,222	1,039,878	1,031,239	989,574	918,937	749,638	408,313
8	Thirty unit development - town centre	78	250,000	3,639,182	3,605,491	3,430,425	3,190,889	2,474,660	1,041,284
9	Fifty unit development within town/village boundary	50	555,556	1,683,575	1,662,146	1,556,003	1,396,992	966,743	99,665
10	One hundred unit development - edge of town	100	1,388,889	2,564,978	2,523,297	2,296,044	1,955,224	1,032,317	-848,619
11	Three hundred unit scheme - edge of town	300	4,166,667	6,853,309	6,738,998	6,115,753	5,181,049	2,638,183	-2,555,208
12	Caravan Park - 20 units	20	125,000	1,401,819	1,393,168	1,393,168	1,393,168	1,393,168	1,393,168
13	Caravan Park - 40 units	40	250,000	2,717,124	2,699,821	2,699,821	2,699,821	2,699,821	2,699,821
14	Caravan Park - 100 units	100	625,000	6,792,810	6,749,553	6,749,553	6,749,553	6,749,553	6,749,553
15	C2 care scheme - flatted scheme in town centre	60	166,667	-2,081,671	-2,092,189	-2,230,406	-2,379,090	-2,936,429	-4,051,108
16	C2 care scheme - flatted scheme edge of town/village	80	333,333	-2,775,562	-2,789,586	-2,973,874	-3,172,121	-3,915,240	-5,401,476
17	C2 care scheme - houses - edge of town/village	50	390,625	1,735,696	1,727,287	1,625,883	1,453,968	1,041,932	208,270
18	Class E (retail) development - town centre	-	4,375	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	35,714	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	59,524	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	4,375	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	18,750	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	44,643	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	208,333	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	833,333	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	41,667	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	31,250	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	46,875	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	62,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	19,643	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

WEALDEN LOCAL PLAN VIABILITY TESTING

Aff Hsg: 35%

Mkt value: £4,650 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	75,000	198,821	197,477	190,993	180,001	153,656	100,966
2	Five unit development - edge of village	5	200,000	331,368	329,127	318,322	300,001	256,093	168,277
3	Eight unit development - village centre	8	320,000	468,527	464,945	447,670	418,382	348,189	207,800
4	Ten unit development - edge of village	10	400,000	658,095	653,681	632,388	596,290	509,771	336,734
5	Ten unit development - rural site	10	500,000	658,095	653,681	632,388	596,290	509,771	336,734
6	Fifteen unit development - edge of village	15	600,000	987,143	980,521	948,582	894,435	764,657	505,101
7	Twenty unit development - within town/village boundary	20	666,667	1,257,763	1,249,124	1,207,459	1,136,822	967,523	628,786
8	Thirty unit development - town centre	78	750,000	4,474,225	4,440,534	4,265,469	4,025,933	3,319,245	1,886,248
9	Fifty unit development within town/village boundary	50	1,666,667	2,197,185	2,175,756	2,069,612	1,910,601	1,480,352	619,856
10	One hundred unit development - edge of town	100	4,166,667	3,608,003	3,566,322	3,339,069	2,998,250	2,077,066	222,272
11	Three hundred unit scheme - edge of town	300	12,500,000	9,700,604	9,587,230	8,969,089	8,039,412	5,513,051	411,311
12	Caravan Park - 20 units	20	375,000	1,464,235	1,455,585	1,455,585	1,455,585	1,455,585	1,455,585
13	Caravan Park - 40 units	40	750,000	2,841,957	2,824,654	2,824,654	2,824,654	2,824,654	2,824,654
14	Caravan Park - 100 units	100	1,875,000	7,104,893	7,061,636	7,061,636	7,061,636	7,061,636	7,061,636
15	C2 care scheme - flatted scheme in town centre	60	500,000	-1,622,193	-1,632,710	-1,770,927	-1,919,612	-2,476,950	-3,591,628
16	C2 care scheme - flatted scheme edge of town/village	80	1,000,000	-2,162,923	-2,176,947	-2,361,236	-2,559,482	-3,302,601	-4,788,838
17	C2 care scheme - houses - edge of town/village	50	1,171,875	2,228,377	2,219,967	2,118,564	1,946,649	1,534,613	707,165
18	Class E (retail) development - town centre	-	13,125	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	107,143	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	178,571	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	13,125	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	56,250	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	133,929	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	625,000	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	2,500,000	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	125,000	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	93,750	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	140,625	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	187,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	58,929	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

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	198,821	197,477	190,993	180,001	153,656	100,966
2	Five unit development - edge of village	5	98,667	331,368	329,127	318,322	300,001	256,093	168,277
3	Eight unit development - village centre	8	157,867	468,527	464,945	447,670	418,382	348,189	207,800
4	Ten unit development - edge of village	10	197,333	658,095	653,681	632,388	596,290	509,771	336,734
5	Ten unit development - rural site	10	246,667	658,095	653,681	632,388	596,290	509,771	336,734
6	Fifteen unit development - edge of village	15	296,000	987,143	980,521	948,582	894,435	764,657	505,101
7	Twenty unit development - within town/village boundary	20	328,889	1,257,763	1,249,124	1,207,459	1,136,822	967,523	628,786
8	Thirty unit development - town centre	78	370,000	4,474,225	4,440,534	4,265,469	4,025,933	3,319,245	1,886,248
9	Fifty unit development within town/village boundary	50	822,222	2,197,185	2,175,756	2,069,612	1,910,601	1,480,352	619,856
10	One hundred unit development - edge of town	100	2,055,556	3,608,003	3,566,322	3,339,069	2,998,250	2,077,066	222,272
11	Three hundred unit scheme - edge of town	300	6,166,667	9,700,604	9,587,230	8,969,089	8,039,412	5,513,051	411,311
12	Caravan Park - 20 units	20	185,000	1,464,235	1,455,585	1,455,585	1,455,585	1,455,585	1,455,585
13	Caravan Park - 40 units	40	370,000	2,841,957	2,824,654	2,824,654	2,824,654	2,824,654	2,824,654
14	Caravan Park - 100 units	100	925,000	7,104,893	7,061,636	7,061,636	7,061,636	7,061,636	7,061,636
15	C2 care scheme - flatted scheme in town centre	60	246,667	-1,622,193	-1,632,710	-1,770,927	-1,919,612	-2,476,950	-3,591,628
16	C2 care scheme - flatted scheme edge of town/village	80	493,333	-2,162,923	-2,176,947	-2,361,236	-2,559,482	-3,302,601	-4,788,838
17	C2 care scheme - houses - edge of town/village	50	578,125	2,228,377	2,219,967	2,118,564	1,946,649	1,534,613	707,165
18	Class E (retail) development - town centre	-	6,475	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	52,857	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	88,095	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	6,475	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	27,750	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	66,071	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	308,333	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	1,233,333	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	61,667	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	46,250	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	69,375	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	92,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	29,071	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

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	198,821	197,477	190,993	180,001	153,656	100,966
2	Five unit development - edge of village	5	66,667	331,368	329,127	318,322	300,001	256,093	168,277
3	Eight unit development - village centre	8	106,667	468,527	464,945	447,670	418,382	348,189	207,800
4	Ten unit development - edge of village	10	133,333	658,095	653,681	632,388	596,290	509,771	336,734
5	Ten unit development - rural site	10	166,667	658,095	653,681	632,388	596,290	509,771	336,734
6	Fifteen unit development - edge of village	15	200,000	987,143	980,521	948,582	894,435	764,657	505,101
7	Twenty unit development - within town/village boundary	20	222,222	1,257,763	1,249,124	1,207,459	1,136,822	967,523	628,786
8	Thirty unit development - town centre	78	250,000	4,474,225	4,440,534	4,265,469	4,025,933	3,319,245	1,886,248
9	Fifty unit development within town/village boundary	50	555,556	2,197,185	2,175,756	2,069,612	1,910,601	1,480,352	619,856
10	One hundred unit development - edge of town	100	1,388,889	3,608,003	3,566,322	3,339,069	2,998,250	2,077,066	222,272
11	Three hundred unit scheme - edge of town	300	4,166,667	9,700,604	9,587,230	8,969,089	8,039,412	5,513,051	411,311
12	Caravan Park - 20 units	20	125,000	1,464,235	1,455,585	1,455,585	1,455,585	1,455,585	1,455,585
13	Caravan Park - 40 units	40	250,000	2,841,957	2,824,654	2,824,654	2,824,654	2,824,654	2,824,654
14	Caravan Park - 100 units	100	625,000	7,104,893	7,061,636	7,061,636	7,061,636	7,061,636	7,061,636
15	C2 care scheme - flatted scheme in town centre	60	166,667	-1,622,193	-1,632,710	-1,770,927	-1,919,612	-2,476,950	-3,591,628
16	C2 care scheme - flatted scheme edge of town/village	80	333,333	-2,162,923	-2,176,947	-2,361,236	-2,559,482	-3,302,601	-4,788,838
17	C2 care scheme - houses - edge of town/village	50	390,625	2,228,377	2,219,967	2,118,564	1,946,649	1,534,613	707,165
18	Class E (retail) development - town centre	-	4,375	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	35,714	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	59,524	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	4,375	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	18,750	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	44,643	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	208,333	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	833,333	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	41,667	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	31,250	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	46,875	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	62,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	19,643	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

WEALDEN LOCAL PLAN VIABILITY TESTING

Aff Hsg: 35%

Mkt value: £4,880 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	75,000	222,352	221,008	214,524	203,532	177,187	124,497
2	Five unit development - edge of village	5	200,000	370,586	368,346	357,540	339,220	295,313	207,496
3	Eight unit development - village centre	8	320,000	528,186	524,603	507,329	478,041	407,847	267,458
4	Ten unit development - edge of village	10	400,000	732,529	728,115	706,822	670,723	584,205	411,168
5	Ten unit development - rural site	10	500,000	732,529	728,115	706,822	670,723	584,205	411,168
6	Fifteen unit development - edge of village	15	600,000	1,098,794	1,092,172	1,060,233	1,006,086	876,307	616,752
7	Twenty unit development - within town/village boundary	20	666,667	1,401,603	1,392,965	1,351,300	1,280,663	1,111,364	772,766
8	Thirty unit development - town centre	78	750,000	5,021,109	4,987,419	4,812,352	4,572,817	3,866,130	2,439,052
9	Fifty unit development within town/village boundary	50	1,666,667	2,527,116	2,505,687	2,399,544	2,240,533	1,810,284	949,786
10	One hundred unit development - edge of town	100	4,166,667	4,283,868	4,242,629	4,017,783	3,678,323	2,757,139	909,541
11	Three hundred unit scheme - edge of town	300	12,500,000	11,530,620	11,417,245	10,799,104	9,872,055	7,350,763	2,271,558
12	Caravan Park - 20 units	20	375,000	1,469,083	1,460,432	1,460,432	1,460,432	1,460,432	1,460,432
13	Caravan Park - 40 units	40	750,000	2,851,653	2,834,349	2,834,349	2,834,349	2,834,349	2,834,349
14	Caravan Park - 100 units	100	1,875,000	7,129,130	7,085,873	7,085,873	7,085,873	7,085,873	7,085,873
15	C2 care scheme - flatted scheme in town centre	60	500,000	-1,380,973	-1,391,491	-1,529,707	-1,678,392	-2,235,731	-3,350,409
16	C2 care scheme - flatted scheme edge of town/village	80	1,000,000	-1,841,297	-1,855,320	-2,039,609	-2,237,856	-2,980,974	-4,467,211
17	C2 care scheme - houses - edge of town/village	50	1,171,875	2,541,316	2,532,907	2,431,503	2,259,588	1,847,552	1,023,480
18	Class E (retail) development - town centre	-	13,125	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	107,143	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	178,571	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	13,125	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	56,250	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	133,929	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	625,000	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	2,500,000	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	125,000	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	93,750	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	140,625	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	187,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	58,929	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

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	222,352	221,008	214,524	203,532	177,187	124,497
2	Five unit development - edge of village	5	98,667	370,586	368,346	357,540	339,220	295,313	207,496
3	Eight unit development - village centre	8	157,867	528,186	524,603	507,329	478,041	407,847	267,458
4	Ten unit development - edge of village	10	197,333	732,529	728,115	706,822	670,723	584,205	411,168
5	Ten unit development - rural site	10	246,667	732,529	728,115	706,822	670,723	584,205	411,168
6	Fifteen unit development - edge of village	15	296,000	1,098,794	1,092,172	1,060,233	1,006,086	876,307	616,752
7	Twenty unit development - within town/village boundary	20	328,889	1,401,603	1,392,965	1,351,300	1,280,663	1,111,364	772,766
8	Thirty unit development - town centre	78	370,000	5,021,109	4,987,419	4,812,352	4,572,817	3,866,130	2,439,052
9	Fifty unit development within town/village boundary	50	822,222	2,527,116	2,505,687	2,399,544	2,240,533	1,810,284	949,786
10	One hundred unit development - edge of town	100	2,055,556	4,283,868	4,242,629	4,017,783	3,678,323	2,757,139	909,541
11	Three hundred unit scheme - edge of town	300	6,166,667	11,530,620	11,417,245	10,799,104	9,872,055	7,350,763	2,271,558
12	Caravan Park - 20 units	20	185,000	1,469,083	1,460,432	1,460,432	1,460,432	1,460,432	1,460,432
13	Caravan Park - 40 units	40	370,000	2,851,653	2,834,349	2,834,349	2,834,349	2,834,349	2,834,349
14	Caravan Park - 100 units	100	925,000	7,129,130	7,085,873	7,085,873	7,085,873	7,085,873	7,085,873
15	C2 care scheme - flatted scheme in town centre	60	246,667	-1,380,973	-1,391,491	-1,529,707	-1,678,392	-2,235,731	-3,350,409
16	C2 care scheme - flatted scheme edge of town/village	80	493,333	-1,841,297	-1,855,320	-2,039,609	-2,237,856	-2,980,974	-4,467,211
17	C2 care scheme - houses - edge of town/village	50	578,125	2,541,316	2,532,907	2,431,503	2,259,588	1,847,552	1,023,480
18	Class E (retail) development - town centre	-	6,475	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	52,857	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	88,095	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	6,475	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	27,750	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	66,071	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	308,333	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	1,233,333	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	61,667	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	46,250	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	69,375	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	92,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	29,071	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

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	222,352	221,008	214,524	203,532	177,187	124,497
2	Five unit development - edge of village	5	66,667	370,586	368,346	357,540	339,220	295,313	207,496
3	Eight unit development - village centre	8	106,667	528,186	524,603	507,329	478,041	407,847	267,458
4	Ten unit development - edge of village	10	133,333	732,529	728,115	706,822	670,723	584,205	411,168
5	Ten unit development - rural site	10	166,667	732,529	728,115	706,822	670,723	584,205	411,168
6	Fifteen unit development - edge of village	15	200,000	1,098,794	1,092,172	1,060,233	1,006,086	876,307	616,752
7	Twenty unit development - within town/village boundary	20	222,222	1,401,603	1,392,965	1,351,300	1,280,663	1,111,364	772,766
8	Thirty unit development - town centre	78	250,000	5,021,109	4,987,419	4,812,352	4,572,817	3,866,130	2,439,052
9	Fifty unit development within town/village boundary	50	555,556	2,527,116	2,505,687	2,399,544	2,240,533	1,810,284	949,786
10	One hundred unit development - edge of town	100	1,388,889	4,283,868	4,242,629	4,017,783	3,678,323	2,757,139	909,541
11	Three hundred unit scheme - edge of town	300	4,166,667	11,530,620	11,417,245	10,799,104	9,872,055	7,350,763	2,271,558
12	Caravan Park - 20 units	20	125,000	1,469,083	1,460,432	1,460,432	1,460,432	1,460,432	1,460,432
13	Caravan Park - 40 units	40	250,000	2,851,653	2,834,349	2,834,349	2,834,349	2,834,349	2,834,349
14	Caravan Park - 100 units	100	625,000	7,129,130	7,085,873	7,085,873	7,085,873	7,085,873	7,085,873
15	C2 care scheme - flatted scheme in town centre	60	166,667	-1,380,973	-1,391,491	-1,529,707	-1,678,392	-2,235,731	-3,350,409
16	C2 care scheme - flatted scheme edge of town/village	80	333,333	-1,841,297	-1,855,320	-2,039,609	-2,237,856	-2,980,974	-4,467,211
17	C2 care scheme - houses - edge of town/village	50	390,625	2,541,316	2,532,907	2,431,503	2,259,588	1,847,552	1,023,480
18	Class E (retail) development - town centre	-	4,375	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	35,714	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	59,524	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	4,375	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	18,750	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	44,643	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	208,333	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	833,333	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	41,667	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	31,250	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	46,875	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	62,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	19,643	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

WEALDEN LOCAL PLAN VIABILITY TESTING

Aff Hsg: 35%

Mkt value: £5,120 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	75,000	257,236	255,892	249,408	238,417	212,071	159,381
2	Five unit development - edge of village	5	200,000	428,726	426,486	415,680	397,361	353,453	265,636
3	Eight unit development - village centre	8	320,000	617,961	614,379	597,104	567,816	497,623	357,234
4	Ten unit development - edge of village	10	400,000	843,761	839,408	818,413	782,797	696,279	523,242
5	Ten unit development - rural site	10	500,000	843,761	839,408	818,413	782,797	696,279	523,242
6	Fifteen unit development - edge of village	15	600,000	1,265,641	1,259,111	1,227,618	1,174,195	1,044,418	784,862
7	Twenty unit development - within town/village boundary	20	666,667	1,619,488	1,610,850	1,569,185	1,498,548	1,329,249	990,651
8	Thirty unit development - town centre	78	750,000	5,856,153	5,822,462	5,647,395	5,407,861	4,701,173	3,284,016
9	Fifty unit development within town/village boundary	50	1,666,667	3,036,139	3,014,960	2,910,060	2,752,911	2,323,894	1,463,397
10	One hundred unit development - edge of town	100	4,166,667	5,317,621	5,276,382	5,051,536	4,714,326	3,800,165	1,957,798
11	Three hundred unit scheme - edge of town	300	12,500,000	14,367,827	14,254,452	13,636,311	12,709,262	10,203,593	5,155,284
12	Caravan Park - 20 units	20	375,000	1,531,500	1,522,848	1,522,848	1,522,848	1,522,848	1,522,848
13	Caravan Park - 40 units	40	750,000	2,976,486	2,959,183	2,959,183	2,959,183	2,959,183	2,959,183
14	Caravan Park - 100 units	100	1,875,000	7,441,214	7,397,957	7,397,957	7,397,957	7,397,957	7,397,957
15	C2 care scheme - flatted scheme in town centre	60	500,000	-921,494	-932,011	-1,070,228	-1,218,912	-1,776,251	-2,890,929
16	C2 care scheme - flatted scheme edge of town/village	80	1,000,000	-1,228,658	-1,242,682	-1,426,970	-1,625,217	-2,368,335	-3,854,572
17	C2 care scheme - houses - edge of town/village	50	1,171,875	3,028,946	3,020,653	2,920,665	2,751,148	2,340,232	1,516,160
18	Class E (retail) development - town centre	-	13,125	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	107,143	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	178,571	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	13,125	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	56,250	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	133,929	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	625,000	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	2,500,000	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	125,000	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	93,750	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	140,625	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	187,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	58,929	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

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	257,236	255,892	249,408	238,417	212,071	159,381
2	Five unit development - edge of village	5	98,667	428,726	426,486	415,680	397,361	353,453	265,636
3	Eight unit development - village centre	8	157,867	617,961	614,379	597,104	567,816	497,623	357,234
4	Ten unit development - edge of village	10	197,333	843,761	839,408	818,413	782,797	696,279	523,242
5	Ten unit development - rural site	10	246,667	843,761	839,408	818,413	782,797	696,279	523,242
6	Fifteen unit development - edge of village	15	296,000	1,265,641	1,259,111	1,227,618	1,174,195	1,044,418	784,862
7	Twenty unit development - within town/village boundary	20	328,889	1,619,488	1,610,850	1,569,185	1,498,548	1,329,249	990,651
8	Thirty unit development - town centre	78	370,000	5,856,153	5,822,462	5,647,395	5,407,861	4,701,173	3,284,016
9	Fifty unit development within town/village boundary	50	822,222	3,036,139	3,014,960	2,910,060	2,752,911	2,323,894	1,463,397
10	One hundred unit development - edge of town	100	2,055,556	5,317,621	5,276,382	5,051,536	4,714,326	3,800,165	1,957,798
11	Three hundred unit scheme - edge of town	300	6,166,667	14,367,827	14,254,452	13,636,311	12,709,262	10,203,593	5,155,284
12	Caravan Park - 20 units	20	185,000	1,531,500	1,522,848	1,522,848	1,522,848	1,522,848	1,522,848
13	Caravan Park - 40 units	40	370,000	2,976,486	2,959,183	2,959,183	2,959,183	2,959,183	2,959,183
14	Caravan Park - 100 units	100	925,000	7,441,214	7,397,957	7,397,957	7,397,957	7,397,957	7,397,957
15	C2 care scheme - flatted scheme in town centre	60	246,667	-921,494	-932,011	-1,070,228	-1,218,912	-1,776,251	-2,890,929
16	C2 care scheme - flatted scheme edge of town/village	80	493,333	-1,228,658	-1,242,682	-1,426,970	-1,625,217	-2,368,335	-3,854,572
17	C2 care scheme - houses - edge of town/village	50	578,125	3,028,946	3,020,653	2,920,665	2,751,148	2,340,232	1,516,160
18	Class E (retail) development - town centre	-	6,475	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	52,857	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	88,095	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	6,475	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	27,750	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	66,071	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	308,333	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	1,233,333	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	61,667	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	46,250	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	69,375	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	92,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	29,071	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

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	257,236	255,892	249,408	238,417	212,071	159,381
2	Five unit development - edge of village	5	66,667	428,726	426,486	415,680	397,361	353,453	265,636
3	Eight unit development - village centre	8	106,667	617,961	614,379	597,104	567,816	497,623	357,234
4	Ten unit development - edge of village	10	133,333	843,761	839,408	818,413	782,797	696,279	523,242
5	Ten unit development - rural site	10	166,667	843,761	839,408	818,413	782,797	696,279	523,242
6	Fifteen unit development - edge of village	15	200,000	1,265,641	1,259,111	1,227,618	1,174,195	1,044,418	784,862
7	Twenty unit development - within town/village boundary	20	222,222	1,619,488	1,610,850	1,569,185	1,498,548	1,329,249	990,651
8	Thirty unit development - town centre	78	250,000	5,856,153	5,822,462	5,647,395	5,407,861	4,701,173	3,284,016
9	Fifty unit development within town/village boundary	50	555,556	3,036,139	3,014,960	2,910,060	2,752,911	2,323,894	1,463,397
10	One hundred unit development - edge of town	100	1,388,889	5,317,621	5,276,382	5,051,536	4,714,326	3,800,165	1,957,798
11	Three hundred unit scheme - edge of town	300	4,166,667	14,367,827	14,254,452	13,636,311	12,709,262	10,203,593	5,155,284
12	Caravan Park - 20 units	20	125,000	1,531,500	1,522,848	1,522,848	1,522,848	1,522,848	1,522,848
13	Caravan Park - 40 units	40	250,000	2,976,486	2,959,183	2,959,183	2,959,183	2,959,183	2,959,183
14	Caravan Park - 100 units	100	625,000	7,441,214	7,397,957	7,397,957	7,397,957	7,397,957	7,397,957
15	C2 care scheme - flatted scheme in town centre	60	166,667	-921,494	-932,011	-1,070,228	-1,218,912	-1,776,251	-2,890,929
16	C2 care scheme - flatted scheme edge of town/village	80	333,333	-1,228,658	-1,242,682	-1,426,970	-1,625,217	-2,368,335	-3,854,572
17	C2 care scheme - houses - edge of town/village	50	390,625	3,028,946	3,020,653	2,920,665	2,751,148	2,340,232	1,516,160
18	Class E (retail) development - town centre	-	4,375	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	35,714	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	59,524	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	4,375	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	18,750	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	44,643	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	208,333	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	833,333	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	41,667	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	31,250	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	46,875	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	62,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	19,643	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

WEALDEN LOCAL PLAN VIABILITY TESTING

Aff Hsg: 35%

Mkt value: £5,350 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	75,000	290,667	289,323	282,839	271,847	245,502	192,812
2	Five unit development - edge of village	5	200,000	484,444	482,204	471,398	453,079	409,170	321,354
3	Eight unit development - village centre	8	320,000	703,330	699,799	682,765	653,851	583,657	443,269
4	Ten unit development - edge of village	10	400,000	950,170	945,817	924,822	889,227	803,682	630,645
5	Ten unit development - rural site	10	500,000	950,170	945,817	924,822	889,227	803,682	630,645
6	Fifteen unit development - edge of village	15	600,000	1,425,255	1,418,726	1,387,233	1,333,840	1,205,523	945,968
7	Twenty unit development - within town/village boundary	20	666,667	1,828,295	1,819,656	1,777,991	1,707,354	1,538,055	1,199,457
8	Thirty unit development - town centre	78	750,000	6,656,403	6,622,713	6,447,646	6,208,111	5,501,424	4,088,048
9	Fifty unit development within town/village boundary	50	1,666,667	3,523,919	3,502,740	3,397,840	3,240,691	2,815,480	1,955,606
10	One hundred unit development - edge of town	100	4,166,667	6,308,301	6,267,062	6,042,216	5,705,006	4,793,582	2,957,365
11	Three hundred unit scheme - edge of town	300	12,500,000	17,074,778	16,962,217	16,348,511	15,428,112	12,922,582	7,895,671
12	Caravan Park - 20 units	20	375,000	1,591,315	1,582,665	1,582,665	1,582,665	1,582,665	1,582,665
13	Caravan Park - 40 units	40	750,000	3,096,117	3,078,814	3,078,814	3,078,814	3,078,814	3,078,814
14	Caravan Park - 100 units	100	1,875,000	7,740,294	7,697,037	7,697,037	7,697,037	7,697,037	7,697,037
15	C2 care scheme - flatted scheme in town centre	60	500,000	-484,449	-494,819	-631,108	-778,579	-1,335,918	-2,450,595
16	C2 care scheme - flatted scheme edge of town/village	80	1,000,000	-645,931	-659,759	-841,477	-1,038,104	-1,781,224	-3,267,460
17	C2 care scheme - houses - edge of town/village	50	1,171,875	3,496,240	3,487,948	3,387,959	3,218,443	2,812,156	1,988,312
18	Class E (retail) development - town centre	-	13,125	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	107,143	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	178,571	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	13,125	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	56,250	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	133,929	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	625,000	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	2,500,000	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	125,000	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	93,750	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	140,625	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	187,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	58,929	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

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	290,667	289,323	282,839	271,847	245,502	192,812
2	Five unit development - edge of village	5	98,667	484,444	482,204	471,398	453,079	409,170	321,354
3	Eight unit development - village centre	8	157,867	703,330	699,799	682,765	653,851	583,657	443,269
4	Ten unit development - edge of village	10	197,333	950,170	945,817	924,822	889,227	803,682	630,645
5	Ten unit development - rural site	10	246,667	950,170	945,817	924,822	889,227	803,682	630,645
6	Fifteen unit development - edge of village	15	296,000	1,425,255	1,418,726	1,387,233	1,333,840	1,205,523	945,968
7	Twenty unit development - within town/village boundary	20	328,889	1,828,295	1,819,656	1,777,991	1,707,354	1,538,055	1,199,457
8	Thirty unit development - town centre	78	370,000	6,656,403	6,622,713	6,447,646	6,208,111	5,501,424	4,088,048
9	Fifty unit development within town/village boundary	50	822,222	3,523,919	3,502,740	3,397,840	3,240,691	2,815,480	1,955,606
10	One hundred unit development - edge of town	100	2,055,556	6,308,301	6,267,062	6,042,216	5,705,006	4,793,582	2,957,365
11	Three hundred unit scheme - edge of town	300	6,166,667	17,074,778	16,962,217	16,348,511	15,428,112	12,922,582	7,895,671
12	Caravan Park - 20 units	20	185,000	1,591,315	1,582,665	1,582,665	1,582,665	1,582,665	1,582,665
13	Caravan Park - 40 units	40	370,000	3,096,117	3,078,814	3,078,814	3,078,814	3,078,814	3,078,814
14	Caravan Park - 100 units	100	925,000	7,740,294	7,697,037	7,697,037	7,697,037	7,697,037	7,697,037
15	C2 care scheme - flatted scheme in town centre	60	246,667	-484,449	-494,819	-631,108	-778,579	-1,335,918	-2,450,595
16	C2 care scheme - flatted scheme edge of town/village	80	493,333	-645,931	-659,759	-841,477	-1,038,104	-1,781,224	-3,267,460
17	C2 care scheme - houses - edge of town/village	50	578,125	3,496,240	3,487,948	3,387,959	3,218,443	2,812,156	1,988,312
18	Class E (retail) development - town centre	-	6,475	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	52,857	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	88,095	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	6,475	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	27,750	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	66,071	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	308,333	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	1,233,333	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	61,667	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	46,250	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	69,375	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	92,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	29,071	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

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	290,667	289,323	282,839	271,847	245,502	192,812
2	Five unit development - edge of village	5	66,667	484,444	482,204	471,398	453,079	409,170	321,354
3	Eight unit development - village centre	8	106,667	703,330	699,799	682,765	653,851	583,657	443,269
4	Ten unit development - edge of village	10	133,333	950,170	945,817	924,822	889,227	803,682	630,645
5	Ten unit development - rural site	10	166,667	950,170	945,817	924,822	889,227	803,682	630,645
6	Fifteen unit development - edge of village	15	200,000	1,425,255	1,418,726	1,387,233	1,333,840	1,205,523	945,968
7	Twenty unit development - within town/village boundary	20	222,222	1,828,295	1,819,656	1,777,991	1,707,354	1,538,055	1,199,457
8	Thirty unit development - town centre	78	250,000	6,656,403	6,622,713	6,447,646	6,208,111	5,501,424	4,088,048
9	Fifty unit development within town/village boundary	50	555,556	3,523,919	3,502,740	3,397,840	3,240,691	2,815,480	1,955,606
10	One hundred unit development - edge of town	100	1,388,889	6,308,301	6,267,062	6,042,216	5,705,006	4,793,582	2,957,365
11	Three hundred unit scheme - edge of town	300	4,166,667	17,074,778	16,962,217	16,348,511	15,428,112	12,922,582	7,895,671
12	Caravan Park - 20 units	20	125,000	1,591,315	1,582,665	1,582,665	1,582,665	1,582,665	1,582,665
13	Caravan Park - 40 units	40	250,000	3,096,117	3,078,814	3,078,814	3,078,814	3,078,814	3,078,814
14	Caravan Park - 100 units	100	625,000	7,740,294	7,697,037	7,697,037	7,697,037	7,697,037	7,697,037
15	C2 care scheme - flatted scheme in town centre	60	166,667	-484,449	-494,819	-631,108	-778,579	-1,335,918	-2,450,595
16	C2 care scheme - flatted scheme edge of town/village	80	333,333	-645,931	-659,759	-841,477	-1,038,104	-1,781,224	-3,267,460
17	C2 care scheme - houses - edge of town/village	50	390,625	3,496,240	3,487,948	3,387,959	3,218,443	2,812,156	1,988,312
18	Class E (retail) development - town centre	-	4,375	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	35,714	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	59,524	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	4,375	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	18,750	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	44,643	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	208,333	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	833,333	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	41,667	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	31,250	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	46,875	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	62,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	19,643	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

WEALDEN LOCAL PLAN VIABILITY TESTING

Aff Hsg: 35%

Mkt value: £5,590 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	75,000	325,551	324,206	317,723	306,731	280,387	227,696
2	Five unit development - edge of village	5	200,000	542,585	540,345	529,538	511,219	467,310	379,494
3	Eight unit development - village centre	8	320,000	792,274	788,742	771,708	742,829	673,432	533,043
4	Ten unit development - edge of village	10	400,000	1,061,206	1,056,853	1,035,857	1,000,262	914,951	742,718
5	Ten unit development - rural site	10	500,000	1,061,206	1,056,853	1,035,857	1,000,262	914,951	742,718
6	Fifteen unit development - edge of village	15	600,000	1,591,808	1,585,279	1,553,786	1,500,394	1,372,427	1,114,078
7	Twenty unit development - within town/village boundary	20	666,667	2,046,180	2,037,541	1,995,876	1,925,239	1,755,940	1,417,342
8	Thirty unit development - town centre	78	750,000	7,491,447	7,457,756	7,282,689	7,043,155	6,336,467	4,923,091
9	Fifty unit development within town/village boundary	50	1,666,667	4,032,907	4,011,729	3,906,828	3,749,679	3,324,468	2,469,217
10	One hundred unit development - edge of town	100	4,166,667	7,342,054	7,300,815	7,075,969	6,738,759	5,827,335	4,000,389
11	Three hundred unit scheme - edge of town	300	12,500,000	19,894,974	19,782,413	19,168,707	18,248,308	15,759,788	10,748,449
12	Caravan Park - 20 units	20	375,000	1,653,732	1,645,081	1,645,081	1,645,081	1,645,081	1,645,081
13	Caravan Park - 40 units	40	750,000	3,220,950	3,203,647	3,203,647	3,203,647	3,203,647	3,203,647
14	Caravan Park - 100 units	100	1,875,000	8,052,377	8,009,120	8,009,120	8,009,120	8,009,120	8,009,120
15	C2 care scheme - flatted scheme in town centre	60	500,000	-31,780	-42,151	-178,439	-325,049	-876,438	-1,991,115
16	C2 care scheme - flatted scheme edge of town/village	80	1,000,000	-42,373	-56,201	-237,918	-433,399	-1,168,584	-2,654,822
17	C2 care scheme - houses - edge of town/village	50	1,171,875	3,983,851	3,975,559	3,875,570	3,706,054	3,299,766	2,480,993
18	Class E (retail) development - town centre	-	13,125	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	107,143	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	178,571	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	13,125	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	56,250	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	133,929	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	625,000	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	2,500,000	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	125,000	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	93,750	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	140,625	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	187,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	58,929	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

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	325,551	324,206	317,723	306,731	280,387	227,696
2	Five unit development - edge of village	5	98,667	542,585	540,345	529,538	511,219	467,310	379,494
3	Eight unit development - village centre	8	157,867	792,274	788,742	771,708	742,829	673,432	533,043
4	Ten unit development - edge of village	10	197,333	1,061,206	1,056,853	1,035,857	1,000,262	914,951	742,718
5	Ten unit development - rural site	10	246,667	1,061,206	1,056,853	1,035,857	1,000,262	914,951	742,718
6	Fifteen unit development - edge of village	15	296,000	1,591,808	1,585,279	1,553,786	1,500,394	1,372,427	1,114,078
7	Twenty unit development - within town/village boundary	20	328,889	2,046,180	2,037,541	1,995,876	1,925,239	1,755,940	1,417,342
8	Thirty unit development - town centre	78	370,000	7,491,447	7,457,756	7,282,689	7,043,155	6,336,467	4,923,091
9	Fifty unit development within town/village boundary	50	822,222	4,032,907	4,011,729	3,906,828	3,749,679	3,324,468	2,469,217
10	One hundred unit development - edge of town	100	2,055,556	7,342,054	7,300,815	7,075,969	6,738,759	5,827,335	4,000,389
11	Three hundred unit scheme - edge of town	300	6,166,667	19,894,974	19,782,413	19,168,707	18,248,308	15,759,788	10,748,449
12	Caravan Park - 20 units	20	185,000	1,653,732	1,645,081	1,645,081	1,645,081	1,645,081	1,645,081
13	Caravan Park - 40 units	40	370,000	3,220,950	3,203,647	3,203,647	3,203,647	3,203,647	3,203,647
14	Caravan Park - 100 units	100	925,000	8,052,377	8,009,120	8,009,120	8,009,120	8,009,120	8,009,120
15	C2 care scheme - flatted scheme in town centre	60	246,667	-31,780	-42,151	-178,439	-325,049	-876,438	-1,991,115
16	C2 care scheme - flatted scheme edge of town/village	80	493,333	-42,373	-56,201	-237,918	-433,399	-1,168,584	-2,654,822
17	C2 care scheme - houses - edge of town/village	50	578,125	3,983,851	3,975,559	3,875,570	3,706,054	3,299,766	2,480,993
18	Class E (retail) development - town centre	-	6,475	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	52,857	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	88,095	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	6,475	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	27,750	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	66,071	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	308,333	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	1,233,333	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	61,667	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	46,250	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	69,375	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	92,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	29,071	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

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	325,551	324,206	317,723	306,731	280,387	227,696
2	Five unit development - edge of village	5	66,667	542,585	540,345	529,538	511,219	467,310	379,494
3	Eight unit development - village centre	8	106,667	792,274	788,742	771,708	742,829	673,432	533,043
4	Ten unit development - edge of village	10	133,333	1,061,206	1,056,853	1,035,857	1,000,262	914,951	742,718
5	Ten unit development - rural site	10	166,667	1,061,206	1,056,853	1,035,857	1,000,262	914,951	742,718
6	Fifteen unit development - edge of village	15	200,000	1,591,808	1,585,279	1,553,786	1,500,394	1,372,427	1,114,078
7	Twenty unit development - within town/village boundary	20	222,222	2,046,180	2,037,541	1,995,876	1,925,239	1,755,940	1,417,342
8	Thirty unit development - town centre	78	250,000	7,491,447	7,457,756	7,282,689	7,043,155	6,336,467	4,923,091
9	Fifty unit development within town/village boundary	50	555,556	4,032,907	4,011,729	3,906,828	3,749,679	3,324,468	2,469,217
10	One hundred unit development - edge of town	100	1,388,889	7,342,054	7,300,815	7,075,969	6,738,759	5,827,335	4,000,389
11	Three hundred unit scheme - edge of town	300	4,166,667	19,894,974	19,782,413	19,168,707	18,248,308	15,759,788	10,748,449
12	Caravan Park - 20 units	20	125,000	1,653,732	1,645,081	1,645,081	1,645,081	1,645,081	1,645,081
13	Caravan Park - 40 units	40	250,000	3,220,950	3,203,647	3,203,647	3,203,647	3,203,647	3,203,647
14	Caravan Park - 100 units	100	625,000	8,052,377	8,009,120	8,009,120	8,009,120	8,009,120	8,009,120
15	C2 care scheme - flatted scheme in town centre	60	166,667	-31,780	-42,151	-178,439	-325,049	-876,438	-1,991,115
16	C2 care scheme - flatted scheme edge of town/village	80	333,333	-42,373	-56,201	-237,918	-433,399	-1,168,584	-2,654,822
17	C2 care scheme - houses - edge of town/village	50	390,625	3,983,851	3,975,559	3,875,570	3,706,054	3,299,766	2,480,993
18	Class E (retail) development - town centre	-	4,375	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	35,714	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	59,524	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	4,375	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	18,750	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	44,643	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	208,333	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	833,333	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	41,667	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	31,250	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	46,875	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	62,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	19,643	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

WEALDEN LOCAL PLAN VIABILITY TESTING

Aff Hsg: 35%

Mkt value: £5,825 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	75,000	359,708	358,364	351,880	340,888	314,543	261,854
2	Five unit development - edge of village	5	200,000	599,514	597,273	586,468	568,147	524,240	436,423
3	Eight unit development - village centre	8	320,000	879,364	875,832	858,798	829,920	760,705	620,949
4	Ten unit development - edge of village	10	400,000	1,169,928	1,165,575	1,144,580	1,108,985	1,023,673	852,458
5	Ten unit development - rural site	10	500,000	1,169,928	1,165,575	1,144,580	1,108,985	1,023,673	852,458
6	Fifteen unit development - edge of village	15	600,000	1,754,893	1,748,362	1,716,870	1,663,477	1,535,510	1,278,686
7	Twenty unit development - within town/village boundary	20	666,667	2,259,525	2,250,886	2,209,221	2,138,585	1,969,285	1,630,688
8	Thirty unit development - town centre	78	750,000	8,309,094	8,275,403	8,100,336	7,860,801	7,154,114	5,740,739
9	Fifty unit development within town/village boundary	50	1,666,667	4,531,291	4,510,113	4,405,213	4,248,063	3,822,852	2,972,127
10	One hundred unit development - edge of town	100	4,166,667	8,354,270	8,313,031	8,088,185	7,750,975	6,839,551	5,016,701
11	Three hundred unit scheme - edge of town	300	12,500,000	22,656,416	22,543,854	21,930,148	21,009,750	18,522,056	13,526,548
12	Caravan Park - 20 units	20	375,000	1,714,848	1,706,198	1,706,198	1,706,198	1,706,198	1,706,198
13	Caravan Park - 40 units	40	750,000	3,343,183	3,325,880	3,325,880	3,325,880	3,325,880	3,325,880
14	Caravan Park - 100 units	100	1,875,000	8,357,958	8,314,701	8,314,701	8,314,701	8,314,701	8,314,701
15	C2 care scheme - flatted scheme in town centre	60	500,000	405,716	395,490	261,104	116,540	-431,373	-1,541,209
16	C2 care scheme - flatted scheme edge of town/village	80	1,000,000	540,955	527,321	348,139	155,387	-575,164	-2,054,945
17	C2 care scheme - houses - edge of town/village	50	1,171,875	4,461,303	4,453,011	4,353,023	4,183,507	3,777,220	2,963,410
18	Class E (retail) development - town centre	-	13,125	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	107,143	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	178,571	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	13,125	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	56,250	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	133,929	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	625,000	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	2,500,000	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	125,000	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	93,750	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	140,625	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	187,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	58,929	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

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	359,708	358,364	351,880	340,888	314,543	261,854
2	Five unit development - edge of village	5	98,667	599,514	597,273	586,468	568,147	524,240	436,423
3	Eight unit development - village centre	8	157,867	879,364	875,832	858,798	829,920	760,705	620,949
4	Ten unit development - edge of village	10	197,333	1,169,928	1,165,575	1,144,580	1,108,985	1,023,673	852,458
5	Ten unit development - rural site	10	246,667	1,169,928	1,165,575	1,144,580	1,108,985	1,023,673	852,458
6	Fifteen unit development - edge of village	15	296,000	1,754,893	1,748,362	1,716,870	1,663,477	1,535,510	1,278,686
7	Twenty unit development - within town/village boundary	20	328,889	2,259,525	2,250,886	2,209,221	2,138,585	1,969,285	1,630,688
8	Thirty unit development - town centre	78	370,000	8,309,094	8,275,403	8,100,336	7,860,801	7,154,114	5,740,739
9	Fifty unit development within town/village boundary	50	822,222	4,531,291	4,510,113	4,405,213	4,248,063	3,822,852	2,972,127
10	One hundred unit development - edge of town	100	2,055,556	8,354,270	8,313,031	8,088,185	7,750,975	6,839,551	5,016,701
11	Three hundred unit scheme - edge of town	300	6,166,667	22,656,416	22,543,854	21,930,148	21,009,750	18,522,056	13,526,548
12	Caravan Park - 20 units	20	185,000	1,714,848	1,706,198	1,706,198	1,706,198	1,706,198	1,706,198
13	Caravan Park - 40 units	40	370,000	3,343,183	3,325,880	3,325,880	3,325,880	3,325,880	3,325,880
14	Caravan Park - 100 units	100	925,000	8,357,958	8,314,701	8,314,701	8,314,701	8,314,701	8,314,701
15	C2 care scheme - flatted scheme in town centre	60	246,667	405,716	395,490	261,104	116,540	-431,373	-1,541,209
16	C2 care scheme - flatted scheme edge of town/village	80	493,333	540,955	527,321	348,139	155,387	-575,164	-2,054,945
17	C2 care scheme - houses - edge of town/village	50	578,125	4,461,303	4,453,011	4,353,023	4,183,507	3,777,220	2,963,410
18	Class E (retail) development - town centre	-	6,475	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	52,857	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	88,095	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	6,475	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	27,750	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	66,071	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	308,333	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	1,233,333	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	61,667	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	46,250	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	69,375	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	92,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	29,071	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

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	359,708	358,364	351,880	340,888	314,543	261,854
2	Five unit development - edge of village	5	66,667	599,514	597,273	586,468	568,147	524,240	436,423
3	Eight unit development - village centre	8	106,667	879,364	875,832	858,798	829,920	760,705	620,949
4	Ten unit development - edge of village	10	133,333	1,169,928	1,165,575	1,144,580	1,108,985	1,023,673	852,458
5	Ten unit development - rural site	10	166,667	1,169,928	1,165,575	1,144,580	1,108,985	1,023,673	852,458
6	Fifteen unit development - edge of village	15	200,000	1,754,893	1,748,362	1,716,870	1,663,477	1,535,510	1,278,686
7	Twenty unit development - within town/village boundary	20	222,222	2,259,525	2,250,886	2,209,221	2,138,585	1,969,285	1,630,688
8	Thirty unit development - town centre	78	250,000	8,309,094	8,275,403	8,100,336	7,860,801	7,154,114	5,740,739
9	Fifty unit development within town/village boundary	50	555,556	4,531,291	4,510,113	4,405,213	4,248,063	3,822,852	2,972,127
10	One hundred unit development - edge of town	100	1,388,889	8,354,270	8,313,031	8,088,185	7,750,975	6,839,551	5,016,701
11	Three hundred unit scheme - edge of town	300	4,166,667	22,656,416	22,543,854	21,930,148	21,009,750	18,522,056	13,526,548
12	Caravan Park - 20 units	20	125,000	1,714,848	1,706,198	1,706,198	1,706,198	1,706,198	1,706,198
13	Caravan Park - 40 units	40	250,000	3,343,183	3,325,880	3,325,880	3,325,880	3,325,880	3,325,880
14	Caravan Park - 100 units	100	625,000	8,357,958	8,314,701	8,314,701	8,314,701	8,314,701	8,314,701
15	C2 care scheme - flatted scheme in town centre	60	166,667	405,716	395,490	261,104	116,540	-431,373	-1,541,209
16	C2 care scheme - flatted scheme edge of town/village	80	333,333	540,955	527,321	348,139	155,387	-575,164	-2,054,945
17	C2 care scheme - houses - edge of town/village	50	390,625	4,461,303	4,453,011	4,353,023	4,183,507	3,777,220	2,963,410
18	Class E (retail) development - town centre	-	4,375	303,527	303,527	295,669	295,669	265,212	204,298
19	Class E (light industrial) development - town centre	-	35,714	-255,204	-255,204	-288,762	-288,762	-420,628	-684,361
20	Class E (retail) development - edge of town	-	59,524	2,168,055	2,168,055	2,111,919	2,111,919	1,894,368	1,459,270
21	Class E (office) development - town centre	-	4,375	-413,010	-413,010	-425,122	-425,122	-472,922	-568,524
22	Class E (office) development - town centre	-	18,750	-1,770,044	-1,770,044	-1,821,949	-1,821,949	-2,026,809	-2,436,531
23	Class E (office) development - edge of town	-	44,643	-2,950,075	-2,950,075	-3,036,581	-3,036,581	-3,378,016	-4,060,886
24	Industrial (B2/B8) out of town	-	208,333	2,780,571	2,780,571	2,713,303	2,713,303	2,451,160	1,926,874
25	Industrial (B2/B8) within town/village boundary	-	833,333	11,352,154	11,352,154	11,077,381	11,077,381	10,006,713	7,865,375
26	Industrial (B2/B8) edge of town/village	-	41,667	556,114	556,114	542,661	542,661	490,232	385,375
27	Hotel (town centre) 50 rooms	-	31,250	324,741	324,741	279,825	279,825	102,472	-255,805
28	Hotel (town centre) 75 rooms	-	46,875	398,196	398,196	331,857	331,857	69,918	-460,386
29	Hotel (town centre) 100 rooms	-	62,500	530,929	530,929	442,476	442,476	93,224	-613,847
30	Community use/leisure within town/village	-	19,643	-810,033	-810,033	-850,339	-850,339	-1,009,491	-1,327,797

Appendix 13 - Individual policy testing results

Maximum CIL rates 35% affordable 25% intermedate provided as Shared Ownership

BENCHMARK LAND VALUE 1 (PREVIOUSLY DEVELOPED LAND)		Lower Band				Higher Band				
	Description	**£3,940**	**£4,180**	**£4,410**	**£4,650**	**£4,880**	**£5,120**	**£5,350**	**£5,590**	**£5,825**
1	Three unit development within town/village boundary	-	38.48	162.89	292.71	380.27	510.09	634.50	764.31	891.42
2	Five unit development - edge of village	-	-	-	125.25	212.81	342.63	467.03	596.85	723.96
3	Eight unit development - village centre	-	-	-	39.34	122.59	247.87	367.93	493.21	615.00
4	Ten unit development - edge of village	-	-	-	122.55	205.65	330.77	450.67	574.89	696.27
5	Ten unit development - rural site	-	-	-	10.91	94.01	219.13	339.03	463.25	584.63
6	Fifteen unit development - edge of village	-	-	-	122.55	205.65	330.77	450.67	574.89	696.27
7	Twenty unit development - within town/village boundary	-	-	46.31	167.94	248.23	369.85	486.41	608.03	727.12
8	Thirty unit development - town centre	9.66	126.42	238.32	355.03	430.60	545.99	656.57	771.96	884.95
9	Fifty unit development within town/village boundary	-	-	-	-	32.07	146.75	256.51	370.15	481.43
10	One hundred unit development - edge of town	-	-	-	-	-	-	69.99	185.40	298.40
11	Three hundred unit scheme - edge of town	-	-	-	-	-	-	15.73	121.31	224.10
12	Caravan Park - 20 units	242.84	287.09	329.50	373.75	361.28	405.53	447.94	492.19	535.52
13	Caravan Park - 40 units	215.42	259.67	302.08	346.33	333.86	378.12	420.52	464.78	508.11
14	Caravan Park - 100 units	215.42	259.67	302.08	346.33	333.86	378.12	420.52	464.78	508.11
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	-	-	-	80.99	150.87	260.87	366.24	475.12	581.72
18	Class E (retail) development - town centre	720.25	720.25	720.25	720.25	720.25	720.25	720.25	720.25	720.25
19	Class E (light industrial) development - town centre	-	-	-	-	-	-	-	-	-
20	Class E (retail) development - edge of town	686.32	686.32	686.32	686.32	686.32	686.32	686.32	686.32	686.32
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	96.71	96.71	96.71	96.71	96.71	96.71	96.71	96.71	96.71
25	Industrial (B2/B8) within town/village boundary	105.50	105.50	105.50	105.50	105.50	105.50	105.50	105.50	105.50
26	Industrial (B2/B8) edge of town/village	64.48	64.48	64.48	64.48	64.48	64.48	64.48	64.48	64.48
27	Hotel (town centre) 50 rooms	3.49	3.49	3.49	3.49	3.49	3.49	3.49	3.49	3.49
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	**£3,940**	**£4,180**	**£4,410**	**£4,650**	**£4,880**	**£5,120**	**£5,350**	**£5,590**	**£5,825**
1	Three unit development within town/village boundary	50.08	179.89	304.30	434.12	521.68	651.50	775.91	905.72	1,032.83
2	Five unit development - edge of village	-	97.28	221.69	351.50	439.07	568.89	693.29	823.11	950.22
3	Eight unit development - village centre	-	20.25	140.31	265.59	348.85	474.13	594.19	719.47	841.26
4	Ten unit development - edge of village	-	103.78	223.69	348.81	431.90	557.02	676.93	801.15	922.53
5	Ten unit development - rural site	-	48.71	168.61	293.73	376.83	501.95	621.85	746.07	867.45
6	Fifteen unit development - edge of village	-	103.78	223.69	348.81	431.90	557.02	676.93	801.15	922.53
7	Twenty unit development - within town/village boundary	-	118.07	234.86	356.49	436.78	558.40	674.96	796.58	915.67
8	Thirty unit development - town centre	62.17	178.93	290.83	407.54	483.11	598.50	709.08	824.47	937.46
9	Fifty unit development within town/village boundary	-	-	32.27	146.95	220.61	335.29	445.06	558.70	669.98
10	One hundred unit development - edge of town	-	-	-	2.40	78.32	194.77	305.67	421.08	534.09
11	Three hundred unit scheme - edge of town	-	-	-	-	44.06	150.23	251.41	356.99	459.79
12	Caravan Park - 20 units	361.59	405.84	448.25	492.50	480.03	524.28	566.69	610.94	654.27
13	Caravan Park - 40 units	334.17	378.42	420.83	465.08	452.61	496.87	539.27	583.53	626.86
14	Caravan Park - 100 units	334.17	378.42	420.83	465.08	452.61	496.87	539.27	583.53	626.86
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	-	-	103.56	213.56	283.44	393.44	498.81	607.69	714.29
18	Class E (retail) development - town centre	739.25	739.25	739.25	739.25	739.25	739.25	739.25	739.25	739.25
19	Class E (light industrial) development - town centre	-	-	-	-	-	-	-	-	-
20	Class E (retail) development - edge of town	722.51	722.51	722.51	722.51	722.51	722.51	722.51	722.51	722.51
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	160.05	160.05	160.05	160.05	160.05	160.05	160.05	160.05	160.05
25	Industrial (B2/B8) within town/village boundary	168.05	168.05	168.05	168.05	168.05	168.05	168.05	168.05	168.05
26	Industrial (B2/B8) edge of town/village	106.70	106.70	106.70	106.70	106.70	106.70	106.70	106.70	106.70
27	Hotel (town centre) 50 rooms	22.49	22.49	22.49	22.49	22.49	22.49	22.49	22.49	22.49
28	Hotel (town centre) 75 rooms	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55
29	Hotel (town centre) 100 rooms	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48
30	Community use/leisure within town/village	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)		Lower Band				Higher Band				
	Description	**£3,940**	**£4,180**	**£4,410**	**£4,650**	**£4,880**	**£5,120**	**£5,350**	**£5,590**	**£5,825**
1	Three unit development within town/village boundary	94.74	224.55	348.96	478.77	566.34	696.16	820.56	950.38	1,077.49
2	Five unit development - edge of village	38.91	168.73	293.14	422.95	510.52	640.34	764.74	894.56	1,021.67
3	Eight unit development - village centre	-	91.70	211.76	337.04	420.30	545.58	665.64	790.92	912.71
4	Ten unit development - edge of village	50.11	175.23	295.14	420.26	503.35	628.47	748.38	872.60	993.98
5	Ten unit development - rural site	12.90	138.02	257.92	383.04	466.14	591.26	711.16	835.39	956.76
6	Fifteen unit development - edge of village	50.11	175.23	295.14	420.26	503.35	628.47	748.38	872.60	993.98
7	Twenty unit development - within town/village boundary	54.55	177.62	294.40	416.03	496.32	617.94	734.50	856.12	975.21
8	Thirty unit development - town centre	78.76	195.52	307.41	424.12	499.69	615.08	725.66	841.05	954.04
9	Fifty unit development within town/village boundary	-	-	91.81	206.49	280.16	394.84	504.60	618.24	729.52
10	One hundred unit development - edge of town	-	-	-	76.83	152.75	269.20	380.10	495.51	608.51
11	Three hundred unit scheme - edge of town	-	-	-	50.10	118.49	224.65	325.84	431.42	534.21
12	Caravan Park - 20 units	399.09	443.34	485.75	530.00	517.53	561.78	604.19	648.44	691.77
13	Caravan Park - 40 units	371.67	415.92	458.33	502.58	490.11	534.37	576.77	621.03	664.36
14	Caravan Park - 100 units	371.67	415.92	458.33	502.58	490.11	534.37	576.77	621.03	664.36
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	-	39.13	145.42	255.43	325.30	435.31	540.68	649.55	756.16
18	Class E (retail) development - town centre	745.25	745.25	745.25	745.25	745.25	745.25	745.25	745.25	745.25
19	Class E (light industrial) development - town centre	-	-	-	-	-	-	-	-	-
20	Class E (retail) development - edge of town	733.94	733.94	733.94	733.94	733.94	733.94	733.94	733.94	733.94
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	180.05	180.05	180.05	180.05	180.05	180.05	180.05	180.05	180.05
25	Industrial (B2/B8) within town/village boundary	187.80	187.80	187.80	187.80	187.80	187.80	187.80	187.80	187.80
26	Industrial (B2/B8) edge of town/village	120.03	120.03	120.03	120.03	120.03	120.03	120.03	120.03	120.03
27	Hotel (town centre) 50 rooms	28.49	28.49	28.49	28.49	28.49	28.49	28.49	28.49	28.49
28	Hotel (town centre) 75 rooms	65.84	65.84	65.84	65.84	65.84	65.84	65.84	65.84	65.84
29	Hotel (town centre) 100 rooms	20.48	20.48	20.48	20.48	20.48	20.48	20.48	20.48	20.48
30	Community use/leisure within town/village	-	-	-	-	-	-	-	-	-

Maximum CIL rates 35% affordable 25% intermediate housing provided as First Homes

BENCHMARK LAND VALUE 1 (PREVIOUSLY DEVELOPED LAND)		Lower Band				Higher Band				
	Description	**£3,940**	**£4,180**	**£4,410**	**£4,650**	**£4,880**	**£5,120**	**£5,350**	**£5,590**	**£5,825**
1	Three unit development within town/village boundary	-	38.87	152.74	271.57	348.61	467.44	581.32	700.15	816.50
2	Five unit development - edge of village	-	-	-	104.11	181.15	299.98	413.86	532.69	649.04
3	Eight unit development - village centre	-	-	-	11.15	83.88	198.17	307.71	422.00	533.91
4	Ten unit development - edge of village	-	-	-	97.52	170.24	284.53	394.07	508.36	620.28
5	Ten unit development - rural site	-	-	-	-	58.60	172.89	282.43	396.72	508.64
6	Fifteen unit development - edge of village	-	-	-	97.52	170.24	284.53	394.07	508.36	620.28
7	Twenty unit development - within town/village boundary	-	-	31.38	142.42	212.56	323.60	430.01	541.05	649.77
8	Thirty unit development - town centre	18.08	135.35	247.74	365.01	441.76	557.69	668.80	784.74	898.26
9	Fifty unit development within town/village boundary	-	-	-	-	5.20	109.85	210.13	314.77	416.64
10	One hundred unit development - edge of town	-	-	-	-	-	-	14.62	120.41	223.51
11	Three hundred unit scheme - edge of town	-	-	-	-	-	-	-	61.43	155.75
12	Caravan Park - 20 units	242.84	287.09	329.50	373.75	361.28	405.53	447.94	492.19	535.52
13	Caravan Park - 40 units	215.42	259.67	302.08	346.33	333.86	378.12	420.52	464.78	508.11
14	Caravan Park - 100 units	215.42	259.67	302.08	346.33	333.86	378.12	420.52	464.78	508.11
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	-	-	-	41.61	101.56	201.22	296.72	396.37	493.88
18	Class E (retail) development - town centre	720.25	720.25	720.25	720.25	720.25	720.25	720.25	720.25	720.25
19	Class E (light industrial) development - town centre	-	-	-	-	-	-	-	-	-
20	Class E (retail) development - edge of town	686.32	686.32	686.32	686.32	686.32	686.32	686.32	686.32	686.32
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	365.23	365.23	365.23	365.23	365.23	365.23	365.23	365.23	365.23
25	Industrial (B2/B8) within town/village boundary	370.70	370.70	370.70	370.70	370.70	370.70	370.70	370.70	370.70
26	Industrial (B2/B8) edge of town/village	243.49	243.49	243.49	243.49	243.49	243.49	243.49	243.49	243.49
27	Hotel (town centre) 50 rooms	3.49	3.49	3.49	3.49	3.49	3.49	3.49	3.49	3.49
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	**£3,940**	**£4,180**	**£4,410**	**£4,650**	**£4,880**	**£5,120**	**£5,350**	**£5,590**	**£5,825**
1	Three unit development within town/village boundary	61.45	180.28	294.15	412.98	490.02	608.85	722.73	841.56	957.91
2	Five unit development - edge of village	-	97.66	211.54	330.37	407.41	526.24	640.11	758.94	875.30
3	Eight unit development - village centre	-	13.58	123.12	237.41	310.14	424.43	533.96	648.26	760.17
4	Ten unit development - edge of village	-	99.95	209.48	323.77	396.50	510.79	620.33	734.62	846.53
5	Ten unit development - rural site	-	44.87	154.40	268.70	341.42	455.72	565.25	679.54	791.46
6	Fifteen unit development - edge of village	-	99.95	209.48	323.77	396.50	510.79	620.32	734.62	846.53
7	Twenty unit development - within town/village boundary	0.14	112.46	219.93	330.97	401.11	512.15	618.56	729.60	838.32
8	Thirty unit development - town centre	70.59	187.86	300.25	417.52	494.27	610.20	721.31	837.25	950.77
9	Fifty unit development within town/village boundary	-	-	25.06	129.70	193.75	298.40	398.68	503.32	605.19
10	One hundred unit development - edge of town	-	-	-	-	42.29	148.51	250.31	356.09	459.20
11	Three hundred unit scheme - edge of town	-	-	-	-	11.01	108.03	200.80	297.12	391.43
12	Caravan Park - 20 units	361.59	405.84	448.25	492.50	480.03	524.28	566.69	610.94	654.27
13	Caravan Park - 40 units	334.17	378.42	420.83	465.08	452.61	496.87	539.27	583.53	626.86
14	Caravan Park - 100 units	334.17	378.42	420.83	465.08	452.61	496.87	539.27	583.53	626.86
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	-	-	74.02	174.18	234.14	333.79	429.29	528.94	626.45
18	Class E (retail) development - town centre	739.25	739.25	739.25	739.25	739.25	739.25	739.25	739.25	739.25
19	Class E (light industrial) development - town centre	-	-	-	-	-	-	-	-	-
20	Class E (retail) development - edge of town	722.51	722.51	722.51	722.51	722.51	722.51	722.51	722.51	722.51
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	428.57	428.57	428.57	428.57	428.57	428.57	428.57	428.57	428.57
25	Industrial (B2/B8) within town/village boundary	433.25	433.25	433.25	433.25	433.25	433.25	433.25	433.25	433.25
26	Industrial (B2/B8) edge of town/village	285.71	285.71	285.71	285.71	285.71	285.71	285.71	285.71	285.71
27	Hotel (town centre) 50 rooms	22.49	22.49	22.49	22.49	22.49	22.49	22.49	22.49	22.49
28	Hotel (town centre) 75 rooms	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55
29	Hotel (town centre) 100 rooms	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48
30	Community use/leisure within town/village	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)		Lower Band				Higher Band				
	Description	**£3,940**	**£4,180**	**£4,410**	**£4,650**	**£4,880**	**£5,120**	**£5,350**	**£5,590**	**£5,825**
1	Three unit development within town/village boundary	106.10	224.93	338.81	457.64	534.68	653.51	767.38	886.21	1,002.56
2	Five unit development - edge of village	50.28	169.11	282.99	401.82	478.86	597.69	711.56	830.39	946.75
3	Eight unit development - village centre	-	85.03	194.57	308.86	381.59	495.88	605.41	719.71	831.62
4	Ten unit development - edge of village	57.10	171.40	280.93	395.22	467.95	582.24	691.77	806.07	917.98
5	Ten unit development - rural site	19.89	134.18	243.71	358.01	430.73	545.03	654.56	768.86	880.77
6	Fifteen unit development - edge of village	57.10	171.40	280.93	395.22	467.95	582.24	691.77	806.07	917.98
7	Twenty unit development - within town/village boundary	59.68	172.00	279.47	390.51	460.65	571.69	678.10	789.14	897.86
8	Thirty unit development - town centre	87.17	204.45	316.83	434.11	510.85	626.79	737.89	853.83	967.35
9	Fifty unit development within town/village boundary	-	-	84.60	189.24	253.29	357.94	458.22	562.86	664.73
10	One hundred unit development - edge of town	-	-	-	50.59	116.72	222.94	324.73	430.52	533.62
11	Three hundred unit scheme - edge of town	-	-	-	25.84	85.44	182.46	275.22	371.54	465.86
12	Caravan Park - 20 units	399.09	443.34	485.75	530.00	517.53	561.78	604.19	648.44	691.77
13	Caravan Park - 40 units	371.67	415.92	458.33	502.58	490.11	534.37	576.77	621.03	664.36
14	Caravan Park - 100 units	371.67	415.92	458.33	502.58	490.11	534.37	576.77	621.03	664.36
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	-	19.20	115.88	216.05	276.00	375.65	471.15	570.81	668.31
18	Class E (retail) development - town centre	745.25	745.25	745.25	745.25	745.25	745.25	745.25	745.25	745.25
19	Class E (light industrial) development - town centre	-	-	-	-	-	-	-	-	-
20	Class E (retail) development - edge of town	733.94	733.94	733.94	733.94	733.94	733.94	733.94	733.94	733.94
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	448.57	448.57	448.57	448.57	448.57	448.57	448.57	448.57	448.57
25	Industrial (B2/B8) within town/village boundary	453.01	453.01	453.01	453.01	453.01	453.01	453.01	453.01	453.01
26	Industrial (B2/B8) edge of town/village	299.04	299.04	299.04	299.04	299.04	299.04	299.04	299.04	299.04
27	Hotel (town centre) 50 rooms	28.49	28.49	28.49	28.49	28.49	28.49	28.49	28.49	28.49
28	Hotel (town centre) 75 rooms	65.84	65.84	65.84	65.84	65.84	65.84	65.84	65.84	65.84
29	Hotel (town centre) 100 rooms	20.48	20.48	20.48	20.48	20.48	20.48	20.48	20.48	20.48
30	Community use/leisure within town/village	-	-	-	-	-	-	-	-	-

Appendix 14 - Cumulative impact of policies

Aff Hsg: 35%
Mkt value: £3,940 per square metre

BLV 1: Previously Developed Land

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	£50,457	£43,525	*-14%*	£39,455	*-22%*	£35,385	*-30%*
2	Five unit development - edge of village	5	£84,095	£72,542	*-14%*	£65,758	*-22%*	£58,975	*-30%*
3	Eight unit development - village centre	8	£82,603	£64,133	*-22%*	£53,289	*-35%*	£42,444	*-49%*
4	Ten unit development - edge of village	10	£178,220	£155,133	*-13%*	£141,577	*-21%*	£128,022	*-28%*
5	Ten unit development - rural site	10	£178,220	£155,133	*-13%*	£141,577	*-21%*	£128,022	*-28%*
6	Fifteen unit development - edge of village	15	£267,330	£232,699	*-13%*	£212,366	*-21%*	£192,034	*-28%*
7	Twenty unit development - within town/village boundary	20	£319,943	£273,807	*-14%*	£246,719	*-23%*	£219,630	*-31%*
8	Thirty unit development - town centre	78	£819,941	£632,738	*-23%*	£520,691	*-36%*	£408,643	*-50%*
9	Fifty unit development within town/village boundary	50	-£47,374	-£164,249	*247%*	-£232,869	*392%*	-£301,491	*536%*
10	One hundred unit development - edge of town	100	-£1,056,171	-£1,289,529	*22%*	-£1,426,542	*35%*	-£1,563,553	*48%*
11	Three hundred unit scheme - edge of town	300	-£3,130,093	-£3,807,358	*22%*	-£4,205,001	*34%*	-£4,607,663	*47%*
12	Caravan Park - 20 units	20	£1,270,935	£1,232,443	*-3%*	£1,209,843	*-5%*	£1,187,244	*-7%*
13	Caravan Park - 40 units	40	£2,455,356	£2,378,373	*-3%*	£2,333,172	*-5%*	£2,287,973	*-7%*
14	Caravan Park - 100 units	100	£6,138,390	£5,945,931	*-3%*	£5,832,932	*-5%*	£5,719,934	*-7%*
15	C2 care scheme - flatted scheme in town centre	60	-£3,836,242	-£3,975,673	*4%*	-£4,057,538	*6%*	-£4,139,401	*8%*
16	C2 care scheme - flatted scheme edge of town/village	80	-£5,114,990	-£5,300,897	*4%*	-£5,410,049	*6%*	-£5,519,202	*8%*
17	C2 care scheme - houses - edge of town/village	50	£67,002	-£46,717	*-170%*	-£114,041	*-270%*	-£181,365	*-371%*
18	Class E (retail) development - town centre	-	£265,212	£261,412	*-1%*	£257,853	*-3%*	£254,294	*-4%*
19	Class E (light industrial) development - town centre	-	-£420,628	-£451,564	*7%*	-£482,501	*15%*	-£513,437	*22%*
20	Class E (retail) development - edge of town	-	£1,894,368	£1,867,227	*-1%*	£1,841,805	*-3%*	£1,816,385	*-4%*
21	Class E (office) development - town centre	-	-£472,922	-£480,140	*2%*	-£487,360	*3%*	-£494,578	*5%*
22	Class E (office) development - town centre	-	-£2,026,809	-£2,057,746	*2%*	-£2,088,683	*3%*	-£2,119,619	*5%*
23	Class E (office) development - edge of town	-	-£3,378,016	-£3,429,576	*2%*	-£3,481,137	*3%*	-£3,532,698	*5%*
24	Industrial (B2/B8) out of town	-	£2,451,160	£2,347,883	*-4%*	£2,244,605	*-8%*	£2,141,329	*-13%*
25	Industrial (B2/B8) within town/village boundary	-	£10,006,713	£9,590,847	*-4%*	£9,175,156	*-8%*	£8,759,465	*-12%*
26	Industrial (B2/B8) edge of town/village	-	£490,232	£469,577	*-4%*	£448,921	*-8%*	£428,266	*-13%*
27	Hotel (town centre) 50 rooms	-	£102,472	£77,050	*-25%*	£51,630	*-50%*	£26,210	*-74%*
28	Hotel (town centre) 75 rooms	-	£69,918	£32,373	*-54%*	-£5,244	*-108%*	-£43,320	*-162%*
29	Hotel (town centre) 100 rooms	-	£93,224	£43,165	*-54%*	-£6,993	*-108%*	-£57,761	*-162%*
30	Community use/leisure within town/village	-	-£1,009,491	-£1,032,178	*2%*	-£1,054,865	*4%*	-£1,077,551	*7%*

Aff Hsg: 35%
Mkt value: £4,180 per square metre

BLV 1: Previously Developed Land

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	£85,341	£78,409	*-8%*	£74,339	*-13%*	£70,269	*-18%*
2	Five unit development - edge of village	5	£142,235	£130,682	*-8%*	£123,899	*-13%*	£117,115	*-18%*
3	Eight unit development - village centre	8	£172,378	£153,909	*-11%*	£143,064	*-17%*	£132,220	*-23%*
4	Ten unit development - edge of village	10	£290,294	£267,206	*-8%*	£253,651	*-13%*	£240,096	*-17%*
5	Ten unit development - rural site	10	£290,294	£267,206	*-8%*	£253,651	*-13%*	£240,096	*-17%*
6	Fifteen unit development - edge of village	15	£435,441	£400,809	*-8%*	£380,477	*-13%*	£360,143	*-17%*
7	Twenty unit development - within town/village boundary	20	£540,416	£494,280	*-9%*	£467,192	*-14%*	£440,103	*-19%*
8	Thirty unit development - town centre	78	£1,664,904	£1,477,701	*-11%*	£1,365,653	*-18%*	£1,253,606	*-25%*
9	Fifty unit development within town/village boundary	50	£473,654	£358,410	*-24%*	£290,747	*-39%*	£223,083	*-53%*
10	One hundred unit development - edge of town	100	£21,033	-£208,772	*-1093%*	-£343,872	*-1735%*	-£478,972	*-2377%*
11	Three hundred unit scheme - edge of town	300	-£143,930	-£803,539	*458%*	-£1,195,633	*731%*	-£1,587,727	*1003%*
12	Caravan Park - 20 units	20	£1,333,352	£1,294,860	*-3%*	£1,272,260	*-5%*	£1,249,660	*-6%*
13	Caravan Park - 40 units	40	£2,580,189	£2,503,206	*-3%*	£2,458,006	*-5%*	£2,412,807	*-6%*
14	Caravan Park - 100 units	100	£6,450,474	£6,258,014	*-3%*	£6,145,015	*-5%*	£6,032,017	*-6%*
15	C2 care scheme - flatted scheme in town centre	60	-£3,376,764	-£3,516,194	*4%*	-£3,598,058	*7%*	-£3,679,922	*9%*
16	C2 care scheme - flatted scheme edge of town/village	80	-£4,502,351	-£4,688,259	*4%*	-£4,797,410	*7%*	-£4,906,562	*9%*
17	C2 care scheme - houses - edge of town/village	50	£565,896	£452,830	*-20%*	£386,444	*-32%*	£320,060	*-43%*
18	Class E (retail) development - town centre	-	£265,212	£261,412	*-1%*	£257,853	*-3%*	£254,294	*-4%*
19	Class E (light industrial) development - town centre	-	-£420,628	-£451,564	*7%*	-£482,501	*15%*	-£513,437	*22%*
20	Class E (retail) development - edge of town	-	£1,894,368	£1,867,227	*-1%*	£1,841,805	*-3%*	£1,816,385	*-4%*
21	Class E (office) development - town centre	-	-£472,922	-£480,140	*2%*	-£487,360	*3%*	-£494,578	*5%*
22	Class E (office) development - town centre	-	-£2,026,809	-£2,057,746	*2%*	-£2,088,683	*3%*	-£2,119,619	*5%*
23	Class E (office) development - edge of town	-	-£3,378,016	-£3,429,576	*2%*	-£3,481,137	*3%*	-£3,532,698	*5%*
24	Industrial (B2/B8) out of town	-	£2,451,160	£2,347,883	*-4%*	£2,244,605	*-8%*	£2,141,329	*-13%*
25	Industrial (B2/B8) within town/village boundary	-	£10,006,713	£9,590,847	*-4%*	£9,175,156	*-8%*	£8,759,465	*-12%*
26	Industrial (B2/B8) edge of town/village	-	£490,232	£469,577	*-4%*	£448,921	*-8%*	£428,266	*-13%*
27	Hotel (town centre) 50 rooms	-	£102,472	£77,050	*-25%*	£51,630	*-50%*	£26,210	*-74%*
28	Hotel (town centre) 75 rooms	-	£69,918	£32,373	*-54%*	-£5,244	*-108%*	-£43,320	*-162%*
29	Hotel (town centre) 100 rooms	-	£93,224	£43,165	*-54%*	-£6,993	*-108%*	-£57,761	*-162%*
30	Community use/leisure within town/village	-	-£1,009,491	-£1,032,178	*2%*	-£1,054,865	*4%*	-£1,077,551	*7%*

Aff Hsg: 35%
Mkt value: £4,410 per square metre

BLV 1: Previously Developed Land

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	£118,772	£111,840	*-6%*	£107,770	*-9%*	£103,700	*-13%*
2	Five unit development - edge of village	5	£197,953	£186,400	*-6%*	£179,616	*-9%*	£172,833	*-13%*
3	Eight unit development - village centre	8	£258,413	£239,943	*-7%*	£229,099	*-11%*	£218,255	*-16%*
4	Ten unit development - edge of village	10	£397,697	£374,610	*-6%*	£361,055	*-9%*	£347,500	*-13%*
5	Ten unit development - rural site	10	£397,697	£374,610	*-6%*	£361,055	*-9%*	£347,500	*-13%*
6	Fifteen unit development - edge of village	15	£596,546	£561,916	*-6%*	£541,582	*-9%*	£521,250	*-13%*
7	Twenty unit development - within town/village boundary	20	£749,638	£704,147	*-6%*	£677,436	*-10%*	£650,726	*-13%*
8	Thirty unit development - town centre	78	£2,474,660	£2,287,457	*-8%*	£2,175,410	*-12%*	£2,063,362	*-17%*
9	Fifty unit development within town/village boundary	50	£966,743	£853,107	*-12%*	£786,388	*-19%*	£719,669	*-26%*
10	One hundred unit development - edge of town	100	£1,032,317	£805,425	*-22%*	£672,211	*-35%*	£538,995	*-48%*
11	Three hundred unit scheme - edge of town	300	£2,638,183	£1,997,934	*-24%*	£1,619,508	*-39%*	£1,238,278	*-53%*
12	Caravan Park - 20 units	20	£1,393,168	£1,354,676	*-3%*	£1,332,076	*-4%*	£1,309,476	*-6%*
13	Caravan Park - 40 units	40	£2,699,821	£2,622,837	*-3%*	£2,577,638	*-5%*	£2,532,439	*-6%*
14	Caravan Park - 100 units	100	£6,749,553	£6,557,093	*-3%*	£6,444,095	*-5%*	£6,331,096	*-6%*
15	C2 care scheme - flatted scheme in town centre	60	-£2,936,429	-£3,075,860	*5%*	-£3,157,724	*8%*	-£3,239,587	*10%*
16	C2 care scheme - flatted scheme edge of town/village	80	-£3,915,240	-£4,101,147	*5%*	-£4,210,298	*8%*	-£4,319,450	*10%*
17	C2 care scheme - houses - edge of town/village	50	£1,041,932	£930,443	*-11%*	£864,553	*-17%*	£798,168	*-23%*
18	Class E (retail) development - town centre	-	£265,212	£261,412	*-1%*	£257,853	*-3%*	£254,294	*-4%*
19	Class E (light industrial) development - town centre	-	-£420,628	-£451,564	*7%*	-£482,501	*15%*	-£513,437	*22%*
20	Class E (retail) development - edge of town	-	£1,894,368	£1,867,227	*-1%*	£1,841,805	*-3%*	£1,816,385	*-4%*
21	Class E (office) development - town centre	-	-£472,922	-£480,140	*2%*	-£487,360	*3%*	-£494,578	*5%*
22	Class E (office) development - town centre	-	-£2,026,809	-£2,057,746	*2%*	-£2,088,683	*3%*	-£2,119,619	*5%*
23	Class E (office) development - edge of town	-	-£3,378,016	-£3,429,576	*2%*	-£3,481,137	*3%*	-£3,532,698	*5%*
24	Industrial (B2/B8) out of town	-	£2,451,160	£2,347,883	*-4%*	£2,244,605	*-8%*	£2,141,329	*-13%*
25	Industrial (B2/B8) within town/village boundary	-	£10,006,713	£9,590,847	*-4%*	£9,175,156	*-8%*	£8,759,465	*-12%*
26	Industrial (B2/B8) edge of town/village	-	£490,232	£469,577	*-4%*	£448,921	*-8%*	£428,266	*-13%*
27	Hotel (town centre) 50 rooms	-	£102,472	£77,050	*-25%*	£51,630	*-50%*	£26,210	*-74%*
28	Hotel (town centre) 75 rooms	-	£69,918	£32,373	*-54%*	-£5,244	*-108%*	-£43,320	*-162%*
29	Hotel (town centre) 100 rooms	-	£93,224	£43,165	*-54%*	-£6,993	*-108%*	-£57,761	*-162%*
30	Community use/leisure within town/village	-	-£1,009,491	-£1,032,178	*2%*	-£1,054,865	*4%*	-£1,077,551	*7%*

Aff Hsg: 35%
Mkt value: £4,650 per square metre

BLV 1: Previously Developed Land

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	£153,656	£146,724	*-5%*	£142,654	*-7%*	£138,584	*-10%*
2	Five unit development - edge of village	5	£256,093	£244,540	*-5%*	£237,757	*-7%*	£230,973	*-10%*
3	Eight unit development - village centre	8	£348,189	£329,718	*-5%*	£318,874	*-8%*	£308,030	*-12%*
4	Ten unit development - edge of village	10	£509,771	£486,684	*-5%*	£473,129	*-7%*	£459,573	*-10%*
5	Ten unit development - rural site	10	£509,771	£486,684	*-5%*	£473,129	*-7%*	£459,573	*-10%*
6	Fifteen unit development - edge of village	15	£764,657	£730,025	*-5%*	£709,693	*-7%*	£689,359	*-10%*
7	Twenty unit development - within town/village boundary	20	£967,523	£922,031	*-5%*	£895,321	*-7%*	£868,611	*-10%*
8	Thirty unit development - town centre	78	£3,319,245	£3,132,420	*-6%*	£3,020,372	*-9%*	£2,908,326	*-12%*
9	Fifty unit development within town/village boundary	50	£1,480,352	£1,366,716	*-8%*	£1,299,998	*-12%*	£1,233,279	*-17%*
10	One hundred unit development - edge of town	100	£2,077,066	£1,853,341	*-11%*	£1,721,985	*-17%*	£1,590,629	*-23%*
11	Three hundred unit scheme - edge of town	300	£5,513,051	£4,881,661	*-11%*	£4,505,752	*-18%*	£4,129,843	*-25%*
12	Caravan Park - 20 units	20	£1,455,585	£1,417,092	*-3%*	£1,394,493	*-4%*	£1,371,893	*-6%*
13	Caravan Park - 40 units	40	£2,824,654	£2,747,671	*-3%*	£2,702,471	*-4%*	£2,657,272	*-6%*
14	Caravan Park - 100 units	100	£7,061,636	£6,869,177	*-3%*	£6,756,179	*-4%*	£6,643,179	*-6%*
15	C2 care scheme - flatted scheme in town centre	60	-£2,476,950	-£2,616,380	*6%*	-£2,698,244	*9%*	-£2,780,108	*12%*
16	C2 care scheme - flatted scheme edge of town/village	80	-£3,302,601	-£3,488,508	*6%*	-£3,597,660	*9%*	-£3,706,811	*12%*
17	C2 care scheme - houses - edge of town/village	50	£1,534,613	£1,423,124	*-7%*	£1,357,665	*-12%*	£1,292,207	*-16%*
18	Class E (retail) development - town centre	-	£265,212	£261,412	*-1%*	£257,853	*-3%*	£254,294	*-4%*
19	Class E (light industrial) development - town centre	-	-£420,628	-£451,564	*7%*	-£482,501	*15%*	-£513,437	*22%*
20	Class E (retail) development - edge of town	-	£1,894,368	£1,867,227	*-1%*	£1,841,805	*-3%*	£1,816,385	*-4%*
21	Class E (office) development - town centre	-	-£472,922	-£480,140	*2%*	-£487,360	*3%*	-£494,578	*5%*
22	Class E (office) development - town centre	-	-£2,026,809	-£2,057,746	*2%*	-£2,088,683	*3%*	-£2,119,619	*5%*
23	Class E (office) development - edge of town	-	-£3,378,016	-£3,429,576	*2%*	-£3,481,137	*3%*	-£3,532,698	*5%*
24	Industrial (B2/B8) out of town	-	£2,451,160	£2,347,883	*-4%*	£2,244,605	*-8%*	£2,141,329	*-13%*
25	Industrial (B2/B8) within town/village boundary	-	£10,006,713	£9,590,847	*-4%*	£9,175,156	*-8%*	£8,759,465	*-12%*
26	Industrial (B2/B8) edge of town/village	-	£490,232	£469,577	*-4%*	£448,921	*-8%*	£428,266	*-13%*
27	Hotel (town centre) 50 rooms	-	£102,472	£77,050	*-25%*	£51,630	*-50%*	£26,210	*-74%*
28	Hotel (town centre) 75 rooms	-	£69,918	£32,373	*-54%*	-£5,244	*-108%*	-£43,320	*-162%*
29	Hotel (town centre) 100 rooms	-	£93,224	£43,165	*-54%*	-£6,993	*-108%*	-£57,761	*-162%*
30	Community use/leisure within town/village	-	-£1,009,491	-£1,032,178	*2%*	-£1,054,865	*4%*	-£1,077,551	*7%*

Aff Hsg: 35%
Mkt value: £4,880 per square metre

BLV 1: Previously Developed Land

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	£177,187	£172,015	*-3%*	£167,945	*-5%*	£163,874	*-8%*
2	Five unit development - edge of village	5	£295,313	£286,691	*-3%*	£279,908	*-5%*	£273,124	*-8%*
3	Eight unit development - village centre	8	£407,847	£394,064	*-3%*	£383,221	*-6%*	£372,376	*-9%*
4	Ten unit development - edge of village	10	£584,205	£566,977	*-3%*	£553,422	*-5%*	£539,867	*-8%*
5	Ten unit development - rural site	10	£584,205	£566,977	*-3%*	£553,422	*-5%*	£539,867	*-8%*
6	Fifteen unit development - edge of village	15	£876,307	£850,466	*-3%*	£830,132	*-5%*	£809,800	*-8%*
7	Twenty unit development - within town/village boundary	20	£1,111,364	£1,077,417	*-3%*	£1,050,708	*-5%*	£1,023,998	*-8%*
8	Thirty unit development - town centre	78	£3,866,130	£3,726,568	*-4%*	£3,616,083	*-6%*	£3,505,599	*-9%*
9	Fifty unit development within town/village boundary	50	£1,810,284	£1,725,489	*-5%*	£1,658,770	*-8%*	£1,592,051	*-12%*
10	One hundred unit development - edge of town	100	£2,757,139	£2,590,195	*-6%*	£2,458,839	*-11%*	£2,327,483	*-16%*
11	Three hundred unit scheme - edge of town	300	£7,350,763	£6,879,675	*-6%*	£6,509,011	*-11%*	£6,138,347	*-16%*
12	Caravan Park - 20 units	20	£1,460,432	£1,431,709	*-2%*	£1,409,109	*-4%*	£1,386,509	*-5%*
13	Caravan Park - 40 units	40	£2,834,349	£2,776,904	*-2%*	£2,731,704	*-4%*	£2,686,505	*-5%*
14	Caravan Park - 100 units	100	£7,085,873	£6,942,259	*-2%*	£6,829,261	*-4%*	£6,716,262	*-5%*
15	C2 care scheme - flatted scheme in town centre	60	-£2,235,731	-£2,339,774	*5%*	-£2,421,638	*8%*	-£2,503,502	*12%*
16	C2 care scheme - flatted scheme edge of town/village	80	-£2,980,974	-£3,119,698	*5%*	-£3,228,851	*8%*	-£3,338,002	*12%*
17	C2 care scheme - houses - edge of town/village	50	£1,847,552	£1,764,359	*-5%*	£1,698,900	*-8%*	£1,633,442	*-12%*
18	Class E (retail) development - town centre	-	£265,212	£261,412	*-1%*	£257,853	*-3%*	£254,294	*-4%*
19	Class E (light industrial) development - town centre	-	-£420,628	-£451,564	*7%*	-£482,501	*15%*	-£513,437	*22%*
20	Class E (retail) development - edge of town	-	£1,894,368	£1,867,227	*-1%*	£1,841,805	*-3%*	£1,816,385	*-4%*
21	Class E (office) development - town centre	-	-£472,922	-£480,140	*2%*	-£487,360	*3%*	-£494,578	*5%*
22	Class E (office) development - town centre	-	-£2,026,809	-£2,057,746	*2%*	-£2,088,683	*3%*	-£2,119,619	*5%*
23	Class E (office) development - edge of town	-	-£3,378,016	-£3,429,576	*2%*	-£3,481,137	*3%*	-£3,532,698	*5%*
24	Industrial (B2/B8) out of town	-	£2,451,160	£2,347,883	*-4%*	£2,244,605	*-8%*	£2,141,329	*-13%*
25	Industrial (B2/B8) within town/village boundary	-	£10,006,713	£9,590,847	*-4%*	£9,175,156	*-8%*	£8,759,465	*-12%*
26	Industrial (B2/B8) edge of town/village	-	£490,232	£469,577	*-4%*	£448,921	*-8%*	£428,266	*-13%*
27	Hotel (town centre) 50 rooms	-	£102,472	£77,050	*-25%*	£51,630	*-50%*	£26,210	*-74%*
28	Hotel (town centre) 75 rooms	-	£69,918	£32,373	*-54%*	-£5,244	*-108%*	-£43,320	*-162%*
29	Hotel (town centre) 100 rooms	-	£93,224	£43,165	*-54%*	-£6,993	*-108%*	-£57,761	*-162%*
30	Community use/leisure within town/village	-	-£1,009,491	-£1,032,178	*2%*	-£1,054,865	*4%*	-£1,077,551	*7%*

Aff Hsg: 35%
Mkt value: £5,120 per square metre

BLV 1: Previously Developed Land

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	£212,071	£206,898	*-2%*	£202,828	*-4%*	£198,758	*-6%*
2	Five unit development - edge of village	5	£353,453	£344,832	*-2%*	£338,048	*-4%*	£331,264	*-6%*
3	Eight unit development - village centre	8	£497,623	£483,840	*-3%*	£472,996	*-5%*	£462,152	*-7%*
4	Ten unit development - edge of village	10	£696,279	£679,051	*-2%*	£665,496	*-4%*	£651,940	*-6%*
5	Ten unit development - rural site	10	£696,279	£679,051	*-2%*	£665,496	*-4%*	£651,940	*-6%*
6	Fifteen unit development - edge of village	15	£1,044,418	£1,018,576	*-2%*	£998,243	*-4%*	£977,910	*-6%*
7	Twenty unit development - within town/village boundary	20	£1,329,249	£1,295,302	*-3%*	£1,268,593	*-5%*	£1,241,883	*-7%*
8	Thirty unit development - town centre	78	£4,701,173	£4,561,611	*-3%*	£4,451,127	*-5%*	£4,340,643	*-8%*
9	Fifty unit development within town/village boundary	50	£2,323,894	£2,239,098	*-4%*	£2,172,379	*-7%*	£2,105,660	*-9%*
10	One hundred unit development - edge of town	100	£3,800,165	£3,633,219	*-4%*	£3,501,863	*-8%*	£3,370,507	*-11%*
11	Three hundred unit scheme - edge of town	300	£10,203,593	£9,738,038	*-5%*	£9,367,374	*-8%*	£8,996,711	*-12%*
12	Caravan Park - 20 units	20	£1,522,848	£1,494,126	*-2%*	£1,471,525	*-3%*	£1,448,926	*-5%*
13	Caravan Park - 40 units	40	£2,959,183	£2,901,737	*-2%*	£2,856,538	*-3%*	£2,811,338	*-5%*
14	Caravan Park - 100 units	100	£7,397,957	£7,254,343	*-2%*	£7,141,345	*-3%*	£7,028,346	*-5%*
15	C2 care scheme - flatted scheme in town centre	60	-£1,776,251	-£1,880,295	*6%*	-£1,962,159	*10%*	-£2,044,022	*15%*
16	C2 care scheme - flatted scheme edge of town/village	80	-£2,368,335	-£2,507,059	*6%*	-£2,616,212	*10%*	-£2,725,364	*15%*
17	C2 care scheme - houses - edge of town/village	50	£2,340,232	£2,257,039	*-4%*	£2,191,580	*-6%*	£2,126,122	*-9%*
18	Class E (retail) development - town centre	-	£265,212	£261,412	*-1%*	£257,853	*-3%*	£254,294	*-4%*
19	Class E (light industrial) development - town centre	-	-£420,628	-£451,564	*7%*	-£482,501	*15%*	-£513,437	*22%*
20	Class E (retail) development - edge of town	-	£1,894,368	£1,867,227	*-1%*	£1,841,805	*-3%*	£1,816,385	*-4%*
21	Class E (office) development - town centre	-	-£472,922	-£480,140	*2%*	-£487,360	*3%*	-£494,578	*5%*
22	Class E (office) development - town centre	-	-£2,026,809	-£2,057,746	*2%*	-£2,088,683	*3%*	-£2,119,619	*5%*
23	Class E (office) development - edge of town	-	-£3,378,016	-£3,429,576	*2%*	-£3,481,137	*3%*	-£3,532,698	*5%*
24	Industrial (B2/B8) out of town	-	£2,451,160	£2,347,883	*-4%*	£2,244,605	*-8%*	£2,141,329	*-13%*
25	Industrial (B2/B8) within town/village boundary	-	£10,006,713	£9,590,847	*-4%*	£9,175,156	*-8%*	£8,759,465	*-12%*
26	Industrial (B2/B8) edge of town/village	-	£490,232	£469,577	*-4%*	£448,921	*-8%*	£428,266	*-13%*
27	Hotel (town centre) 50 rooms	-	£102,472	£77,050	*-25%*	£51,630	*-50%*	£26,210	*-74%*
28	Hotel (town centre) 75 rooms	-	£69,918	£32,373	*-54%*	-£5,244	*-108%*	-£43,320	*-162%*
29	Hotel (town centre) 100 rooms	-	£93,224	£43,165	*-54%*	-£6,993	*-108%*	-£57,761	*-162%*
30	Community use/leisure within town/village	-	-£1,009,491	-£1,032,178	*2%*	-£1,054,865	*4%*	-£1,077,551	*7%*

Aff Hsg: 35%
Mkt value: £5,350 per square metre

BLV 1: Previously Developed Land

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	£245,502	£240,329	*-2%*	£236,259	*-4%*	£232,189	*-5%*
2	Five unit development - edge of village	5	£409,170	£400,549	*-2%*	£393,765	*-4%*	£386,982	*-5%*
3	Eight unit development - village centre	8	£583,657	£569,875	*-2%*	£559,030	*-4%*	£548,187	*-6%*
4	Ten unit development - edge of village	10	£803,682	£786,454	*-2%*	£772,899	*-4%*	£759,344	*-6%*
5	Ten unit development - rural site	10	£803,682	£786,454	*-2%*	£772,899	*-4%*	£759,344	*-6%*
6	Fifteen unit development - edge of village	15	£1,205,523	£1,179,682	*-2%*	£1,159,348	*-4%*	£1,139,016	*-6%*
7	Twenty unit development - within town/village boundary	20	£1,538,055	£1,504,108	*-2%*	£1,477,399	*-4%*	£1,450,689	*-6%*
8	Thirty unit development - town centre	78	£5,501,424	£5,361,861	*-3%*	£5,251,376	*-5%*	£5,140,892	*-7%*
9	Fifty unit development within town/village boundary	50	£2,815,480	£2,731,308	*-3%*	£2,664,589	*-5%*	£2,597,870	*-8%*
10	One hundred unit development - edge of town	100	£4,793,582	£4,628,966	*-3%*	£4,499,443	*-6%*	£4,369,920	*-9%*
11	Three hundred unit scheme - edge of town	300	£12,922,582	£12,458,066	*-4%*	£12,092,574	*-6%*	£11,727,083	*-9%*
12	Caravan Park - 20 units	20	£1,582,665	£1,553,941	*-2%*	£1,531,342	*-3%*	£1,508,742	*-5%*
13	Caravan Park - 40 units	40	£3,078,814	£3,021,369	*-2%*	£2,976,170	*-3%*	£2,930,970	*-5%*
14	Caravan Park - 100 units	100	£7,697,037	£7,553,423	*-2%*	£7,440,424	*-3%*	£7,327,426	*-5%*
15	C2 care scheme - flatted scheme in town centre	60	-£1,335,918	-£1,439,960	*8%*	-£1,521,825	*14%*	-£1,603,689	*20%*
16	C2 care scheme - flatted scheme edge of town/village	80	-£1,781,224	-£1,919,948	*8%*	-£2,029,099	*14%*	-£2,138,251	*20%*
17	C2 care scheme - houses - edge of town/village	50	£2,812,156	£2,729,191	*-3%*	£2,663,733	*-5%*	£2,598,274	*-8%*
18	Class E (retail) development - town centre	-	£265,212	£261,412	*-1%*	£257,853	*-3%*	£254,294	*-4%*
19	Class E (light industrial) development - town centre	-	-£420,628	-£451,564	*7%*	-£482,501	*15%*	-£513,437	*22%*
20	Class E (retail) development - edge of town	-	£1,894,368	£1,867,227	*-1%*	£1,841,805	*-3%*	£1,816,385	*-4%*
21	Class E (office) development - town centre	-	-£472,922	-£480,140	*2%*	-£487,360	*3%*	-£494,578	*5%*
22	Class E (office) development - town centre	-	-£2,026,809	-£2,057,746	*2%*	-£2,088,683	*3%*	-£2,119,619	*5%*
23	Class E (office) development - edge of town	-	-£3,378,016	-£3,429,576	*2%*	-£3,481,137	*3%*	-£3,532,698	*5%*
24	Industrial (B2/B8) out of town	-	£2,451,160	£2,347,883	*-4%*	£2,244,605	*-8%*	£2,141,329	*-13%*
25	Industrial (B2/B8) within town/village boundary	-	£10,006,713	£9,590,847	*-4%*	£9,175,156	*-8%*	£8,759,465	*-12%*
26	Industrial (B2/B8) edge of town/village	-	£490,232	£469,577	*-4%*	£448,921	*-8%*	£428,266	*-13%*
27	Hotel (town centre) 50 rooms	-	£102,472	£77,050	*-25%*	£51,630	*-50%*	£26,210	*-74%*
28	Hotel (town centre) 75 rooms	-	£69,918	£32,373	*-54%*	-£5,244	*-108%*	-£43,320	*-162%*
29	Hotel (town centre) 100 rooms	-	£93,224	£43,165	*-54%*	-£6,993	*-108%*	-£57,761	*-162%*
30	Community use/leisure within town/village	-	-£1,009,491	-£1,032,178	*2%*	-£1,054,865	*4%*	-£1,077,551	*7%*

Aff Hsg: 35%
Mkt value: £5,590 per square metre

BLV 1: Previously Developed Land

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	£280,387	£275,213	*-2%*	£271,144	*-3%*	£267,074	*-5%*
2	Five unit development - edge of village	5	£467,310	£458,689	*-2%*	£451,906	*-3%*	£445,122	*-5%*
3	Eight unit development - village centre	8	£673,432	£659,650	*-2%*	£648,806	*-4%*	£637,961	*-5%*
4	Ten unit development - edge of village	10	£914,951	£897,963	*-2%*	£884,598	*-3%*	£871,232	*-5%*
5	Ten unit development - rural site	10	£914,951	£897,963	*-2%*	£884,598	*-3%*	£871,232	*-5%*
6	Fifteen unit development - edge of village	15	£1,372,427	£1,346,946	*-2%*	£1,326,897	*-3%*	£1,306,848	*-5%*
7	Twenty unit development - within town/village boundary	20	£1,755,940	£1,721,993	*-2%*	£1,695,284	*-3%*	£1,668,574	*-5%*
8	Thirty unit development - town centre	78	£6,336,467	£6,196,904	*-2%*	£6,086,420	*-4%*	£5,975,936	*-6%*
9	Fifty unit development within town/village boundary	50	£3,324,468	£3,240,856	*-3%*	£3,175,068	*-4%*	£3,109,280	*-6%*
10	One hundred unit development - edge of town	100	£5,827,335	£5,662,719	*-3%*	£5,533,195	*-5%*	£5,403,673	*-7%*
11	Three hundred unit scheme - edge of town	300	£15,759,788	£15,295,273	*-3%*	£14,929,781	*-5%*	£14,564,289	*-8%*
12	Caravan Park - 20 units	20	£1,645,081	£1,616,358	*-2%*	£1,593,758	*-3%*	£1,571,159	*-4%*
13	Caravan Park - 40 units	40	£3,203,647	£3,146,203	*-2%*	£3,101,003	*-3%*	£3,055,803	*-5%*
14	Caravan Park - 100 units	100	£8,009,120	£7,865,506	*-2%*	£7,752,507	*-3%*	£7,639,509	*-5%*
15	C2 care scheme - flatted scheme in town centre	60	-£876,438	-£980,482	*12%*	-£1,062,346	*21%*	-£1,144,209	*31%*
16	C2 care scheme - flatted scheme edge of town/village	80	-£1,168,584	-£1,307,309	*12%*	-£1,416,460	*21%*	-£1,525,612	*31%*
17	C2 care scheme - houses - edge of town/village	50	£3,299,766	£3,217,735	*-2%*	£3,153,189	*-4%*	£3,088,644	*-6%*
18	Class E (retail) development - town centre	-	£265,212	£261,412	*-1%*	£257,853	*-3%*	£254,294	*-4%*
19	Class E (light industrial) development - town centre	-	-£420,628	-£451,564	*7%*	-£482,501	*15%*	-£513,437	*22%*
20	Class E (retail) development - edge of town	-	£1,894,368	£1,867,227	*-1%*	£1,841,805	*-3%*	£1,816,385	*-4%*
21	Class E (office) development - town centre	-	-£472,922	-£480,140	*2%*	-£487,360	*3%*	-£494,578	*5%*
22	Class E (office) development - town centre	-	-£2,026,809	-£2,057,746	*2%*	-£2,088,683	*3%*	-£2,119,619	*5%*
23	Class E (office) development - edge of town	-	-£3,378,016	-£3,429,576	*2%*	-£3,481,137	*3%*	-£3,532,698	*5%*
24	Industrial (B2/B8) out of town	-	£2,451,160	£2,347,883	*-4%*	£2,244,605	*-8%*	£2,141,329	*-13%*
25	Industrial (B2/B8) within town/village boundary	-	£10,006,713	£9,590,847	*-4%*	£9,175,156	*-8%*	£8,759,465	*-12%*
26	Industrial (B2/B8) edge of town/village	-	£490,232	£469,577	*-4%*	£448,921	*-8%*	£428,266	*-13%*
27	Hotel (town centre) 50 rooms	-	£102,472	£77,050	*-25%*	£51,630	*-50%*	£26,210	*-74%*
28	Hotel (town centre) 75 rooms	-	£69,918	£32,373	*-54%*	-£5,244	*-108%*	-£43,320	*-162%*
29	Hotel (town centre) 100 rooms	-	£93,224	£43,165	*-54%*	-£6,993	*-108%*	-£57,761	*-162%*
30	Community use/leisure within town/village	-	-£1,009,491	-£1,032,178	*2%*	-£1,054,865	*4%*	-£1,077,551	*7%*

Aff Hsg: 35%
Mkt value: £5,825 per square metre

BLV 1: Previously Developed Land

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	£314,543	£309,371	*-2%*	£305,301	*-3%*	£301,231	*-4%*
2	Five unit development - edge of village	5	£524,240	£515,618	*-2%*	£508,835	*-3%*	£502,052	*-4%*
3	Eight unit development - village centre	8	£760,705	£747,114	*-2%*	£736,422	*-3%*	£725,729	*-5%*
4	Ten unit development - edge of village	10	£1,023,673	£1,006,686	*-2%*	£993,320	*-3%*	£979,954	*-4%*
5	Ten unit development - rural site	10	£1,023,673	£1,006,686	*-2%*	£993,320	*-3%*	£979,954	*-4%*
6	Fifteen unit development - edge of village	15	£1,535,510	£1,510,029	*-2%*	£1,489,980	*-3%*	£1,469,931	*-4%*
7	Twenty unit development - within town/village boundary	20	£1,969,285	£1,935,339	*-2%*	£1,908,629	*-3%*	£1,881,920	*-4%*
8	Thirty unit development - town centre	78	£7,154,114	£7,014,552	*-2%*	£6,904,067	*-3%*	£6,793,583	*-5%*
9	Fifty unit development within town/village boundary	50	£3,822,852	£3,739,240	*-2%*	£3,673,452	*-4%*	£3,607,664	*-6%*
10	One hundred unit development - edge of town	100	£6,839,551	£6,674,936	*-2%*	£6,545,412	*-4%*	£6,415,889	*-6%*
11	Three hundred unit scheme - edge of town	300	£18,522,056	£18,064,022	*-2%*	£17,703,631	*-4%*	£17,342,387	*-6%*
12	Caravan Park - 20 units	20	£1,706,198	£1,677,474	*-2%*	£1,654,875	*-3%*	£1,632,275	*-4%*
13	Caravan Park - 40 units	40	£3,325,880	£3,268,435	*-2%*	£3,223,235	*-3%*	£3,178,036	*-4%*
14	Caravan Park - 100 units	100	£8,314,701	£8,171,087	*-2%*	£8,058,089	*-3%*	£7,945,090	*-4%*
15	C2 care scheme - flatted scheme in town centre	60	-£431,373	-£533,964	*24%*	-£614,686	*42%*	-£695,407	*61%*
16	C2 care scheme - flatted scheme edge of town/village	80	-£575,164	-£711,953	*24%*	-£819,581	*42%*	-£927,210	*61%*
17	C2 care scheme - houses - edge of town/village	50	£3,777,220	£3,695,187	*-2%*	£3,630,641	*-4%*	£3,566,097	*-6%*
18	Class E (retail) development - town centre	-	£265,212	£261,412	*-1%*	£257,853	*-3%*	£254,294	*-4%*
19	Class E (light industrial) development - town centre	-	-£420,628	-£451,564	*7%*	-£482,501	*15%*	-£513,437	*22%*
20	Class E (retail) development - edge of town	-	£1,894,368	£1,867,227	*-1%*	£1,841,805	*-3%*	£1,816,385	*-4%*
21	Class E (office) development - town centre	-	-£472,922	-£480,140	*2%*	-£487,360	*3%*	-£494,578	*5%*
22	Class E (office) development - town centre	-	-£2,026,809	-£2,057,746	*2%*	-£2,088,683	*3%*	-£2,119,619	*5%*
23	Class E (office) development - edge of town	-	-£3,378,016	-£3,429,576	*2%*	-£3,481,137	*3%*	-£3,532,698	*5%*
24	Industrial (B2/B8) out of town	-	£2,451,160	£2,347,883	*-4%*	£2,244,605	*-8%*	£2,141,329	*-13%*
25	Industrial (B2/B8) within town/village boundary	-	£10,006,713	£9,590,847	*-4%*	£9,175,156	*-8%*	£8,759,465	*-12%*
26	Industrial (B2/B8) edge of town/village	-	£490,232	£469,577	*-4%*	£448,921	*-8%*	£428,266	*-13%*
27	Hotel (town centre) 50 rooms	-	£102,472	£77,050	*-25%*	£51,630	*-50%*	£26,210	*-74%*
28	Hotel (town centre) 75 rooms	-	£69,918	£32,373	*-54%*	-£5,244	*-108%*	-£43,320	*-162%*
29	Hotel (town centre) 100 rooms	-	£93,224	£43,165	*-54%*	-£6,993	*-108%*	-£57,761	*-162%*
30	Community use/leisure within town/village	-	-£1,009,491	-£1,032,178	*2%*	-£1,054,865	*4%*	-£1,077,551	*7%*

Appendix 15 - Maximum CIL rates

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £3,940 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

				£750,000	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	£75,000	213,857	191,032	168,612	146,597	124,988	103,783	82,984	62,589	42,601	23,017	3,838
2	Five unit development - edge of village	5	£200,000	356,428	318,386	281,019	244,328	208,312	172,972	138,307	104,316	71,002	38,362	6,397
3	Eight unit development - village centre	8	£320,000	474,634	419,524	365,399	312,258	260,103	208,931	158,744	109,542	61,324	14,090	-32,613
4	Ten unit development - edge of village	10	£400,000	680,263	609,863	540,719	472,830	406,194	340,815	276,688	213,819	152,203	91,842	32,736
5	Ten unit development - rural site	10	£500,000	680,263	609,863	540,719	472,830	406,194	340,815	276,688	213,819	152,203	91,842	32,736
6	Fifteen unit development - edge of village	15	£600,000	1,020,396	914,796	811,079	709,245	609,291	511,222	415,034	320,727	228,304	137,763	49,103
7	Twenty unit development - within town/village boundary	20	£666,667	1,285,762	1,150,579	1,017,809	887,453	759,019	632,687	508,786	387,313	268,270	151,656	37,471
8	Thirty unit development - town centre	30	£750,000	7,376,114	6,591,199	5,820,421	5,063,780	4,317,558	3,583,335	2,863,367	2,157,655	1,466,197	788,996	126,050
9	Fifty unit development within town/village boundary	50	£1,666,667	2,075,629	1,769,761	1,469,488	1,174,811	885,730	600,591	319,958	44,977	-227,525	-494,933	-756,608
10	One hundred unit development - edge of town	100	£4,166,667	3,102,927	2,493,258	1,894,099	1,301,973	721,310	152,109	-411,372	-970,733	-1,520,553	-2,058,591	-2,584,849
11	Three hundred unit scheme - edge of town	300	£12,500,000	8,254,542	6,587,502	4,947,254	3,338,174	1,756,231	196,099	-1,356,030	-2,891,062	-4,411,673	-5,926,645	-7,432,276
12	Caravan Park - 20 units	20	£375,000	884,365	964,558	1,044,752	1,124,944	1,203,386	1,280,438	1,357,224	1,434,009	1,510,793	1,587,578	1,664,363
13	Caravan Park - 40 units	40	£750,000	1,680,991	1,841,378	2,001,765	2,162,151	2,320,260	2,474,364	2,627,933	2,781,504	2,935,073	3,088,642	3,242,213
14	Caravan Park - 100 units	100	£1,875,000	4,202,477	4,603,443	5,004,411	5,405,378	5,800,649	6,185,910	6,569,834	6,953,758	7,337,683	7,721,607	8,105,531
15	C2 care scheme - flatted scheme in town centre	60	£500,000	-2,936,857	-3,118,112	-3,295,286	-3,468,378	-3,637,388	-3,802,316	-3,963,162	-4,119,926	-4,272,608	-4,421,208	-4,565,725
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	-3,915,809	-4,157,483	-4,393,716	-4,624,504	-4,849,850	-5,069,755	-5,284,215	-5,493,234	-5,696,810	-5,894,944	-6,087,634
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	1,895,963	1,636,283	1,380,485	1,128,360	880,988	638,369	400,502	167,387	-61,837	-288,610	-511,097
18	Class E (retail) development - town centre	-	£13,125	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£107,143	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344
20	Class E (retail) development - edge of town	-	£178,571	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£13,125	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400
22	Class E (office) development - town centre	-	£56,250	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574
23	Class E (office) development - edge of town	-	£133,929	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289
24	Industrial (B2/B8) out of town	-	£625,000	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£2,500,000	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£125,000	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£93,750	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205
28	Hotel (town centre) 75 rooms	-	£140,625	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715
29	Hotel (town centre) 100 rooms	-	£187,500	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620
30	Community use/leisure within town/village	-	£58,929	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352

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	213,857	191,032	168,612	146,597	124,988	103,783	82,984	62,589	42,601	23,017	3,838
2	Five unit development - edge of village	5	£98,667	356,428	318,386	281,019	244,328	208,312	172,972	138,307	104,316	71,002	38,362	6,397
3	Eight unit development - village centre	8	£157,867	474,634	419,524	365,399	312,258	260,103	208,931	158,744	109,542	61,324	14,090	-32,613
4	Ten unit development - edge of village	10	£197,333	680,263	609,863	540,719	472,830	406,194	340,815	276,688	213,819	152,203	91,842	32,736
5	Ten unit development - rural site	10	£246,667	680,263	609,863	540,719	472,830	406,194	340,815	276,688	213,819	152,203	91,842	32,736
6	Fifteen unit development - edge of village	15	£296,000	1,020,396	914,796	811,079	709,245	609,291	511,222	415,034	320,727	228,304	137,763	49,103
7	Twenty unit development - within town/village boundary	20	£328,889	1,285,762	1,150,579	1,017,809	887,453	759,019	632,687	508,786	387,313	268,270	151,656	37,471
8	Thirty unit development - town centre	30	£370,000	7,376,114	6,591,199	5,820,421	5,063,780	4,317,558	3,583,335	2,863,367	2,157,655	1,466,197	788,996	126,050
9	Fifty unit development within town/village boundary	50	£822,222	2,075,629	1,769,761	1,469,488	1,174,811	885,730	600,591	319,958	44,977	-227,525	-494,933	-756,608
10	One hundred unit development - edge of town	100	£2,055,556	3,102,927	2,493,258	1,894,099	1,301,973	721,310	152,109	-411,372	-970,733	-1,520,553	-2,058,591	-2,584,849
11	Three hundred unit scheme - edge of town	300	£6,166,667	8,254,542	6,587,502	4,947,254	3,338,174	1,756,231	196,099	-1,356,030	-2,891,062	-4,411,673	-5,926,645	-7,432,276
12	Caravan Park - 20 units	20	£185,000	884,365	964,558	1,044,752	1,124,944	1,203,386	1,280,438	1,357,224	1,434,009	1,510,793	1,587,578	1,664,363
13	Caravan Park - 40 units	40	£370,000	1,680,991	1,841,378	2,001,765	2,162,151	2,320,260	2,474,364	2,627,933	2,781,504	2,935,073	3,088,642	3,242,213
14	Caravan Park - 100 units	100	£925,000	4,202,477	4,603,443	5,004,411	5,405,378	5,800,649	6,185,910	6,569,834	6,953,758	7,337,683	7,721,607	8,105,531
15	C2 care scheme - flatted scheme in town centre	60	£246,667	-2,936,857	-3,118,112	-3,295,286	-3,468,378	-3,637,388	-3,802,316	-3,963,162	-4,119,926	-4,272,608	-4,421,208	-4,565,725
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	-3,915,809	-4,157,483	-4,393,716	-4,624,504	-4,849,850	-5,069,755	-5,284,215	-5,493,234	-5,696,810	-5,894,944	-6,087,634
17	C2 care scheme - houses - edge of town/village	50	£578,125	1,895,963	1,636,283	1,380,485	1,128,360	880,988	638,369	400,502	167,387	-61,837	-288,610	-511,097
18	Class E (retail) development - town centre	-	£6,475	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£52,857	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344
20	Class E (retail) development - edge of town	-	£88,095	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£6,475	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400
22	Class E (office) development - town centre	-	£27,750	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574
23	Class E (office) development - edge of town	-	£66,071	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289
24	Industrial (B2/B8) out of town	-	£308,333	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£1,233,333	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£61,667	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£46,250	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205
28	Hotel (town centre) 75 rooms	-	£69,375	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715
29	Hotel (town centre) 100 rooms	-	£92,500	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620
30	Community use/leisure within town/village	-	£29,071	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352

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	213,857	191,032	168,612	146,597	124,988	103,783	82,984	62,589	42,601	23,017	3,838
2	Five unit development - edge of village	5	£66,667	356,428	318,386	281,019	244,328	208,312	172,972	138,307	104,316	71,002	38,362	6,397
3	Eight unit development - village centre	8	£106,667	474,634	419,524	365,399	312,258	260,103	208,931	158,744	109,542	61,324	14,090	-32,613
4	Ten unit development - edge of village	10	£133,333	680,263	609,863	540,719	472,830	406,194	340,815	276,688	213,819	152,203	91,842	32,736
5	Ten unit development - rural site	10	£166,667	680,263	609,863	540,719	472,830	406,194	340,815	276,688	213,819	152,203	91,842	32,736
6	Fifteen unit development - edge of village	15	£200,000	1,020,396	914,796	811,079	709,245	609,291	511,222	415,034	320,727	228,304	137,763	49,103
7	Twenty unit development - within town/village boundary	20	£222,222	1,285,762	1,150,579	1,017,809	887,453	759,019	632,687	508,786	387,313	268,270	151,656	37,471
8	Thirty unit development - town centre	30	£250,000	7,376,114	6,591,199	5,820,421	5,063,780	4,317,558	3,583,335	2,863,367	2,157,655	1,466,197	788,996	126,050
9	Fifty unit development within town/village boundary	50	£555,556	2,075,629	1,769,761	1,469,488	1,174,811	885,730	600,591	319,958	44,977	-227,525	-494,933	-756,608
10	One hundred unit development - edge of town	100	£1,388,889	3,102,927	2,493,258	1,894,099	1,301,973	721,310	152,109	-411,372	-970,733	-1,520,553	-2,058,591	-2,584,849
11	Three hundred unit scheme - edge of town	300	£4,166,667	8,254,542	6,587,502	4,947,254	3,338,174	1,756,231	196,099	-1,356,030	-2,891,062	-4,411,673	-5,926,645	-7,432,276
12	Caravan Park - 20 units	20	£125,000	884,365	964,558	1,044,752	1,124,944	1,203,386	1,280,438	1,357,224	1,434,009	1,510,793	1,587,578	1,664,363
13	Caravan Park - 40 units	40	£250,000	1,680,991	1,841,378	2,001,765	2,162,151	2,320,260	2,474,364	2,627,933	2,781,504	2,935,073	3,088,642	3,242,213
14	Caravan Park - 100 units	100	£625,000	4,202,477	4,603,443	5,004,411	5,405,378	5,800,649	6,185,910	6,569,834	6,953,758	7,337,683	7,721,607	8,105,531
15	C2 care scheme - flatted scheme in town centre	60	£166,667	-2,936,857	-3,118,112	-3,295,286	-3,468,378	-3,637,388	-3,802,316	-3,963,162	-4,119,926	-4,272,608	-4,421,208	-4,565,725
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	-3,915,809	-4,157,483	-4,393,716	-4,624,504	-4,849,850	-5,069,755	-5,284,215	-5,493,234	-5,696,810	-5,894,944	-6,087,634
17	C2 care scheme - houses - edge of town/village	50	£390,625	1,895,963	1,636,283	1,380,485	1,128,360	880,988	638,369	400,502	167,387	-61,837	-288,610	-511,097
18	Class E (retail) development - town centre	-	£4,375	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£35,714	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344
20	Class E (retail) development - edge of town	-	£59,524	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£4,375	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400
22	Class E (office) development - town centre	-	£18,750	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574
23	Class E (office) development - edge of town	-	£44,643	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289
24	Industrial (B2/B8) out of town	-	£208,333	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£833,333	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£41,667	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£31,250	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205
28	Hotel (town centre) 75 rooms	-	£46,875	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715
29	Hotel (town centre) 100 rooms	-	£62,500	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620
30	Community use/leisure within town/village	-	£19,643	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £4,180 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000	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	£75,000	272,109	246,320	220,986	196,103	171,674	147,696	124,171	101,100	78,481	56,315	34,601
2	Five unit development - edge of village	5	£200,000	453,514	410,534	368,309	326,837	286,122	246,160	206,952	168,500	130,802	93,858	57,669
3	Eight unit development - village centre	8	£320,000	624,044	561,385	499,832	439,384	380,042	321,806	264,674	208,649	153,729	99,914	47,206
4	Ten unit development - edge of village	10	£400,000	867,026	787,165	708,711	631,665	556,024	481,790	408,963	337,541	267,527	198,920	131,718
5	Ten unit development - rural site	10	£500,000	867,026	787,165	708,711	631,665	556,024	481,790	408,963	337,541	267,527	198,920	131,718
6	Fifteen unit development - edge of village	15	£600,000	1,300,538	1,180,748	1,063,068	947,497	834,037	722,685	613,444	506,313	401,291	298,379	197,578
7	Twenty unit development - within town/village boundary	20	£666,667	1,648,642	1,495,098	1,344,262	1,196,133	1,050,711	907,995	767,989	630,688	495,181	362,384	232,315
8	Thirty unit development - town centre	30	£750,000	9,070,317	8,197,019	7,339,285	6,497,114	5,670,507	4,859,463	4,062,641	3,276,220	2,505,499	1,750,476	1,011,150
9	Fifty unit development within town/village boundary	50	£1,666,667	2,930,585	2,581,503	2,238,708	1,902,201	1,571,983	1,248,053	930,413	619,060	311,256	9,431	-290,090
10	One hundred unit development - edge of town	100	£4,166,667	4,838,644	4,141,293	3,456,705	2,784,882	2,125,822	1,478,769	839,461	213,035	-406,176	-1,020,616	-1,624,931
11	Three hundred unit scheme - edge of town	300	£12,500,000	13,010,864	11,109,816	9,243,582	7,412,163	5,612,425	3,838,913	2,100,452	386,352	-1,317,067	-3,006,550	-4,686,445
12	Caravan Park - 20 units	20	£375,000	962,527	1,041,457	1,120,387	1,199,316	1,276,298	1,351,989	1,427,451	1,502,913	1,578,376	1,653,838	1,729,300
13	Caravan Park - 40 units	40	£750,000	1,837,316	1,995,175	2,153,036	2,310,895	2,466,082	2,617,463	2,768,388	2,919,313	3,070,237	3,221,162	3,372,087
14	Caravan Park - 100 units	100	£1,875,000	4,593,290	4,987,939	5,382,588	5,777,238	6,165,205	6,543,659	6,920,971	7,298,281	7,675,593	8,052,905	8,430,216
15	C2 care scheme - flatted scheme in town centre	60	£500,000	-2,178,181	-2,397,163	-2,611,460	-2,821,074	-3,026,003	-3,226,248	-3,421,808	-3,612,685	-3,798,877	-3,980,385	-4,157,209
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	-2,904,241	-3,196,217	-3,481,946	-3,761,431	-4,034,670	-4,301,663	-4,562,410	-4,816,912	-5,065,169	-5,307,180	-5,542,945
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	2,710,146	2,409,910	2,115,038	1,825,529	1,541,383	1,262,600	988,362	718,141	453,330	193,926	-60,920
18	Class E (retail) development - town centre	-	£13,125	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£107,143	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344
20	Class E (retail) development - edge of town	-	£178,571	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£13,125	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400
22	Class E (office) development - town centre	-	£56,250	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574
23	Class E (office) development - edge of town	-	£133,929	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289
24	Industrial (B2/B8) out of town	-	£625,000	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£2,500,000	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£125,000	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£93,750	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205
28	Hotel (town centre) 75 rooms	-	£140,625	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715
29	Hotel (town centre) 100 rooms	-	£187,500	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620
30	Community use/leisure within town/village	-	£58,929	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352

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	272,109	246,320	220,986	196,103	171,674	147,696	124,171	101,100	78,481	56,315	34,601
2	Five unit development - edge of village	5	£98,667	453,514	410,534	368,309	326,837	286,122	246,160	206,952	168,500	130,802	93,858	57,669
3	Eight unit development - village centre	8	£157,867	624,044	561,385	499,832	439,384	380,042	321,806	264,674	208,649	153,729	99,914	47,206
4	Ten unit development - edge of village	10	£197,333	867,026	787,165	708,711	631,665	556,024	481,790	408,963	337,541	267,527	198,920	131,718
5	Ten unit development - rural site	10	£246,667	867,026	787,165	708,711	631,665	556,024	481,790	408,963	337,541	267,527	198,920	131,718
6	Fifteen unit development - edge of village	15	£296,000	1,300,538	1,180,748	1,063,068	947,497	834,037	722,685	613,444	506,313	401,291	298,379	197,578
7	Twenty unit development - within town/village boundary	20	£328,889	1,648,642	1,495,098	1,344,262	1,196,133	1,050,711	907,995	767,989	630,688	495,181	362,384	232,315
8	Thirty unit development - town centre	30	£370,000	9,070,317	8,197,019	7,339,285	6,497,114	5,670,507	4,859,463	4,062,641	3,276,220	2,505,499	1,750,476	1,011,150
9	Fifty unit development within town/village boundary	50	£822,222	2,930,585	2,581,503	2,238,708	1,902,201	1,571,983	1,248,053	930,413	619,060	311,256	9,431	-290,090
10	One hundred unit development - edge of town	100	£2,055,556	4,838,644	4,141,293	3,456,705	2,784,882	2,125,822	1,478,769	839,461	213,035	-406,176	-1,020,616	-1,624,931
11	Three hundred unit scheme - edge of town	300	£6,166,667	13,010,864	11,109,816	9,243,582	7,412,163	5,612,425	3,838,913	2,100,452	386,352	-1,317,067	-3,006,550	-4,686,445
12	Caravan Park - 20 units	20	£185,000	962,527	1,041,457	1,120,387	1,199,316	1,276,298	1,351,989	1,427,451	1,502,913	1,578,376	1,653,838	1,729,300
13	Caravan Park - 40 units	40	£370,000	1,837,316	1,995,175	2,153,036	2,310,895	2,466,082	2,617,463	2,768,388	2,919,313	3,070,237	3,221,162	3,372,087
14	Caravan Park - 100 units	100	£925,000	4,593,290	4,987,939	5,382,588	5,777,238	6,165,205	6,543,659	6,920,971	7,298,281	7,675,593	8,052,905	8,430,216
15	C2 care scheme - flatted scheme in town centre	60	£246,667	-2,178,181	-2,397,163	-2,611,460	-2,821,074	-3,026,003	-3,226,248	-3,421,808	-3,612,685	-3,798,877	-3,980,385	-4,157,209
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	-2,904,241	-3,196,217	-3,481,946	-3,761,431	-4,034,670	-4,301,663	-4,562,410	-4,816,912	-5,065,169	-5,307,180	-5,542,945
17	C2 care scheme - houses - edge of town/village	50	£578,125	2,710,146	2,409,910	2,115,038	1,825,529	1,541,383	1,262,600	988,362	718,141	453,330	193,926	-60,920
18	Class E (retail) development - town centre	-	£6,475	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£52,857	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344
20	Class E (retail) development - edge of town	-	£88,095	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£6,475	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400
22	Class E (office) development - town centre	-	£27,750	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574
23	Class E (office) development - edge of town	-	£66,071	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289
24	Industrial (B2/B8) out of town	-	£308,333	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£1,233,333	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£61,667	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£46,250	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205
28	Hotel (town centre) 75 rooms	-	£69,375	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715
29	Hotel (town centre) 100 rooms	-	£92,500	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620
30	Community use/leisure within town/village	-	£29,071	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352

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	272,109	246,320	220,986	196,103	171,674	147,696	124,171	101,100	78,481	56,315	34,601
2	Five unit development - edge of village	5	£66,667	453,514	410,534	368,309	326,837	286,122	246,160	206,952	168,500	130,802	93,858	57,669
3	Eight unit development - village centre	8	£106,667	624,044	561,385	499,832	439,384	380,042	321,806	264,674	208,649	153,729	99,914	47,206
4	Ten unit development - edge of village	10	£133,333	867,026	787,165	708,711	631,665	556,024	481,790	408,963	337,541	267,527	198,920	131,718
5	Ten unit development - rural site	10	£166,667	867,026	787,165	708,711	631,665	556,024	481,790	408,963	337,541	267,527	198,920	131,718
6	Fifteen unit development - edge of village	15	£200,000	1,300,538	1,180,748	1,063,068	947,497	834,037	722,685	613,444	506,313	401,291	298,379	197,578
7	Twenty unit development - within town/village boundary	20	£222,222	1,648,642	1,495,098	1,344,262	1,196,133	1,050,711	907,995	767,989	630,688	495,181	362,384	232,315
8	Thirty unit development - town centre	30	£250,000	9,070,317	8,197,019	7,339,285	6,497,114	5,670,507	4,859,463	4,062,641	3,276,220	2,505,499	1,750,476	1,011,150
9	Fifty unit development within town/village boundary	50	£555,556	2,930,585	2,581,503	2,238,708	1,902,201	1,571,983	1,248,053	930,413	619,060	311,256	9,431	-290,090
10	One hundred unit development - edge of town	100	£1,388,889	4,838,644	4,141,293	3,456,705	2,784,882	2,125,822	1,478,769	839,461	213,035	-406,176	-1,020,616	-1,624,931
11	Three hundred unit scheme - edge of town	300	£4,166,667	13,010,864	11,109,816	9,243,582	7,412,163	5,612,425	3,838,913	2,100,452	386,352	-1,317,067	-3,006,550	-4,686,445
12	Caravan Park - 20 units	20	£125,000	962,527	1,041,457	1,120,387	1,199,316	1,276,298	1,351,989	1,427,451	1,502,913	1,578,376	1,653,838	1,729,300
13	Caravan Park - 40 units	40	£250,000	1,837,316	1,995,175	2,153,036	2,310,895	2,466,082	2,617,463	2,768,388	2,919,313	3,070,237	3,221,162	3,372,087
14	Caravan Park - 100 units	100	£625,000	4,593,290	4,987,939	5,382,588	5,777,238	6,165,205	6,543,659	6,920,971	7,298,281	7,675,593	8,052,905	8,430,216
15	C2 care scheme - flatted scheme in town centre	60	£166,667	-2,178,181	-2,397,163	-2,611,460	-2,821,074	-3,026,003	-3,226,248	-3,421,808	-3,612,685	-3,798,877	-3,980,385	-4,157,209
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	-2,904,241	-3,196,217	-3,481,946	-3,761,431	-4,034,670	-4,301,663	-4,562,410	-4,816,912	-5,065,169	-5,307,180	-5,542,945
17	C2 care scheme - houses - edge of town/village	50	£390,625	2,710,146	2,409,910	2,115,038	1,825,529	1,541,383	1,262,600	988,362	718,141	453,330	193,926	-60,920
18	Class E (retail) development - town centre	-	£4,375	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£35,714	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344
20	Class E (retail) development - edge of town	-	£59,524	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£4,375	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400
22	Class E (office) development - town centre	-	£18,750	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574
23	Class E (office) development - edge of town	-	£44,643	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289
24	Industrial (B2/B8) out of town	-	£208,333	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£833,333	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£41,667	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£31,250	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205
28	Hotel (town centre) 75 rooms	-	£46,875	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715
29	Hotel (town centre) 100 rooms	-	£62,500	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620
30	Community use/leisure within town/village	-	£19,643	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £4,410 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000	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	£75,000	327,933	299,305	271,177	243,546	216,413	189,779	163,643	138,006	112,866	88,226	64,082
2	Five unit development - edge of village	5	£200,000	546,554	498,842	451,960	405,909	360,689	316,298	272,739	230,009	188,111	147,043	106,804
3	Eight unit development - village centre	8	£320,000	767,228	697,334	628,663	561,213	494,984	429,977	366,191	303,627	242,284	182,162	123,263
4	Ten unit development - edge of village	10	£400,000	1,046,006	957,079	869,705	783,882	699,611	616,892	535,725	456,110	378,047	301,536	226,576
5	Ten unit development - rural site	10	£500,000	1,046,006	957,079	869,705	783,882	699,611	616,892	535,725	456,110	378,047	301,536	226,576
6	Fifteen unit development - edge of village	15	£600,000	1,569,009	1,435,619	1,304,557	1,175,823	1,049,416	925,338	803,587	684,165	567,070	452,303	339,864
7	Twenty unit development - within town/village boundary	20	£666,667	1,996,401	1,825,261	1,657,111	1,491,950	1,329,779	1,170,596	1,014,403	861,200	710,985	563,760	419,040
8	Thirty unit development - town centre	30	£750,000	10,693,928	9,735,929	8,794,862	7,870,726	6,963,521	6,073,248	5,199,905	4,343,494	3,501,496	2,671,894	1,859,372
9	Fifty unit development within town/village boundary	50	£1,666,667	3,749,919	3,359,422	2,975,877	2,599,284	2,229,643	1,866,954	1,511,217	1,162,433	820,601	485,721	154,801
10	One hundred unit development - edge of town	100	£4,166,667	6,502,039	5,720,659	4,953,389	4,200,229	3,461,181	2,736,242	2,025,415	1,328,697	640,449	- 34,782	- 705,009
11	Three hundred unit scheme - edge of town	300	£12,500,000	17,544,046	15,422,867	13,340,004	11,290,684	9,274,920	7,297,661	5,358,906	3,447,884	1,573,365	- 278,934	- 2,126,857
12	Caravan Park - 20 units	20	£375,000	1,037,433	1,115,152	1,192,871	1,270,590	1,346,171	1,420,557	1,494,752	1,568,947	1,643,142	1,717,337	1,791,531
13	Caravan Park - 40 units	40	£750,000	1,987,128	2,142,565	2,298,004	2,453,442	2,605,829	2,754,601	2,902,991	3,051,380	3,199,769	3,348,160	3,496,549
14	Caravan Park - 100 units	100	£1,875,000	4,967,820	5,356,415	5,745,008	6,133,603	6,514,572	6,886,502	7,257,477	7,628,450	7,999,424	8,370,398	8,741,372
15	C2 care scheme - flatted scheme in town centre	60	£500,000	- 1,451,117	- 1,706,252	- 1,956,126	- 2,200,739	- 2,440,091	- 2,674,181	- 2,903,010	- 3,126,579	- 3,344,885	- 3,557,931	- 3,765,714
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	- 1,934,822	- 2,275,003	- 2,608,168	- 2,934,319	- 3,253,454	- 3,565,576	- 3,870,681	- 4,168,771	- 4,459,846	- 4,743,907	- 5,020,951
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	3,490,404	3,151,303	2,818,185	2,491,051	2,169,902	1,854,736	1,545,554	1,242,357	945,143	652,497	364,826
18	Class E (retail) development - town centre	-	£13,125	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£107,143	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£178,571	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£13,125	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£56,250	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£133,929	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£625,000	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£2,500,000	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£125,000	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£93,750	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£140,625	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£187,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£58,929	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

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	327,933	299,305	271,177	243,546	216,413	189,779	163,643	138,006	112,866	88,226	64,082
2	Five unit development - edge of village	5	£98,667	546,554	498,842	451,960	405,909	360,689	316,298	272,739	230,009	188,111	147,043	106,804
3	Eight unit development - village centre	8	£157,867	767,228	697,334	628,663	561,213	494,984	429,977	366,191	303,627	242,284	182,162	123,263
4	Ten unit development - edge of village	10	£197,333	1,046,006	957,079	869,705	783,882	699,611	616,892	535,725	456,110	378,047	301,536	226,576
5	Ten unit development - rural site	10	£246,667	1,046,006	957,079	869,705	783,882	699,611	616,892	535,725	456,110	378,047	301,536	226,576
6	Fifteen unit development - edge of village	15	£296,000	1,569,009	1,435,619	1,304,557	1,175,823	1,049,416	925,338	803,587	684,165	567,070	452,303	339,864
7	Twenty unit development - within town/village boundary	20	£328,889	1,996,401	1,825,261	1,657,111	1,491,950	1,329,779	1,170,596	1,014,403	861,200	710,985	563,760	419,040
8	Thirty unit development - town centre	30	£370,000	10,693,928	9,735,929	8,794,862	7,870,726	6,963,521	6,073,248	5,199,905	4,343,494	3,501,496	2,671,894	1,859,372
9	Fifty unit development within town/village boundary	50	£822,222	3,749,919	3,359,422	2,975,877	2,599,284	2,229,643	1,866,954	1,511,217	1,162,433	820,601	485,721	154,801
10	One hundred unit development - edge of town	100	£2,055,556	6,502,039	5,720,659	4,953,389	4,200,229	3,461,181	2,736,242	2,025,415	1,328,697	640,449	- 34,782	- 705,009
11	Three hundred unit scheme - edge of town	300	£6,166,667	17,544,046	15,422,867	13,340,004	11,290,684	9,274,920	7,297,661	5,358,906	3,447,884	1,573,365	- 278,934	- 2,126,857
12	Caravan Park - 20 units	20	£185,000	1,037,433	1,115,152	1,192,871	1,270,590	1,346,171	1,420,557	1,494,752	1,568,947	1,643,142	1,717,337	1,791,531
13	Caravan Park - 40 units	40	£370,000	1,987,128	2,142,565	2,298,004	2,453,442	2,605,829	2,754,601	2,902,991	3,051,380	3,199,769	3,348,160	3,496,549
14	Caravan Park - 100 units	100	£925,000	4,967,820	5,356,415	5,745,008	6,133,603	6,514,572	6,886,502	7,257,477	7,628,450	7,999,424	8,370,398	8,741,372
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 1,451,117	- 1,706,252	- 1,956,126	- 2,200,739	- 2,440,091	- 2,674,181	- 2,903,010	- 3,126,579	- 3,344,885	- 3,557,931	- 3,765,714
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 1,934,822	- 2,275,003	- 2,608,168	- 2,934,319	- 3,253,454	- 3,565,576	- 3,870,681	- 4,168,771	- 4,459,846	- 4,743,907	- 5,020,951
17	C2 care scheme - houses - edge of town/village	50	£578,125	3,490,404	3,151,303	2,818,185	2,491,051	2,169,902	1,854,736	1,545,554	1,242,357	945,143	652,497	364,826
18	Class E (retail) development - town centre	-	£6,475	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£52,857	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£88,095	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£6,475	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£27,750	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£66,071	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£308,333	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£1,233,333	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£61,667	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£46,250	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£69,375	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£92,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£29,071	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

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	327,933	299,305	271,177	243,546	216,413	189,779	163,643	138,006	112,866	88,226	64,082
2	Five unit development - edge of village	5	£66,667	546,554	498,842	451,960	405,909	360,689	316,298	272,739	230,009	188,111	147,043	106,804
3	Eight unit development - village centre	8	£106,667	767,228	697,334	628,663	561,213	494,984	429,977	366,191	303,627	242,284	182,162	123,263
4	Ten unit development - edge of village	10	£133,333	1,046,006	957,079	869,705	783,882	699,611	616,892	535,725	456,110	378,047	301,536	226,576
5	Ten unit development - rural site	10	£166,667	1,046,006	957,079	869,705	783,882	699,611	616,892	535,725	456,110	378,047	301,536	226,576
6	Fifteen unit development - edge of village	15	£200,000	1,569,009	1,435,619	1,304,557	1,175,823	1,049,416	925,338	803,587	684,165	567,070	452,303	339,864
7	Twenty unit development - within town/village boundary	20	£222,222	1,996,401	1,825,261	1,657,111	1,491,950	1,329,779	1,170,596	1,014,403	861,200	710,985	563,760	419,040
8	Thirty unit development - town centre	30	£250,000	10,693,928	9,735,929	8,794,862	7,870,726	6,963,521	6,073,248	5,199,905	4,343,494	3,501,496	2,671,894	1,859,372
9	Fifty unit development within town/village boundary	50	£555,556	3,749,919	3,359,422	2,975,877	2,599,284	2,229,643	1,866,954	1,511,217	1,162,433	820,601	485,721	154,801
10	One hundred unit development - edge of town	100	£1,388,889	6,502,039	5,720,659	4,953,389	4,200,229	3,461,181	2,736,242	2,025,415	1,328,697	640,449	- 34,782	- 705,009
11	Three hundred unit scheme - edge of town	300	£4,166,667	17,544,046	15,422,867	13,340,004	11,290,684	9,274,920	7,297,661	5,358,906	3,447,884	1,573,365	- 278,934	- 2,126,857
12	Caravan Park - 20 units	20	£125,000	1,037,433	1,115,152	1,192,871	1,270,590	1,346,171	1,420,557	1,494,752	1,568,947	1,643,142	1,717,337	1,791,531
13	Caravan Park - 40 units	40	£250,000	1,987,128	2,142,565	2,298,004	2,453,442	2,605,829	2,754,601	2,902,991	3,051,380	3,199,769	3,348,160	3,496,549
14	Caravan Park - 100 units	100	£625,000	4,967,820	5,356,415	5,745,008	6,133,603	6,514,572	6,886,502	7,257,477	7,628,450	7,999,424	8,370,398	8,741,372
15	C2 care scheme - flatted scheme in town centre	60	£166,667	- 1,451,117	- 1,706,252	- 1,956,126	- 2,200,739	- 2,440,091	- 2,674,181	- 2,903,010	- 3,126,579	- 3,344,885	- 3,557,931	- 3,765,714
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	- 1,934,822	- 2,275,003	- 2,608,168	- 2,934,319	- 3,253,454	- 3,565,576	- 3,870,681	- 4,168,771	- 4,459,846	- 4,743,907	- 5,020,951
17	C2 care scheme - houses - edge of town/village	50	£390,625	3,490,404	3,151,303	2,818,185	2,491,051	2,169,902	1,854,736	1,545,554	1,242,357	945,143	652,497	364,826
18	Class E (retail) development - town centre	-	£4,375	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£35,714	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£59,524	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£4,375	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£18,750	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£44,643	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£208,333	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£833,333	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£41,667	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£31,250	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£46,875	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£62,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£19,643	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £4,650 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000	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	£75,000	386,184	354,593	323,549	293,052	263,099	233,692	204,831	176,516	148,747	121,523	94,846
2	Five unit development - edge of village	5	£200,000	643,639	590,990	539,250	488,418	438,498	389,487	341,385	294,193	247,911	202,539	158,077
3	Eight unit development - village centre	8	£320,000	916,638	839,195	763,095	688,339	614,923	542,852	472,121	402,734	334,689	267,986	202,626
4	Ten unit development - edge of village	10	£400,000	1,232,769	1,134,381	1,037,697	942,717	849,441	757,868	667,999	579,834	493,371	408,613	325,559
5	Ten unit development - rural site	10	£500,000	1,232,769	1,134,381	1,037,697	942,717	849,441	757,868	667,999	579,834	493,371	408,613	325,559
6	Fifteen unit development - edge of village	15	£600,000	1,849,152	1,701,571	1,556,546	1,414,076	1,274,161	1,136,802	1,001,999	869,750	740,057	612,920	488,337
7	Twenty unit development - within town/village boundary	20	£666,667	2,359,281	2,169,780	1,983,563	1,800,630	1,620,980	1,444,614	1,271,531	1,101,733	935,218	771,987	612,039
8	Thirty unit development - town centre	30	£750,000	12,388,132	11,341,749	10,313,725	9,304,060	8,312,753	7,339,805	6,385,215	5,448,984	4,531,111	3,631,597	2,744,473
9	Fifty unit development within town/village boundary	50	£1,666,667	4,604,041	4,171,164	3,745,097	3,326,674	2,915,897	2,512,764	2,117,276	1,729,432	1,349,234	976,680	611,770
10	One hundred unit development - edge of town	100	£4,166,667	8,223,484	7,358,934	6,509,815	5,676,126	4,854,598	4,047,597	3,256,113	2,480,143	1,719,689	974,614	238,228
11	Three hundred unit scheme - edge of town	300	£12,500,000	22,265,754	19,906,024	17,588,433	15,312,979	13,079,663	10,888,485	8,731,533	6,614,142	4,539,105	2,494,735	487,915
12	Caravan Park - 20 units	20	£375,000	1,115,596	1,192,051	1,268,506	1,344,962	1,419,083	1,492,107	1,564,980	1,637,852	1,710,724	1,783,596	1,856,469
13	Caravan Park - 40 units	40	£750,000	2,143,454	2,296,364	2,449,275	2,602,185	2,751,652	2,897,701	3,043,445	3,189,189	3,334,934	3,480,679	3,626,423
14	Caravan Park - 100 units	100	£1,875,000	5,358,634	5,740,910	6,123,186	6,505,462	6,879,129	7,244,251	7,608,612	7,972,974	8,337,336	8,701,696	9,066,058
15	C2 care scheme - flatted scheme in town centre	60	£500,000	- 695,717	- 985,302	- 1,272,300	- 1,553,434	- 1,828,705	- 2,098,113	- 2,361,657	- 2,619,338	- 2,871,154	- 3,117,108	- 3,357,197
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	- 927,623	- 1,313,736	- 1,696,400	- 2,071,246	- 2,438,274	- 2,797,484	- 3,148,876	- 3,492,450	- 3,828,206	- 4,156,143	- 4,476,263
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	4,304,587	3,924,931	3,551,904	3,185,511	2,825,749	2,472,617	2,126,118	1,786,251	1,453,015	1,126,411	806,437
18	Class E (retail) development - town centre	-	£13,125	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£107,143	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£178,571	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£13,125	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£56,250	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£133,929	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£625,000	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£2,500,000	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£125,000	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£93,750	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£140,625	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£187,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£58,929	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

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	386,184	354,593	323,549	293,052	263,099	233,692	204,831	176,516	148,747	121,523	94,846
2	Five unit development - edge of village	5	£98,667	643,639	590,990	539,250	488,418	438,498	389,487	341,385	294,193	247,911	202,539	158,077
3	Eight unit development - village centre	8	£157,867	916,638	839,195	763,095	688,339	614,923	542,852	472,121	402,734	334,689	267,986	202,626
4	Ten unit development - edge of village	10	£197,333	1,232,769	1,134,381	1,037,697	942,717	849,441	757,868	667,999	579,834	493,371	408,613	325,559
5	Ten unit development - rural site	10	£246,667	1,232,769	1,134,381	1,037,697	942,717	849,441	757,868	667,999	579,834	493,371	408,613	325,559
6	Fifteen unit development - edge of village	15	£296,000	1,849,152	1,701,571	1,556,546	1,414,076	1,274,161	1,136,802	1,001,999	869,750	740,057	612,920	488,337
7	Twenty unit development - within town/village boundary	20	£328,889	2,359,281	2,169,780	1,983,563	1,800,630	1,620,980	1,444,614	1,271,531	1,101,733	935,218	771,987	612,039
8	Thirty unit development - town centre	30	£370,000	12,388,132	11,341,749	10,313,725	9,304,060	8,312,753	7,339,805	6,385,215	5,448,984	4,531,111	3,631,597	2,744,473
9	Fifty unit development within town/village boundary	50	£822,222	4,604,041	4,171,164	3,745,097	3,326,674	2,915,897	2,512,764	2,117,276	1,729,432	1,349,234	976,680	611,770
10	One hundred unit development - edge of town	100	£2,055,556	8,223,484	7,358,934	6,509,815	5,676,126	4,854,598	4,047,597	3,256,113	2,480,143	1,719,689	974,614	238,228
11	Three hundred unit scheme - edge of town	300	£6,166,667	22,265,754	19,906,024	17,588,433	15,312,979	13,079,663	10,888,485	8,731,533	6,614,142	4,539,105	2,494,735	487,915
12	Caravan Park - 20 units	20	£185,000	1,115,596	1,192,051	1,268,506	1,344,962	1,419,083	1,492,107	1,564,980	1,637,852	1,710,724	1,783,596	1,856,469
13	Caravan Park - 40 units	40	£370,000	2,143,454	2,296,364	2,449,275	2,602,185	2,751,652	2,897,701	3,043,445	3,189,189	3,334,934	3,480,679	3,626,423
14	Caravan Park - 100 units	100	£925,000	5,358,634	5,740,910	6,123,186	6,505,462	6,879,129	7,244,251	7,608,612	7,972,974	8,337,336	8,701,696	9,066,058
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 695,717	- 985,302	- 1,272,300	- 1,553,434	- 1,828,705	- 2,098,113	- 2,361,657	- 2,619,338	- 2,871,154	- 3,117,108	- 3,357,197
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 927,623	- 1,313,736	- 1,696,400	- 2,071,246	- 2,438,274	- 2,797,484	- 3,148,876	- 3,492,450	- 3,828,206	- 4,156,143	- 4,476,263
17	C2 care scheme - houses - edge of town/village	50	£578,125	4,304,587	3,924,931	3,551,904	3,185,511	2,825,749	2,472,617	2,126,118	1,786,251	1,453,015	1,126,411	806,437
18	Class E (retail) development - town centre	-	£6,475	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£52,857	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£88,095	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£6,475	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£27,750	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£66,071	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£308,333	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£1,233,333	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£61,667	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£46,250	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£69,375	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£92,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£29,071	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

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	386,184	354,593	323,549	293,052	263,099	233,692	204,831	176,516	148,747	121,523	94,846
2	Five unit development - edge of village	5	£66,667	643,639	590,990	539,250	488,418	438,498	389,487	341,385	294,193	247,911	202,539	158,077
3	Eight unit development - village centre	8	£106,667	916,638	839,195	763,095	688,339	614,923	542,852	472,121	402,734	334,689	267,986	202,626
4	Ten unit development - edge of village	10	£133,333	1,232,769	1,134,381	1,037,697	942,717	849,441	757,868	667,999	579,834	493,371	408,613	325,559
5	Ten unit development - rural site	10	£166,667	1,232,769	1,134,381	1,037,697	942,717	849,441	757,868	667,999	579,834	493,371	408,613	325,559
6	Fifteen unit development - edge of village	15	£200,000	1,849,152	1,701,571	1,556,546	1,414,076	1,274,161	1,136,802	1,001,999	869,750	740,057	612,920	488,337
7	Twenty unit development - within town/village boundary	20	£222,222	2,359,281	2,169,780	1,983,563	1,800,630	1,620,980	1,444,614	1,271,531	1,101,733	935,218	771,987	612,039
8	Thirty unit development - town centre	30	£250,000	12,388,132	11,341,749	10,313,725	9,304,060	8,312,753	7,339,805	6,385,215	5,448,984	4,531,111	3,631,597	2,744,473
9	Fifty unit development within town/village boundary	50	£555,556	4,604,041	4,171,164	3,745,097	3,326,674	2,915,897	2,512,764	2,117,276	1,729,432	1,349,234	976,680	611,770
10	One hundred unit development - edge of town	100	£1,388,889	8,223,484	7,358,934	6,509,815	5,676,126	4,854,598	4,047,597	3,256,113	2,480,143	1,719,689	974,614	238,228
11	Three hundred unit scheme - edge of town	300	£4,166,667	22,265,754	19,906,024	17,588,433	15,312,979	13,079,663	10,888,485	8,731,533	6,614,142	4,539,105	2,494,735	487,915
12	Caravan Park - 20 units	20	£125,000	1,115,596	1,192,051	1,268,506	1,344,962	1,419,083	1,492,107	1,564,980	1,637,852	1,710,724	1,783,596	1,856,469
13	Caravan Park - 40 units	40	£250,000	2,143,454	2,296,364	2,449,275	2,602,185	2,751,652	2,897,701	3,043,445	3,189,189	3,334,934	3,480,679	3,626,423
14	Caravan Park - 100 units	100	£625,000	5,358,634	5,740,910	6,123,186	6,505,462	6,879,129	7,244,251	7,608,612	7,972,974	8,337,336	8,701,696	9,066,058
15	C2 care scheme - flatted scheme in town centre	60	£166,667	- 695,717	- 985,302	- 1,272,300	- 1,553,434	- 1,828,705	- 2,098,113	- 2,361,657	- 2,619,338	- 2,871,154	- 3,117,108	- 3,357,197
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	- 927,623	- 1,313,736	- 1,696,400	- 2,071,246	- 2,438,274	- 2,797,484	- 3,148,876	- 3,492,450	- 3,828,206	- 4,156,143	- 4,476,263
17	C2 care scheme - houses - edge of town/village	50	£390,625	4,304,587	3,924,931	3,551,904	3,185,511	2,825,749	2,472,617	2,126,118	1,786,251	1,453,015	1,126,411	806,437
18	Class E (retail) development - town centre	-	£4,375	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£35,714	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£59,524	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£4,375	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£18,750	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£44,643	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£208,333	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£833,333	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£41,667	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£31,250	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£46,875	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£62,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£19,643	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £4,880 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000	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	£75,000	425,650	392,191	359,308	327,001	295,268	264,111	233,529	203,523	174,091	145,235	116,954
2	Five unit development - edge of village	5	£200,000	709,416	653,653	598,847	545,001	492,114	440,185	389,215	339,204	290,152	242,058	194,924
3	Eight unit development - village centre	8	£320,000	1,016,236	934,147	853,473	774,215	696,372	619,944	544,932	471,336	399,154	328,388	259,038
4	Ten unit development - edge of village	10	£400,000	1,357,266	1,253,047	1,150,623	1,049,994	951,160	854,122	758,879	665,431	573,779	483,922	395,860
5	Ten unit development - rural site	10	£500,000	1,357,266	1,253,047	1,150,623	1,049,994	951,160	854,122	758,879	665,431	573,779	483,922	395,860
6	Fifteen unit development - edge of village	15	£600,000	2,035,899	1,879,570	1,725,934	1,574,991	1,426,740	1,281,183	1,138,319	998,147	860,668	725,884	593,790
7	Twenty unit development - within town/village boundary	20	£666,667	2,599,686	2,398,962	2,201,698	2,007,894	1,817,551	1,630,666	1,447,242	1,267,279	1,090,775	917,730	748,146
8	Thirty unit development - town centre	30	£750,000	13,593,063	12,486,834	11,399,917	10,332,316	9,284,028	8,255,053	7,245,392	6,255,044	5,284,010	4,332,290	3,399,884
9	Fifty unit development within town/village boundary	50	£1,666,667	5,151,851	4,694,451	4,245,062	3,802,560	3,367,486	2,940,455	2,521,470	2,110,528	1,707,630	1,312,777	925,967
10	One hundred unit development - edge of town	100	£4,166,667	9,351,882	8,434,896	7,534,165	6,649,687	5,781,462	4,927,861	4,087,819	3,264,118	2,456,760	1,665,744	891,052
11	Three hundred unit scheme - edge of town	300	£12,500,000	25,321,719	22,820,583	20,363,800	17,951,372	15,583,297	13,259,576	10,980,209	8,736,596	6,535,314	4,378,607	2,252,937
12	Caravan Park - 20 units	20	£375,000	1,102,702	1,182,336	1,261,971	1,341,605	1,420,662	1,497,177	1,573,084	1,648,917	1,724,750	1,800,583	1,876,416
13	Caravan Park - 40 units	40	£750,000	2,117,666	2,276,935	2,436,203	2,595,471	2,754,705	2,907,840	3,059,653	3,211,320	3,362,986	3,514,652	3,666,318
14	Caravan Park - 100 units	100	£1,875,000	5,294,165	5,692,336	6,090,507	6,488,678	6,886,763	7,269,599	7,649,135	8,028,300	8,407,466	8,786,631	9,165,797
15	C2 care scheme - flatted scheme in town centre	60	£500,000	-303,879	-608,535	-907,257	-1,204,507	-1,495,642	-1,780,660	-2,059,561	-2,332,346	-2,599,014	-2,859,567	-3,114,003
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	-405,172	-811,381	-1,209,676	-1,606,010	-1,994,189	-2,374,212	-2,746,081	-3,109,794	-3,465,352	-3,812,755	-4,152,004
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	4,821,751	4,418,847	4,022,935	3,634,016	3,252,090	2,877,157	2,509,217	2,148,269	1,794,315	1,447,354	1,107,386
18	Class E (retail) development - town centre	-	£13,125	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£107,143	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344
20	Class E (retail) development - edge of town	-	£178,571	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£13,125	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400
22	Class E (office) development - town centre	-	£56,250	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574
23	Class E (office) development - edge of town	-	£133,929	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289
24	Industrial (B2/B8) out of town	-	£625,000	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£2,500,000	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£125,000	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£93,750	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205
28	Hotel (town centre) 75 rooms	-	£140,625	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715
29	Hotel (town centre) 100 rooms	-	£187,500	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620
30	Community use/leisure within town/village	-	£58,929	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352

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	425,650	392,191	359,308	327,001	295,268	264,111	233,529	203,523	174,091	145,235	116,954
2	Five unit development - edge of village	5	£98,667	709,416	653,653	598,847	545,001	492,114	440,185	389,215	339,204	290,152	242,058	194,924
3	Eight unit development - village centre	8	£157,867	1,016,236	934,147	853,473	774,215	696,372	619,944	544,932	471,336	399,154	328,388	259,038
4	Ten unit development - edge of village	10	£197,333	1,357,266	1,253,047	1,150,623	1,049,994	951,160	854,122	758,879	665,431	573,779	483,922	395,860
5	Ten unit development - rural site	10	£246,667	1,357,266	1,253,047	1,150,623	1,049,994	951,160	854,122	758,879	665,431	573,779	483,922	395,860
6	Fifteen unit development - edge of village	15	£296,000	2,035,899	1,879,570	1,725,934	1,574,991	1,426,740	1,281,183	1,138,319	998,147	860,668	725,884	593,790
7	Twenty unit development - within town/village boundary	20	£328,889	2,599,686	2,398,962	2,201,698	2,007,894	1,817,551	1,630,666	1,447,242	1,267,279	1,090,775	917,730	748,146
8	Thirty unit development - town centre	30	£370,000	13,593,063	12,486,834	11,399,917	10,332,316	9,284,028	8,255,053	7,245,392	6,255,044	5,284,010	4,332,290	3,399,884
9	Fifty unit development within town/village boundary	50	£822,222	5,151,851	4,694,451	4,245,062	3,802,560	3,367,486	2,940,455	2,521,470	2,110,528	1,707,630	1,312,777	925,967
10	One hundred unit development - edge of town	100	£2,055,556	9,351,882	8,434,896	7,534,165	6,649,687	5,781,462	4,927,861	4,087,819	3,264,118	2,456,760	1,665,744	891,052
11	Three hundred unit scheme - edge of town	300	£6,166,667	25,321,719	22,820,583	20,363,800	17,951,372	15,583,297	13,259,576	10,980,209	8,736,596	6,535,314	4,378,607	2,252,937
12	Caravan Park - 20 units	20	£185,000	1,102,702	1,182,336	1,261,971	1,341,605	1,420,662	1,497,177	1,573,084	1,648,917	1,724,750	1,800,583	1,876,416
13	Caravan Park - 40 units	40	£370,000	2,117,666	2,276,935	2,436,203	2,595,471	2,754,705	2,907,840	3,059,653	3,211,320	3,362,986	3,514,652	3,666,318
14	Caravan Park - 100 units	100	£925,000	5,294,165	5,692,336	6,090,507	6,488,678	6,886,763	7,269,599	7,649,135	8,028,300	8,407,466	8,786,631	9,165,797
15	C2 care scheme - flatted scheme in town centre	60	£246,667	-303,879	-608,535	-907,257	-1,204,507	-1,495,642	-1,780,660	-2,059,561	-2,332,346	-2,599,014	-2,859,567	-3,114,003
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	-405,172	-811,381	-1,209,676	-1,606,010	-1,994,189	-2,374,212	-2,746,081	-3,109,794	-3,465,352	-3,812,755	-4,152,004
17	C2 care scheme - houses - edge of town/village	50	£578,125	4,821,751	4,418,847	4,022,935	3,634,016	3,252,090	2,877,157	2,509,217	2,148,269	1,794,315	1,447,354	1,107,386
18	Class E (retail) development - town centre	-	£6,475	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£52,857	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344
20	Class E (retail) development - edge of town	-	£88,095	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£6,475	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400
22	Class E (office) development - town centre	-	£27,750	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574
23	Class E (office) development - edge of town	-	£66,071	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289
24	Industrial (B2/B8) out of town	-	£308,333	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£1,233,333	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£61,667	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£46,250	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205
28	Hotel (town centre) 75 rooms	-	£69,375	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715
29	Hotel (town centre) 100 rooms	-	£92,500	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620
30	Community use/leisure within town/village	-	£29,071	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352

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	425,650	392,191	359,308	327,001	295,268	264,111	233,529	203,523	174,091	145,235	116,954
2	Five unit development - edge of village	5	£66,667	709,416	653,653	598,847	545,001	492,114	440,185	389,215	339,204	290,152	242,058	194,924
3	Eight unit development - village centre	8	£106,667	1,016,236	934,147	853,473	774,215	696,372	619,944	544,932	471,336	399,154	328,388	259,038
4	Ten unit development - edge of village	10	£133,333	1,357,266	1,253,047	1,150,623	1,049,994	951,160	854,122	758,879	665,431	573,779	483,922	395,860
5	Ten unit development - rural site	10	£166,667	1,357,266	1,253,047	1,150,623	1,049,994	951,160	854,122	758,879	665,431	573,779	483,922	395,860
6	Fifteen unit development - edge of village	15	£200,000	2,035,899	1,879,570	1,725,934	1,574,991	1,426,740	1,281,183	1,138,319	998,147	860,668	725,884	593,790
7	Twenty unit development - within town/village boundary	20	£222,222	2,599,686	2,398,962	2,201,698	2,007,894	1,817,551	1,630,666	1,447,242	1,267,279	1,090,775	917,730	748,146
8	Thirty unit development - town centre	30	£250,000	13,593,063	12,486,834	11,399,917	10,332,316	9,284,028	8,255,053	7,245,392	6,255,044	5,284,010	4,332,290	3,399,884
9	Fifty unit development within town/village boundary	50	£555,556	5,151,851	4,694,451	4,245,062	3,802,560	3,367,486	2,940,455	2,521,470	2,110,528	1,707,630	1,312,777	925,967
10	One hundred unit development - edge of town	100	£1,388,889	9,351,882	8,434,896	7,534,165	6,649,687	5,781,462	4,927,861	4,087,819	3,264,118	2,456,760	1,665,744	891,052
11	Three hundred unit scheme - edge of town	300	£4,166,667	25,321,719	22,820,583	20,363,800	17,951,372	15,583,297	13,259,576	10,980,209	8,736,596	6,535,314	4,378,607	2,252,937
12	Caravan Park - 20 units	20	£125,000	1,102,702	1,182,336	1,261,971	1,341,605	1,420,662	1,497,177	1,573,084	1,648,917	1,724,750	1,800,583	1,876,416
13	Caravan Park - 40 units	40	£250,000	2,117,666	2,276,935	2,436,203	2,595,471	2,754,705	2,907,840	3,059,653	3,211,320	3,362,986	3,514,652	3,666,318
14	Caravan Park - 100 units	100	£625,000	5,294,165	5,692,336	6,090,507	6,488,678	6,886,763	7,269,599	7,649,135	8,028,300	8,407,466	8,786,631	9,165,797
15	C2 care scheme - flatted scheme in town centre	60	£166,667	-303,879	-608,535	-907,257	-1,204,507	-1,495,642	-1,780,660	-2,059,561	-2,332,346	-2,599,014	-2,859,567	-3,114,003
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	-405,172	-811,381	-1,209,676	-1,606,010	-1,994,189	-2,374,212	-2,746,081	-3,109,794	-3,465,352	-3,812,755	-4,152,004
17	C2 care scheme - houses - edge of town/village	50	£390,625	4,821,751	4,418,847	4,022,935	3,634,016	3,252,090	2,877,157	2,509,217	2,148,269	1,794,315	1,447,354	1,107,386
18	Class E (retail) development - town centre	-	£4,375	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£35,714	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344	-1,105,344
20	Class E (retail) development - edge of town	-	£59,524	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£4,375	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400	-577,400
22	Class E (office) development - town centre	-	£18,750	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574	-2,474,574
23	Class E (office) development - edge of town	-	£44,643	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289	-4,124,289
24	Industrial (B2/B8) out of town	-	£208,333	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£833,333	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£41,667	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£31,250	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205	-289,205
28	Hotel (town centre) 75 rooms	-	£46,875	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715	-509,715
29	Hotel (town centre) 100 rooms	-	£62,500	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620	-679,620
30	Community use/leisure within town/village	-	£19,643	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352	-1,357,352

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £5,120 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

				£750,000	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	£75,000	483,901	447,480	411,681	376,507	341,954	308,024	274,716	242,033	209,971	178,533	147,717
2	Five unit development - edge of village	5	£200,000	806,502	745,799	686,136	627,510	569,923	513,373	457,861	403,388	349,952	297,555	246,196
3	Eight unit development - village centre	8	£320,000	1,165,646	1,076,008	987,906	901,341	816,312	732,820	650,863	570,443	491,559	414,212	338,402
4	Ten unit development - edge of village	10	£400,000	1,543,275	1,429,871	1,318,408	1,208,829	1,100,990	995,098	891,153	789,155	689,104	591,000	494,843
5	Ten unit development - rural site	10	£500,000	1,543,275	1,429,871	1,318,408	1,208,829	1,100,990	995,098	891,153	789,155	689,104	591,000	494,843
6	Fifteen unit development - edge of village	15	£600,000	2,314,912	2,144,806	1,977,613	1,813,243	1,651,485	1,492,647	1,336,729	1,183,732	1,033,656	886,500	742,264
7	Twenty unit development - within town/village boundary	20	£666,667	2,962,565	2,743,481	2,528,150	2,316,574	2,108,752	1,904,685	1,704,371	1,507,812	1,315,007	1,125,957	940,661
8	Thirty unit development - town centre	30	£750,000	15,287,265	14,092,653	12,918,781	11,765,650	10,633,260	9,521,610	8,430,701	7,360,533	6,311,106	5,282,420	4,274,474
9	Fifty unit development within town/village boundary	50	£1,666,667	5,999,395	5,499,127	5,007,558	4,524,685	4,050,509	3,585,031	3,127,527	2,677,527	2,236,262	1,803,735	1,379,944
10	One hundred unit development - edge of town	100	£4,166,667	11,072,563	10,068,614	9,082,314	8,113,660	7,162,653	6,229,294	5,313,582	4,415,517	3,530,359	2,662,900	1,813,189
11	Three hundred unit scheme - edge of town	300	£12,500,000	30,017,732	27,286,344	24,602,978	21,967,634	19,373,738	16,826,756	14,327,952	11,877,323	9,474,871	7,111,358	4,793,633
12	Caravan Park - 20 units	20	£375,000	1,180,864	1,259,235	1,337,606	1,415,976	1,493,575	1,568,775	1,643,311	1,717,821	1,792,332	1,866,843	1,941,353
13	Caravan Park - 40 units	40	£750,000	2,273,991	2,430,732	2,587,474	2,744,215	2,900,635	3,051,037	3,200,109	3,349,129	3,498,150	3,647,171	3,796,193
14	Caravan Park - 100 units	100	£1,875,000	5,684,979	6,076,832	6,468,685	6,860,538	7,251,587	7,627,592	8,000,271	8,372,823	8,745,376	9,117,929	9,490,481
15	C2 care scheme - flatted scheme in town centre	60	£500,000	437,354	100,302	- 233,484	- 562,072	- 884,255	- 1,204,590	- 1,518,207	- 1,825,105	- 2,125,283	- 2,418,744	- 2,705,486
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	583,138	133,735	- 311,312	- 749,430	- 1,179,008	- 1,606,121	- 2,024,276	- 2,433,472	- 2,833,712	- 3,224,992	- 3,607,315
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	5,628,981	5,187,114	4,752,860	4,326,216	3,907,184	3,495,038	3,089,780	2,692,163	2,302,187	1,919,851	1,545,156
18	Class E (retail) development - town centre	-	£13,125	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£107,143	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£178,571	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£13,125	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£56,250	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£133,929	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£625,000	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£2,500,000	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£125,000	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£93,750	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£140,625	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£187,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£58,929	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

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	483,901	447,480	411,681	376,507	341,954	308,024	274,716	242,033	209,971	178,533	147,717
2	Five unit development - edge of village	5	£98,667	806,502	745,799	686,136	627,510	569,923	513,373	457,861	403,388	349,952	297,555	246,196
3	Eight unit development - village centre	8	£157,867	1,165,646	1,076,008	987,906	901,341	816,312	732,820	650,863	570,443	491,559	414,212	338,402
4	Ten unit development - edge of village	10	£197,333	1,543,275	1,429,871	1,318,408	1,208,829	1,100,990	995,098	891,153	789,155	689,104	591,000	494,843
5	Ten unit development - rural site	10	£246,667	1,543,275	1,429,871	1,318,408	1,208,829	1,100,990	995,098	891,153	789,155	689,104	591,000	494,843
6	Fifteen unit development - edge of village	15	£296,000	2,314,912	2,144,806	1,977,613	1,813,243	1,651,485	1,492,647	1,336,729	1,183,732	1,033,656	886,500	742,264
7	Twenty unit development - within town/village boundary	20	£328,889	2,962,565	2,743,481	2,528,150	2,316,574	2,108,752	1,904,685	1,704,371	1,507,812	1,315,007	1,125,957	940,661
8	Thirty unit development - town centre	30	£370,000	15,287,265	14,092,653	12,918,781	11,765,650	10,633,260	9,521,610	8,430,701	7,360,533	6,311,106	5,282,420	4,274,474
9	Fifty unit development within town/village boundary	50	£822,222	5,999,395	5,499,127	5,007,558	4,524,685	4,050,509	3,585,031	3,127,527	2,677,527	2,236,262	1,803,735	1,379,944
10	One hundred unit development - edge of town	100	£2,055,556	11,072,563	10,068,614	9,082,314	8,113,660	7,162,653	6,229,294	5,313,582	4,415,517	3,530,359	2,662,900	1,813,189
11	Three hundred unit scheme - edge of town	300	£6,166,667	30,017,732	27,286,344	24,602,978	21,967,634	19,373,738	16,826,756	14,327,952	11,877,323	9,474,871	7,111,358	4,793,633
12	Caravan Park - 20 units	20	£185,000	1,180,864	1,259,235	1,337,606	1,415,976	1,493,575	1,568,775	1,643,311	1,717,821	1,792,332	1,866,843	1,941,353
13	Caravan Park - 40 units	40	£370,000	2,273,991	2,430,732	2,587,474	2,744,215	2,900,635	3,051,037	3,200,109	3,349,129	3,498,150	3,647,171	3,796,193
14	Caravan Park - 100 units	100	£925,000	5,684,979	6,076,832	6,468,685	6,860,538	7,251,587	7,627,592	8,000,271	8,372,823	8,745,376	9,117,929	9,490,481
15	C2 care scheme - flatted scheme in town centre	60	£246,667	437,354	100,302	- 233,484	- 562,072	- 884,255	- 1,204,590	- 1,518,207	- 1,825,105	- 2,125,283	- 2,418,744	- 2,705,486
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	583,138	133,735	- 311,312	- 749,430	- 1,179,008	- 1,606,121	- 2,024,276	- 2,433,472	- 2,833,712	- 3,224,992	- 3,607,315
17	C2 care scheme - houses - edge of town/village	50	£578,125	5,628,981	5,187,114	4,752,860	4,326,216	3,907,184	3,495,038	3,089,780	2,692,163	2,302,187	1,919,851	1,545,156
18	Class E (retail) development - town centre	-	£6,475	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£52,857	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£88,095	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£6,475	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£27,750	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£66,071	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£308,333	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£1,233,333	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£61,667	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£46,250	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£69,375	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£92,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£29,071	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

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	483,901	447,480	411,681	376,507	341,954	308,024	274,716	242,033	209,971	178,533	147,717
2	Five unit development - edge of village	5	£66,667	806,502	745,799	686,136	627,510	569,923	513,373	457,861	403,388	349,952	297,555	246,196
3	Eight unit development - village centre	8	£106,667	1,165,646	1,076,008	987,906	901,341	816,312	732,820	650,863	570,443	491,559	414,212	338,402
4	Ten unit development - edge of village	10	£133,333	1,543,275	1,429,871	1,318,408	1,208,829	1,100,990	995,098	891,153	789,155	689,104	591,000	494,843
5	Ten unit development - rural site	10	£166,667	1,543,275	1,429,871	1,318,408	1,208,829	1,100,990	995,098	891,153	789,155	689,104	591,000	494,843
6	Fifteen unit development - edge of village	15	£200,000	2,314,912	2,144,806	1,977,613	1,813,243	1,651,485	1,492,647	1,336,729	1,183,732	1,033,656	886,500	742,264
7	Twenty unit development - within town/village boundary	20	£222,222	2,962,565	2,743,481	2,528,150	2,316,574	2,108,752	1,904,685	1,704,371	1,507,812	1,315,007	1,125,957	940,661
8	Thirty unit development - town centre	30	£250,000	15,287,265	14,092,653	12,918,781	11,765,650	10,633,260	9,521,610	8,430,701	7,360,533	6,311,106	5,282,420	4,274,474
9	Fifty unit development within town/village boundary	50	£555,556	5,999,395	5,499,127	5,007,558	4,524,685	4,050,509	3,585,031	3,127,527	2,677,527	2,236,262	1,803,735	1,379,944
10	One hundred unit development - edge of town	100	£1,388,889	11,072,563	10,068,614	9,082,314	8,113,660	7,162,653	6,229,294	5,313,582	4,415,517	3,530,359	2,662,900	1,813,189
11	Three hundred unit scheme - edge of town	300	£4,166,667	30,017,732	27,286,344	24,602,978	21,967,634	19,373,738	16,826,756	14,327,952	11,877,323	9,474,871	7,111,358	4,793,633
12	Caravan Park - 20 units	20	£125,000	1,180,864	1,259,235	1,337,606	1,415,976	1,493,575	1,568,775	1,643,311	1,717,821	1,792,332	1,866,843	1,941,353
13	Caravan Park - 40 units	40	£250,000	2,273,991	2,430,732	2,587,474	2,744,215	2,900,635	3,051,037	3,200,109	3,349,129	3,498,150	3,647,171	3,796,193
14	Caravan Park - 100 units	100	£625,000	5,684,979	6,076,832	6,468,685	6,860,538	7,251,587	7,627,592	8,000,271	8,372,823	8,745,376	9,117,929	9,490,481
15	C2 care scheme - flatted scheme in town centre	60	£166,667	437,354	100,302	- 233,484	- 562,072	- 884,255	- 1,204,590	- 1,518,207	- 1,825,105	- 2,125,283	- 2,418,744	- 2,705,486
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	583,138	133,735	- 311,312	- 749,430	- 1,179,008	- 1,606,121	- 2,024,276	- 2,433,472	- 2,833,712	- 3,224,992	- 3,607,315
17	C2 care scheme - houses - edge of town/village	50	£390,625	5,628,981	5,187,114	4,752,860	4,326,216	3,907,184	3,495,038	3,089,780	2,692,163	2,302,187	1,919,851	1,545,156
18	Class E (retail) development - town centre	-	£4,375	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£35,714	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£59,524	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£4,375	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£18,750	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£44,643	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£208,333	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£833,333	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£41,667	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£31,250	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£46,875	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£62,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£19,643	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £5,350 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000	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	£75,000	539,725	500,464	461,873	423,949	386,693	350,107	314,188	278,938	244,356	210,444	177,198
2	Five unit development - edge of village	5	£200,000	899,542	834,108	769,788	706,582	644,489	583,511	523,647	464,897	407,262	350,740	295,331
3	Eight unit development - village centre	8	£320,000	1,307,947	1,211,333	1,116,366	1,023,047	931,253	840,990	752,379	665,421	580,115	496,461	414,459
4	Ten unit development - edge of village	10	£400,000	1,720,692	1,598,291	1,477,976	1,359,748	1,243,605	1,129,549	1,017,579	907,694	799,623	693,616	589,701
5	Ten unit development - rural site	10	£500,000	1,720,692	1,598,291	1,477,976	1,359,748	1,243,605	1,129,549	1,017,579	907,694	799,623	693,616	589,701
6	Fifteen unit development - edge of village	15	£600,000	2,581,038	2,397,437	2,216,964	2,039,621	1,865,407	1,694,323	1,526,368	1,361,542	1,199,435	1,040,424	884,551
7	Twenty unit development - within town/village boundary	20	£666,667	3,310,325	3,073,644	2,841,000	2,612,391	2,387,820	2,167,285	1,950,786	1,738,324	1,529,898	1,325,507	1,125,154
8	Thirty unit development - town centre	30	£750,000	16,910,877	15,631,564	14,374,358	13,139,261	11,926,274	10,735,394	9,566,623	8,419,961	7,295,407	6,192,961	5,112,624
9	Fifty unit development within town/village boundary	50	£1,666,667	6,811,625	6,270,275	5,738,281	5,215,643	4,702,361	4,198,435	3,703,865	3,218,651	2,742,792	2,274,238	1,815,007
10	One hundred unit development - edge of town	100	£4,166,667	12,721,547	11,634,260	10,565,956	9,516,634	8,486,295	7,474,940	6,482,567	5,509,176	4,554,769	3,618,509	2,696,887
11	Three hundred unit scheme - edge of town	300	£12,500,000	34,516,279	31,557,542	28,650,472	25,795,068	22,991,331	20,239,260	17,536,205	14,878,947	12,273,529	9,719,950	7,215,492
12	Caravan Park - 20 units	20	£375,000	1,255,771	1,332,931	1,410,090	1,487,249	1,563,448	1,637,369	1,710,612	1,783,855	1,857,099	1,930,342	2,003,585
13	Caravan Park - 40 units	40	£750,000	2,423,804	2,578,123	2,732,442	2,886,761	3,040,382	3,188,225	3,334,711	3,481,197	3,627,683	3,774,169	3,920,656
14	Caravan Park - 100 units	100	£1,875,000	6,059,509	6,445,308	6,831,105	7,216,903	7,600,954	7,970,561	8,336,776	8,702,992	9,069,207	9,435,423	9,801,638
15	C2 care scheme - flatted scheme in town centre	60	£500,000	1,143,639	771,467	406,379	48,377	- 306,821	- 655,518	- 999,410	- 1,338,999	- 1,671,291	- 1,996,289	- 2,313,991
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	1,524,852	1,028,622	541,840	64,503	- 409,095	- 874,024	- 1,332,546	- 1,785,331	- 2,228,389	- 2,661,719	- 3,085,322
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	6,401,573	5,921,185	5,449,026	4,985,092	4,529,386	4,081,906	3,642,652	3,211,625	2,788,825	2,372,661	1,964,687
18	Class E (retail) development - town centre	-	£13,125	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£107,143	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£178,571	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£13,125	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£56,250	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£133,929	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£625,000	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£2,500,000	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£125,000	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£93,750	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£140,625	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£187,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£58,929	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

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	539,725	500,464	461,873	423,949	386,693	350,107	314,188	278,938	244,356	210,444	177,198
2	Five unit development - edge of village	5	£98,667	899,542	834,108	769,788	706,582	644,489	583,511	523,647	464,897	407,262	350,740	295,331
3	Eight unit development - village centre	8	£157,867	1,307,947	1,211,333	1,116,366	1,023,047	931,253	840,990	752,379	665,421	580,115	496,461	414,459
4	Ten unit development - edge of village	10	£197,333	1,720,692	1,598,291	1,477,976	1,359,748	1,243,605	1,129,549	1,017,579	907,694	799,623	693,616	589,701
5	Ten unit development - rural site	10	£246,667	1,720,692	1,598,291	1,477,976	1,359,748	1,243,605	1,129,549	1,017,579	907,694	799,623	693,616	589,701
6	Fifteen unit development - edge of village	15	£296,000	2,581,038	2,397,437	2,216,964	2,039,621	1,865,407	1,694,323	1,526,368	1,361,542	1,199,435	1,040,424	884,551
7	Twenty unit development - within town/village boundary	20	£328,889	3,310,325	3,073,644	2,841,000	2,612,391	2,387,820	2,167,285	1,950,786	1,738,324	1,529,898	1,325,507	1,125,154
8	Thirty unit development - town centre	30	£370,000	16,910,877	15,631,564	14,374,358	13,139,261	11,926,274	10,735,394	9,566,623	8,419,961	7,295,407	6,192,961	5,112,624
9	Fifty unit development within town/village boundary	50	£822,222	6,811,625	6,270,275	5,738,281	5,215,643	4,702,361	4,198,435	3,703,865	3,218,651	2,742,792	2,274,238	1,815,007
10	One hundred unit development - edge of town	100	£2,055,556	12,721,547	11,634,260	10,565,956	9,516,634	8,486,295	7,474,940	6,482,567	5,509,176	4,554,769	3,618,509	2,696,887
11	Three hundred unit scheme - edge of town	300	£6,166,667	34,516,279	31,557,542	28,650,472	25,795,068	22,991,331	20,239,260	17,536,205	14,878,947	12,273,529	9,719,950	7,215,492
12	Caravan Park - 20 units	20	£185,000	1,255,771	1,332,931	1,410,090	1,487,249	1,563,448	1,637,369	1,710,612	1,783,855	1,857,099	1,930,342	2,003,585
13	Caravan Park - 40 units	40	£370,000	2,423,804	2,578,123	2,732,442	2,886,761	3,040,382	3,188,225	3,334,711	3,481,197	3,627,683	3,774,169	3,920,656
14	Caravan Park - 100 units	100	£925,000	6,059,509	6,445,308	6,831,105	7,216,903	7,600,954	7,970,561	8,336,776	8,702,992	9,069,207	9,435,423	9,801,638
15	C2 care scheme - flatted scheme in town centre	60	£246,667	1,143,639	771,467	406,379	48,377	- 306,821	- 655,518	- 999,410	- 1,338,999	- 1,671,291	- 1,996,289	- 2,313,991
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	1,524,852	1,028,622	541,840	64,503	- 409,095	- 874,024	- 1,332,546	- 1,785,331	- 2,228,389	- 2,661,719	- 3,085,322
17	C2 care scheme - houses - edge of town/village	50	£578,125	6,401,573	5,921,185	5,449,026	4,985,092	4,529,386	4,081,906	3,642,652	3,211,625	2,788,825	2,372,661	1,964,687
18	Class E (retail) development - town centre	-	£6,475	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£52,857	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£88,095	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£6,475	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£27,750	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£66,071	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£308,333	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£1,233,333	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£61,667	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£46,250	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£69,375	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£92,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£29,071	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

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	539,725	500,464	461,873	423,949	386,693	350,107	314,188	278,938	244,356	210,444	177,198
2	Five unit development - edge of village	5	£66,667	899,542	834,108	769,788	706,582	644,489	583,511	523,647	464,897	407,262	350,740	295,331
3	Eight unit development - village centre	8	£106,667	1,307,947	1,211,333	1,116,366	1,023,047	931,253	840,990	752,379	665,421	580,115	496,461	414,459
4	Ten unit development - edge of village	10	£133,333	1,720,692	1,598,291	1,477,976	1,359,748	1,243,605	1,129,549	1,017,579	907,694	799,623	693,616	589,701
5	Ten unit development - rural site	10	£166,667	1,720,692	1,598,291	1,477,976	1,359,748	1,243,605	1,129,549	1,017,579	907,694	799,623	693,616	589,701
6	Fifteen unit development - edge of village	15	£200,000	2,581,038	2,397,437	2,216,964	2,039,621	1,865,407	1,694,323	1,526,368	1,361,542	1,199,435	1,040,424	884,551
7	Twenty unit development - within town/village boundary	20	£222,222	3,310,325	3,073,644	2,841,000	2,612,391	2,387,820	2,167,285	1,950,786	1,738,324	1,529,898	1,325,507	1,125,154
8	Thirty unit development - town centre	30	£250,000	16,910,877	15,631,564	14,374,358	13,139,261	11,926,274	10,735,394	9,566,623	8,419,961	7,295,407	6,192,961	5,112,624
9	Fifty unit development within town/village boundary	50	£555,556	6,811,625	6,270,275	5,738,281	5,215,643	4,702,361	4,198,435	3,703,865	3,218,651	2,742,792	2,274,238	1,815,007
10	One hundred unit development - edge of town	100	£1,388,889	12,721,547	11,634,260	10,565,956	9,516,634	8,486,295	7,474,940	6,482,567	5,509,176	4,554,769	3,618,509	2,696,887
11	Three hundred unit scheme - edge of town	300	£4,166,667	34,516,279	31,557,542	28,650,472	25,795,068	22,991,331	20,239,260	17,536,205	14,878,947	12,273,529	9,719,950	7,215,492
12	Caravan Park - 20 units	20	£125,000	1,255,771	1,332,931	1,410,090	1,487,249	1,563,448	1,637,369	1,710,612	1,783,855	1,857,099	1,930,342	2,003,585
13	Caravan Park - 40 units	40	£250,000	2,423,804	2,578,123	2,732,442	2,886,761	3,040,382	3,188,225	3,334,711	3,481,197	3,627,683	3,774,169	3,920,656
14	Caravan Park - 100 units	100	£625,000	6,059,509	6,445,308	6,831,105	7,216,903	7,600,954	7,970,561	8,336,776	8,702,992	9,069,207	9,435,423	9,801,638
15	C2 care scheme - flatted scheme in town centre	60	£166,667	1,143,639	771,467	406,379	48,377	- 306,821	- 655,518	- 999,410	- 1,338,999	- 1,671,291	- 1,996,289	- 2,313,991
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	1,524,852	1,028,622	541,840	64,503	- 409,095	- 874,024	- 1,332,546	- 1,785,331	- 2,228,389	- 2,661,719	- 3,085,322
17	C2 care scheme - houses - edge of town/village	50	£390,625	6,401,573	5,921,185	5,449,026	4,985,092	4,529,386	4,081,906	3,642,652	3,211,625	2,788,825	2,372,661	1,964,687
18	Class E (retail) development - town centre	-	£4,375	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£35,714	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£59,524	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£4,375	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£18,750	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£44,643	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£208,333	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£833,333	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£41,667	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£31,250	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£46,875	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£62,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£19,643	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £5,590 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000	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	£75,000	597,977	555,753	514,246	473,454	433,379	394,020	355,376	317,449	280,238	243,741	207,962
2	Five unit development - edge of village	5	£200,000	996,628	926,255	857,077	789,091	722,298	656,699	592,293	529,082	467,062	406,235	346,603
3	Eight unit development - village centre	8	£320,000	1,456,052	1,351,946	1,249,609	1,149,039	1,050,236	953,201	857,934	764,435	672,520	582,285	493,823
4	Ten unit development - edge of village	10	£400,000	1,905,823	1,774,034	1,644,481	1,517,166	1,392,087	1,269,246	1,148,641	1,030,272	914,141	800,246	688,588
5	Ten unit development - rural site	10	£500,000	1,905,823	1,774,034	1,644,481	1,517,166	1,392,087	1,269,246	1,148,641	1,030,272	914,141	800,246	688,588
6	Fifteen unit development - edge of village	15	£600,000	2,858,734	2,661,051	2,466,723	2,275,749	2,088,132	1,903,869	1,722,961	1,545,409	1,371,211	1,200,368	1,032,881
7	Twenty unit development - within town/village boundary	20	£666,667	3,673,204	3,418,162	3,167,451	2,921,072	2,679,022	2,441,302	2,207,915	1,978,857	1,754,130	1,533,734	1,317,669
8	Thirty unit development - town centre	30	£750,000	18,605,080	17,237,383	15,893,222	14,572,596	13,275,506	12,001,952	10,751,933	9,525,450	8,322,503	7,143,091	5,987,216
9	Fifty unit development within town/village boundary	50	£1,666,667	7,659,169	7,074,951	6,500,775	5,936,644	5,382,555	4,838,510	4,304,506	3,780,547	3,266,630	2,762,756	2,268,926
10	One hundred unit development - edge of town	100	£4,166,667	14,442,227	13,267,978	12,114,104	10,980,608	9,867,488	8,774,744	7,702,377	6,650,386	5,618,772	4,607,534	3,616,673
11	Three hundred unit scheme - edge of town	300	£12,500,000	39,210,414	36,014,446	32,873,945	29,788,913	26,759,349	23,785,253	20,866,625	18,003,465	15,193,866	12,432,318	9,726,433
12	Caravan Park - 20 units	20	£375,000	1,333,933	1,409,830	1,485,725	1,561,622	1,636,359	1,708,919	1,780,839	1,852,760	1,924,681	1,996,601	2,068,522
13	Caravan Park - 40 units	40	£750,000	2,580,129	2,731,921	2,883,713	3,035,504	3,186,204	3,331,324	3,475,165	3,619,006	3,762,847	3,906,689	4,050,529
14	Caravan Park - 100 units	100	£1,875,000	6,450,324	6,829,803	7,209,283	7,588,763	7,965,510	8,328,311	8,687,913	9,047,516	9,407,118	9,766,721	10,126,324
15	C2 care scheme - flatted scheme in town centre	60	£500,000	1,873,944	1,469,359	1,070,664	677,185	291,376	- 87,991	- 463,702	- 831,757	- 1,197,561	- 1,555,467	- 1,905,475
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	2,498,592	1,959,145	1,427,552	902,913	388,501	- 117,321	- 618,269	- 1,109,009	- 1,596,748	- 2,073,955	- 2,540,633
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	7,207,755	6,687,173	6,175,459	5,672,614	5,178,638	4,693,532	4,217,293	3,749,923	3,291,422	2,841,790	2,401,027
18	Class E (retail) development - town centre	-	£13,125	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£107,143	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£178,571	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£13,125	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£56,250	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£133,929	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£625,000	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£2,500,000	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£125,000	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£93,750	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£140,625	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£187,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£58,929	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

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	597,977	555,753	514,246	473,454	433,379	394,020	355,376	317,449	280,238	243,741	207,962
2	Five unit development - edge of village	5	£98,667	996,628	926,255	857,077	789,091	722,298	656,699	592,293	529,082	467,062	406,235	346,603
3	Eight unit development - village centre	8	£157,867	1,456,052	1,351,946	1,249,609	1,149,039	1,050,236	953,201	857,934	764,435	672,520	582,285	493,823
4	Ten unit development - edge of village	10	£197,333	1,905,823	1,774,034	1,644,481	1,517,166	1,392,087	1,269,246	1,148,641	1,030,272	914,141	800,246	688,588
5	Ten unit development - rural site	10	£246,667	1,905,823	1,774,034	1,644,481	1,517,166	1,392,087	1,269,246	1,148,641	1,030,272	914,141	800,246	688,588
6	Fifteen unit development - edge of village	15	£296,000	2,858,734	2,661,051	2,466,723	2,275,749	2,088,132	1,903,869	1,722,961	1,545,409	1,371,211	1,200,368	1,032,881
7	Twenty unit development - within town/village boundary	20	£328,889	3,673,204	3,418,162	3,167,451	2,921,072	2,679,022	2,441,302	2,207,915	1,978,857	1,754,130	1,533,734	1,317,669
8	Thirty unit development - town centre	30	£370,000	18,605,080	17,237,383	15,893,222	14,572,596	13,275,506	12,001,952	10,751,933	9,525,450	8,322,503	7,143,091	5,987,216
9	Fifty unit development within town/village boundary	50	£822,222	7,659,169	7,074,951	6,500,775	5,936,644	5,382,555	4,838,510	4,304,506	3,780,547	3,266,630	2,762,756	2,268,926
10	One hundred unit development - edge of town	100	£2,055,556	14,442,227	13,267,978	12,114,104	10,980,608	9,867,488	8,774,744	7,702,377	6,650,386	5,618,772	4,607,534	3,616,673
11	Three hundred unit scheme - edge of town	300	£6,166,667	39,210,414	36,014,446	32,873,945	29,788,913	26,759,349	23,785,253	20,866,625	18,003,465	15,193,866	12,432,318	9,726,433
12	Caravan Park - 20 units	20	£185,000	1,333,933	1,409,830	1,485,725	1,561,622	1,636,359	1,708,919	1,780,839	1,852,760	1,924,681	1,996,601	2,068,522
13	Caravan Park - 40 units	40	£370,000	2,580,129	2,731,921	2,883,713	3,035,504	3,186,204	3,331,324	3,475,165	3,619,006	3,762,847	3,906,689	4,050,529
14	Caravan Park - 100 units	100	£925,000	6,450,324	6,829,803	7,209,283	7,588,763	7,965,510	8,328,311	8,687,913	9,047,516	9,407,118	9,766,721	10,126,324
15	C2 care scheme - flatted scheme in town centre	60	£246,667	1,873,944	1,469,359	1,070,664	677,185	291,376	- 87,991	- 463,702	- 831,757	- 1,197,561	- 1,555,467	- 1,905,475
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	2,498,592	1,959,145	1,427,552	902,913	388,501	- 117,321	- 618,269	- 1,109,009	- 1,596,748	- 2,073,955	- 2,540,633
17	C2 care scheme - houses - edge of town/village	50	£578,125	7,207,755	6,687,173	6,175,459	5,672,614	5,178,638	4,693,532	4,217,293	3,749,923	3,291,422	2,841,790	2,401,027
18	Class E (retail) development - town centre	-	£6,475	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£52,857	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£88,095	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£6,475	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£27,750	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£66,071	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£308,333	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£1,233,333	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£61,667	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£46,250	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£69,375	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£92,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£29,071	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

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	597,977	555,753	514,246	473,454	433,379	394,020	355,376	317,449	280,238	243,741	207,962
2	Five unit development - edge of village	5	£66,667	996,628	926,255	857,077	789,091	722,298	656,699	592,293	529,082	467,062	406,235	346,603
3	Eight unit development - village centre	8	£106,667	1,456,052	1,351,946	1,249,609	1,149,039	1,050,236	953,201	857,934	764,435	672,520	582,285	493,823
4	Ten unit development - edge of village	10	£133,333	1,905,823	1,774,034	1,644,481	1,517,166	1,392,087	1,269,246	1,148,641	1,030,272	914,141	800,246	688,588
5	Ten unit development - rural site	10	£166,667	1,905,823	1,774,034	1,644,481	1,517,166	1,392,087	1,269,246	1,148,641	1,030,272	914,141	800,246	688,588
6	Fifteen unit development - edge of village	15	£200,000	2,858,734	2,661,051	2,466,723	2,275,749	2,088,132	1,903,869	1,722,961	1,545,409	1,371,211	1,200,368	1,032,881
7	Twenty unit development - within town/village boundary	20	£222,222	3,673,204	3,418,162	3,167,451	2,921,072	2,679,022	2,441,302	2,207,915	1,978,857	1,754,130	1,533,734	1,317,669
8	Thirty unit development - town centre	30	£250,000	18,605,080	17,237,383	15,893,222	14,572,596	13,275,506	12,001,952	10,751,933	9,525,450	8,322,503	7,143,091	5,987,216
9	Fifty unit development within town/village boundary	50	£555,556	7,659,169	7,074,951	6,500,775	5,936,644	5,382,555	4,838,510	4,304,506	3,780,547	3,266,630	2,762,756	2,268,926
10	One hundred unit development - edge of town	100	£1,388,889	14,442,227	13,267,978	12,114,104	10,980,608	9,867,488	8,774,744	7,702,377	6,650,386	5,618,772	4,607,534	3,616,673
11	Three hundred unit scheme - edge of town	300	£4,166,667	39,210,414	36,014,446	32,873,945	29,788,913	26,759,349	23,785,253	20,866,625	18,003,465	15,193,866	12,432,318	9,726,433
12	Caravan Park - 20 units	20	£125,000	1,333,933	1,409,830	1,485,725	1,561,622	1,636,359	1,708,919	1,780,839	1,852,760	1,924,681	1,996,601	2,068,522
13	Caravan Park - 40 units	40	£250,000	2,580,129	2,731,921	2,883,713	3,035,504	3,186,204	3,331,324	3,475,165	3,619,006	3,762,847	3,906,689	4,050,529
14	Caravan Park - 100 units	100	£625,000	6,450,324	6,829,803	7,209,283	7,588,763	7,965,510	8,328,311	8,687,913	9,047,516	9,407,118	9,766,721	10,126,324
15	C2 care scheme - flatted scheme in town centre	60	£166,667	1,873,944	1,469,359	1,070,664	677,185	291,376	- 87,991	- 463,702	- 831,757	- 1,197,561	- 1,555,467	- 1,905,475
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	2,498,592	1,959,145	1,427,552	902,913	388,501	- 117,321	- 618,269	- 1,109,009	- 1,596,748	- 2,073,955	- 2,540,633
17	C2 care scheme - houses - edge of town/village	50	£390,625	7,207,755	6,687,173	6,175,459	5,672,614	5,178,638	4,693,532	4,217,293	3,749,923	3,291,422	2,841,790	2,401,027
18	Class E (retail) development - town centre	-	£4,375	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£35,714	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£59,524	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£4,375	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£18,750	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£44,643	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£208,333	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£833,333	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£41,667	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£31,250	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£46,875	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£62,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£19,643	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £5,825 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000	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	£75,000	655,014	609,890	565,528	521,928	479,092	437,018	395,706	355,156	315,370	276,345	238,084
2	Five unit development - edge of village	5	£200,000	1,091,691	1,016,483	942,546	869,881	798,486	728,363	659,509	591,928	525,616	460,577	396,807
3	Eight unit development - village centre	8	£320,000	1,601,072	1,489,631	1,380,076	1,272,406	1,166,621	1,062,721	960,706	860,578	762,335	665,976	571,503
4	Ten unit development - edge of village	10	£400,000	2,087,097	1,946,116	1,807,518	1,671,305	1,537,477	1,406,033	1,276,972	1,150,296	1,026,004	904,097	784,572
5	Ten unit development - rural site	10	£500,000	2,087,097	1,946,116	1,807,518	1,671,305	1,537,477	1,406,033	1,276,972	1,150,296	1,026,004	904,097	784,572
6	Fifteen unit development - edge of village	15	£600,000	3,130,645	2,919,173	2,711,277	2,506,959	2,306,215	2,109,049	1,915,459	1,725,444	1,539,006	1,356,145	1,176,860
7	Twenty unit development - within town/village boundary	20	£666,667	4,028,523	3,755,503	3,487,102	3,223,320	2,964,156	2,709,612	2,459,686	2,214,380	1,973,692	1,737,623	1,506,173
8	Thirty unit development - town centre	30	£750,000	20,263,988	18,809,748	17,380,442	15,976,069	14,596,629	13,242,123	11,912,549	10,607,908	9,328,201	8,073,427	6,843,586
9	Fifty unit development within town/village boundary	50	£1,666,667	8,489,056	7,862,863	7,247,385	6,642,624	6,048,578	5,465,249	4,892,636	4,330,737	3,779,555	3,239,090	2,709,339
10	One hundred unit development - edge of town	100	£4,166,667	16,125,098	14,867,659	13,630,000	12,414,082	11,219,904	10,047,469	8,896,774	7,767,820	6,660,608	5,575,136	4,511,406
11	Three hundred unit scheme - edge of town	300	£12,500,000	43,800,219	40,377,575	37,009,429	33,699,552	30,448,866	27,257,372	24,125,067	21,051,954	18,038,032	15,083,302	12,182,401
12	Caravan Park - 20 units	20	£375,000	1,410,468	1,485,127	1,559,785	1,634,444	1,707,751	1,778,978	1,849,603	1,920,229	1,990,855	2,061,481	2,132,106
13	Caravan Park - 40 units	40	£750,000	2,733,198	2,882,516	3,031,832	3,181,150	3,328,989	3,471,443	3,612,694	3,753,945	3,895,195	4,036,446	4,177,697
14	Caravan Park - 100 units	100	£1,875,000	6,832,995	7,206,288	7,579,581	7,952,874	8,322,473	8,678,607	9,031,734	9,384,862	9,737,989	10,091,116	10,444,244
15	C2 care scheme - flatted scheme in town centre	60	£500,000	2,586,335	2,146,313	1,714,445	1,290,731	872,918	461,187	57,699	- 342,323	- 734,802	- 1,123,828	- 1,505,469
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	3,448,448	2,861,751	2,285,927	1,720,975	1,163,891	614,916	76,932	- 456,430	- 979,736	- 1,498,437	- 2,007,291
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	7,997,143	7,437,202	6,886,759	6,345,814	5,814,366	5,292,415	4,779,961	4,277,006	3,783,547	3,299,587	2,825,123
18	Class E (retail) development - town centre	-	£13,125	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£107,143	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£178,571	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£13,125	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£56,250	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£133,929	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£625,000	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£2,500,000	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£125,000	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£93,750	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£140,625	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£187,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£58,929	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

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	655,014	609,890	565,528	521,928	479,092	437,018	395,706	355,156	315,370	276,345	238,084
2	Five unit development - edge of village	5	£98,667	1,091,691	1,016,483	942,546	869,881	798,486	728,363	659,509	591,928	525,616	460,577	396,807
3	Eight unit development - village centre	8	£157,867	1,601,072	1,489,631	1,380,076	1,272,406	1,166,621	1,062,721	960,706	860,578	762,335	665,976	571,503
4	Ten unit development - edge of village	10	£197,333	2,087,097	1,946,116	1,807,518	1,671,305	1,537,477	1,406,033	1,276,972	1,150,296	1,026,004	904,097	784,572
5	Ten unit development - rural site	10	£246,667	2,087,097	1,946,116	1,807,518	1,671,305	1,537,477	1,406,033	1,276,972	1,150,296	1,026,004	904,097	784,572
6	Fifteen unit development - edge of village	15	£296,000	3,130,645	2,919,173	2,711,277	2,506,959	2,306,215	2,109,049	1,915,459	1,725,444	1,539,006	1,356,145	1,176,860
7	Twenty unit development - within town/village boundary	20	£328,889	4,028,523	3,755,503	3,487,102	3,223,320	2,964,156	2,709,612	2,459,686	2,214,380	1,973,692	1,737,623	1,506,173
8	Thirty unit development - town centre	30	£370,000	20,263,988	18,809,748	17,380,442	15,976,069	14,596,629	13,242,123	11,912,549	10,607,908	9,328,201	8,073,427	6,843,586
9	Fifty unit development within town/village boundary	50	£822,222	8,489,056	7,862,863	7,247,385	6,642,624	6,048,578	5,465,249	4,892,636	4,330,737	3,779,555	3,239,090	2,709,339
10	One hundred unit development - edge of town	100	£2,055,556	16,125,098	14,867,659	13,630,000	12,414,082	11,219,904	10,047,469	8,896,774	7,767,820	6,660,608	5,575,136	4,511,406
11	Three hundred unit scheme - edge of town	300	£6,166,667	43,800,219	40,377,575	37,009,429	33,699,552	30,448,866	27,257,372	24,125,067	21,051,954	18,038,032	15,083,302	12,182,401
12	Caravan Park - 20 units	20	£185,000	1,410,468	1,485,127	1,559,785	1,634,444	1,707,751	1,778,978	1,849,603	1,920,229	1,990,855	2,061,481	2,132,106
13	Caravan Park - 40 units	40	£370,000	2,733,198	2,882,516	3,031,832	3,181,150	3,328,989	3,471,443	3,612,694	3,753,945	3,895,195	4,036,446	4,177,697
14	Caravan Park - 100 units	100	£925,000	6,832,995	7,206,288	7,579,581	7,952,874	8,322,473	8,678,607	9,031,734	9,384,862	9,737,989	10,091,116	10,444,244
15	C2 care scheme - flatted scheme in town centre	60	£246,667	2,586,335	2,146,313	1,714,445	1,290,731	872,918	461,187	57,699	- 342,323	- 734,802	- 1,123,828	- 1,505,469
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	3,448,448	2,861,751	2,285,927	1,720,975	1,163,891	614,916	76,932	- 456,430	- 979,736	- 1,498,437	- 2,007,291
17	C2 care scheme - houses - edge of town/village	50	£578,125	7,997,143	7,437,202	6,886,759	6,345,814	5,814,366	5,292,415	4,779,961	4,277,006	3,783,547	3,299,587	2,825,123
18	Class E (retail) development - town centre	-	£6,475	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£52,857	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£88,095	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£6,475	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£27,750	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£66,071	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£308,333	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£1,233,333	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£61,667	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£46,250	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£69,375	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£92,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£29,071	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

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	655,014	609,890	565,528	521,928	479,092	437,018	395,706	355,156	315,370	276,345	238,084
2	Five unit development - edge of village	5	£66,667	1,091,691	1,016,483	942,546	869,881	798,486	728,363	659,509	591,928	525,616	460,577	396,807
3	Eight unit development - village centre	8	£106,667	1,601,072	1,489,631	1,380,076	1,272,406	1,166,621	1,062,721	960,706	860,578	762,335	665,976	571,503
4	Ten unit development - edge of village	10	£133,333	2,087,097	1,946,116	1,807,518	1,671,305	1,537,477	1,406,033	1,276,972	1,150,296	1,026,004	904,097	784,572
5	Ten unit development - rural site	10	£166,667	2,087,097	1,946,116	1,807,518	1,671,305	1,537,477	1,406,033	1,276,972	1,150,296	1,026,004	904,097	784,572
6	Fifteen unit development - edge of village	15	£200,000	3,130,645	2,919,173	2,711,277	2,506,959	2,306,215	2,109,049	1,915,459	1,725,444	1,539,006	1,356,145	1,176,860
7	Twenty unit development - within town/village boundary	20	£222,222	4,028,523	3,755,503	3,487,102	3,223,320	2,964,156	2,709,612	2,459,686	2,214,380	1,973,692	1,737,623	1,506,173
8	Thirty unit development - town centre	30	£250,000	20,263,988	18,809,748	17,380,442	15,976,069	14,596,629	13,242,123	11,912,549	10,607,908	9,328,201	8,073,427	6,843,586
9	Fifty unit development within town/village boundary	50	£555,556	8,489,056	7,862,863	7,247,385	6,642,624	6,048,578	5,465,249	4,892,636	4,330,737	3,779,555	3,239,090	2,709,339
10	One hundred unit development - edge of town	100	£1,388,889	16,125,098	14,867,659	13,630,000	12,414,082	11,219,904	10,047,469	8,896,774	7,767,820	6,660,608	5,575,136	4,511,406
11	Three hundred unit scheme - edge of town	300	£4,166,667	43,800,219	40,377,575	37,009,429	33,699,552	30,448,866	27,257,372	24,125,067	21,051,954	18,038,032	15,083,302	12,182,401
12	Caravan Park - 20 units	20	£125,000	1,410,468	1,485,127	1,559,785	1,634,444	1,707,751	1,778,978	1,849,603	1,920,229	1,990,855	2,061,481	2,132,106
13	Caravan Park - 40 units	40	£250,000	2,733,198	2,882,516	3,031,832	3,181,150	3,328,989	3,471,443	3,612,694	3,753,945	3,895,195	4,036,446	4,177,697
14	Caravan Park - 100 units	100	£625,000	6,832,995	7,206,288	7,579,581	7,952,874	8,322,473	8,678,607	9,031,734	9,384,862	9,737,989	10,091,116	10,444,244
15	C2 care scheme - flatted scheme in town centre	60	£166,667	2,586,335	2,146,313	1,714,445	1,290,731	872,918	461,187	57,699	- 342,323	- 734,802	- 1,123,828	- 1,505,469
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	3,448,448	2,861,751	2,285,927	1,720,975	1,163,891	614,916	76,932	- 456,430	- 979,736	- 1,498,437	- 2,007,291
17	C2 care scheme - houses - edge of town/village	50	£390,625	7,997,143	7,437,202	6,886,759	6,345,814	5,814,366	5,292,415	4,779,961	4,277,006	3,783,547	3,299,587	2,825,123
18	Class E (retail) development - town centre	-	£4,375	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£35,714	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£59,524	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£4,375	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£18,750	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£44,643	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£208,333	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£833,333	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£41,667	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£31,250	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£46,875	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£62,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£19,643	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

Appendix 16 - Impact of potential CIL rates on residual land values

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £3,940 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000	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	£75,000	185,937	164,052	142,559	121,458	100,749	80,432	60,506	40,974	21,832	3,082	- 15,492
2	Five unit development - edge of village	5	£200,000	309,895	273,420	237,598	202,430	167,915	134,053	100,844	68,289	36,387	5,137	- 25,819
3	Eight unit development - village centre	8	£320,000	403,021	350,250	298,431	247,564	197,649	148,687	100,676	53,617	7,510	- 38,178	- 83,006
4	Ten unit development - edge of village	10	£400,000	590,747	523,307	457,080	392,065	328,265	265,679	204,306	144,145	85,199	27,466	- 29,464
5	Ten unit development - rural site	10	£500,000	590,747	523,307	457,080	392,065	328,265	265,679	204,306	144,145	85,199	27,466	- 29,464
6	Fifteen unit development - edge of village	15	£600,000	886,121	784,960	685,619	588,099	492,398	398,518	306,457	216,218	127,799	41,199	- 44,196
7	Twenty unit development - within town/village boundary	20	£666,667	1,111,832	982,368	854,481	728,900	605,668	484,783	366,249	250,063	136,227	24,738	- 85,595
8	Thirty unit development - town centre	30	£750,000	6,652,050	5,896,818	5,155,274	4,422,347	3,702,473	2,996,402	2,304,134	1,625,668	961,004	310,144	- 331,541
9	Fifty unit development within town/village boundary	50	£1,666,667	1,665,845	1,373,384	1,086,333	803,825	524,882	251,402	- 16,849	- 283,116	- 543,842	- 799,028	- 1,048,672
10	One hundred unit development - edge of town	100	£4,166,667	2,270,990	1,683,541	1,106,998	541,536	- 13,027	- 564,417	- 1,111,559	- 1,647,312	- 2,171,675	- 2,684,646	- 3,186,229
11	Three hundred unit scheme - edge of town	300	£12,500,000	5,959,179	4,362,689	2,796,329	1,248,378	- 274,526	- 1,795,072	- 3,293,092	- 4,777,754	- 6,258,007	- 7,725,281	- 9,159,991
12	Caravan Park - 20 units	20	£375,000	846,901	925,137	1,003,373	1,081,610	1,158,381	1,233,618	1,308,531	1,383,444	1,458,358	1,533,271	1,608,185
13	Caravan Park - 40 units	40	£750,000	1,606,063	1,762,536	1,919,009	2,075,483	2,230,247	2,380,721	2,530,549	2,680,375	2,830,202	2,980,029	3,129,855
14	Caravan Park - 100 units	100	£1,875,000	4,015,158	4,406,340	4,797,524	5,188,707	5,575,618	5,951,803	6,326,370	6,700,937	7,075,504	7,450,072	7,824,639
15	C2 care scheme - flatted scheme in town centre	60	£500,000	- 3,300,493	- 3,470,752	- 3,637,077	- 3,799,467	- 3,957,922	- 4,112,443	- 4,263,029	- 4,409,683	- 4,552,401	- 4,691,184	- 4,826,033
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	- 4,400,658	- 4,627,670	- 4,849,436	- 5,065,955	- 5,277,229	- 5,483,258	- 5,684,040	- 5,879,576	- 6,069,867	- 6,254,912	- 6,434,711
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	1,503,924	1,254,315	1,009,295	768,867	533,030	301,784	75,129	- 149,014	- 369,565	- 587,085	- 801,477
18	Class E (retail) development - town centre	-	£13,125	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£107,143	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£178,571	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£13,125	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£56,250	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£133,929	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£625,000	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£2,500,000	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£125,000	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£93,750	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£140,625	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£187,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£58,929	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

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	185,937	164,052	142,559	121,458	100,749	80,432	60,506	40,974	21,832	3,082	- 15,492
2	Five unit development - edge of village	5	£98,667	309,895	273,420	237,598	202,430	167,915	134,053	100,844	68,289	36,387	5,137	- 25,819
3	Eight unit development - village centre	8	£157,867	403,021	350,250	298,431	247,564	197,649	148,687	100,676	53,617	7,510	- 38,178	- 83,006
4	Ten unit development - edge of village	10	£197,333	590,747	523,307	457,080	392,065	328,265	265,679	204,306	144,145	85,199	27,466	- 29,464
5	Ten unit development - rural site	10	£246,667	590,747	523,307	457,080	392,065	328,265	265,679	204,306	144,145	85,199	27,466	- 29,464
6	Fifteen unit development - edge of village	15	£296,000	886,121	784,960	685,619	588,099	492,398	398,518	306,457	216,218	127,799	41,199	- 44,196
7	Twenty unit development - within town/village boundary	20	£328,889	1,111,832	982,368	854,481	728,900	605,668	484,783	366,249	250,063	136,227	24,738	- 85,595
8	Thirty unit development - town centre	30	£370,000	6,652,050	5,896,818	5,155,274	4,422,347	3,702,473	2,996,402	2,304,134	1,625,668	961,004	310,144	- 331,541
9	Fifty unit development within town/village boundary	50	£822,222	1,665,845	1,373,384	1,086,333	803,825	524,882	251,402	- 16,849	- 283,116	- 543,842	- 799,028	- 1,048,672
10	One hundred unit development - edge of town	100	£2,055,556	2,270,990	1,683,541	1,106,998	541,536	- 13,027	- 564,417	- 1,111,559	- 1,647,312	- 2,171,675	- 2,684,646	- 3,186,229
11	Three hundred unit scheme - edge of town	300	£6,166,667	5,959,179	4,362,689	2,796,329	1,248,378	- 274,526	- 1,795,072	- 3,293,092	- 4,777,754	- 6,258,007	- 7,725,281	- 9,159,991
12	Caravan Park - 20 units	20	£185,000	846,901	925,137	1,003,373	1,081,610	1,158,381	1,233,618	1,308,531	1,383,444	1,458,358	1,533,271	1,608,185
13	Caravan Park - 40 units	40	£370,000	1,606,063	1,762,536	1,919,009	2,075,483	2,230,247	2,380,721	2,530,549	2,680,375	2,830,202	2,980,029	3,129,855
14	Caravan Park - 100 units	100	£925,000	4,015,158	4,406,340	4,797,524	5,188,707	5,575,618	5,951,803	6,326,370	6,700,937	7,075,504	7,450,072	7,824,639
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 3,300,493	- 3,470,752	- 3,637,077	- 3,799,467	- 3,957,922	- 4,112,443	- 4,263,029	- 4,409,683	- 4,552,401	- 4,691,184	- 4,826,033
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 4,400,658	- 4,627,670	- 4,849,436	- 5,065,955	- 5,277,229	- 5,483,258	- 5,684,040	- 5,879,576	- 6,069,867	- 6,254,912	- 6,434,711
17	C2 care scheme - houses - edge of town/village	50	£578,125	1,503,924	1,254,315	1,009,295	768,867	533,030	301,784	75,129	- 149,014	- 369,565	- 587,085	- 801,477
18	Class E (retail) development - town centre	-	£6,475	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£52,857	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£88,095	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£6,475	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£27,750	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£66,071	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£308,333	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£1,233,333	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£61,667	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£46,250	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£69,375	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£92,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£29,071	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

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	185,937	164,052	142,559	121,458	100,749	80,432	60,506	40,974	21,832	3,082	- 15,492
2	Five unit development - edge of village	5	£66,667	309,895	273,420	237,598	202,430	167,915	134,053	100,844	68,289	36,387	5,137	- 25,819
3	Eight unit development - village centre	8	£106,667	403,021	350,250	298,431	247,564	197,649	148,687	100,676	53,617	7,510	- 38,178	- 83,006
4	Ten unit development - edge of village	10	£133,333	590,747	523,307	457,080	392,065	328,265	265,679	204,306	144,145	85,199	27,466	- 29,464
5	Ten unit development - rural site	10	£166,667	590,747	523,307	457,080	392,065	328,265	265,679	204,306	144,145	85,199	27,466	- 29,464
6	Fifteen unit development - edge of village	15	£200,000	886,121	784,960	685,619	588,099	492,398	398,518	306,457	216,218	127,799	41,199	- 44,196
7	Twenty unit development - within town/village boundary	20	£222,222	1,111,832	982,368	854,481	728,900	605,668	484,783	366,249	250,063	136,227	24,738	- 85,595
8	Thirty unit development - town centre	30	£250,000	6,652,050	5,896,818	5,155,274	4,422,347	3,702,473	2,996,402	2,304,134	1,625,668	961,004	310,144	- 331,541
9	Fifty unit development within town/village boundary	50	£555,556	1,665,845	1,373,384	1,086,333	803,825	524,882	251,402	- 16,849	- 283,116	- 543,842	- 799,028	- 1,048,672
10	One hundred unit development - edge of town	100	£1,388,889	2,270,990	1,683,541	1,106,998	541,536	- 13,027	- 564,417	- 1,111,559	- 1,647,312	- 2,171,675	- 2,684,646	- 3,186,229
11	Three hundred unit scheme - edge of town	300	£4,166,667	5,959,179	4,362,689	2,796,329	1,248,378	- 274,526	- 1,795,072	- 3,293,092	- 4,777,754	- 6,258,007	- 7,725,281	- 9,159,991
12	Caravan Park - 20 units	20	£125,000	846,901	925,137	1,003,373	1,081,610	1,158,381	1,233,618	1,308,531	1,383,444	1,458,358	1,533,271	1,608,185
13	Caravan Park - 40 units	40	£250,000	1,606,063	1,762,536	1,919,009	2,075,483	2,230,247	2,380,721	2,530,549	2,680,375	2,830,202	2,980,029	3,129,855
14	Caravan Park - 100 units	100	£625,000	4,015,158	4,406,340	4,797,524	5,188,707	5,575,618	5,951,803	6,326,370	6,700,937	7,075,504	7,450,072	7,824,639
15	C2 care scheme - flatted scheme in town centre	60	£166,667	- 3,300,493	- 3,470,752	- 3,637,077	- 3,799,467	- 3,957,922	- 4,112,443	- 4,263,029	- 4,409,683	- 4,552,401	- 4,691,184	- 4,826,033
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	- 4,400,658	- 4,627,670	- 4,849,436	- 5,065,955	- 5,277,229	- 5,483,258	- 5,684,040	- 5,879,576	- 6,069,867	- 6,254,912	- 6,434,711
17	C2 care scheme - houses - edge of town/village	50	£390,625	1,503,924	1,254,315	1,009,295	768,867	533,030	301,784	75,129	- 149,014	- 369,565	- 587,085	- 801,477
18	Class E (retail) development - town centre	-	£4,375	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£35,714	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£59,524	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£4,375	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£18,750	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£44,643	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£208,333	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£833,333	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£41,667	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£31,250	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£46,875	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£62,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£19,643	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £4,180 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

				£750,000 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	£75,000	242,487	217,726	193,403	169,519	146,071	123,062	100,492	78,360	56,665	35,409	14,590
2	Five unit development - edge of village	5	£200,000	404,145	362,877	322,339	282,530	243,452	205,104	167,487	130,599	94,441	59,014	24,317
3	Eight unit development - village centre	8	£320,000	548,069	487,969	428,939	370,978	314,087	258,266	203,513	149,830	97,217	45,674	- 4,869
4	Ten unit development - edge of village	10	£400,000	772,057	695,431	620,168	546,264	473,721	402,538	332,717	264,256	197,157	131,418	67,040
5	Ten unit development - rural site	10	£500,000	772,057	695,431	620,168	546,264	473,721	402,538	332,717	264,256	197,157	131,418	67,040
6	Fifteen unit development - edge of village	15	£600,000	1,158,086	1,043,148	930,251	819,396	710,581	603,807	499,076	396,385	295,735	197,126	100,559
7	Twenty unit development - within town/village boundary	20	£666,667	1,464,117	1,316,827	1,172,158	1,030,106	890,673	753,860	618,822	486,348	356,512	229,315	104,754
8	Thirty unit development - town centre	30	£750,000	8,296,789	7,455,754	6,629,792	5,818,904	5,023,089	4,240,415	3,468,393	2,711,576	1,969,962	1,243,552	532,344
9	Fifty unit development within town/village boundary	50	£1,666,667	2,495,840	2,161,426	1,833,095	1,510,844	1,194,676	884,588	579,470	278,521	- 16,515	- 309,260	- 595,774
10	One hundred unit development - edge of town	100	£4,166,667	3,956,032	3,288,387	2,633,087	1,990,135	1,355,648	731,781	120,375	- 485,343	- 1,086,807	- 1,676,977	- 2,254,336
11	Three hundred unit scheme - edge of town	300	£12,500,000	10,592,272	8,772,578	6,986,554	5,223,711	3,493,688	1,796,243	119,384	- 1,550,652	- 3,202,086	- 4,842,898	- 6,482,510
12	Caravan Park - 20 units	20	£375,000	922,782	999,791	1,076,801	1,153,811	1,229,164	1,303,079	1,376,708	1,450,337	1,523,967	1,597,596	1,671,226
13	Caravan Park - 40 units	40	£750,000	1,757,825	1,911,844	2,065,864	2,219,884	2,371,812	2,519,643	2,666,902	2,814,161	2,961,420	3,108,679	3,255,937
14	Caravan Park - 100 units	100	£1,875,000	4,394,561	4,779,610	5,164,660	5,549,710	5,929,531	6,299,108	6,667,256	7,035,402	7,403,550	7,771,697	8,139,845
15	C2 care scheme - flatted scheme in town centre	60	£500,000	- 2,563,968	- 2,770,851	- 2,973,215	- 3,171,060	- 3,364,387	- 3,553,193	- 3,737,481	- 3,917,251	- 4,092,501	- 4,263,232	- 4,429,444
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	- 3,418,624	- 3,694,469	- 3,964,287	- 4,228,080	- 4,485,848	- 4,737,592	- 4,983,309	- 5,223,001	- 5,456,668	- 5,684,309	- 5,905,925
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	2,296,133	2,008,984	1,727,019	1,450,239	1,177,681	909,140	645,827	387,740	134,880	- 114,348	- 360,184
18	Class E (retail) development - town centre	-	£13,125	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£107,143	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£178,571	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£13,125	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£56,250	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£133,929	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£625,000	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£2,500,000	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£125,000	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£93,750	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£140,625	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£187,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£58,929	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

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	242,487	217,726	193,403	169,519	146,071	123,062	100,492	78,360	56,665	35,409	14,590
2	Five unit development - edge of village	5	£98,667	404,145	362,877	322,339	282,530	243,452	205,104	167,487	130,599	94,441	59,014	24,317
3	Eight unit development - village centre	8	£157,867	548,069	487,969	428,939	370,978	314,087	258,266	203,513	149,830	97,217	45,674	- 4,869
4	Ten unit development - edge of village	10	£197,333	772,057	695,431	620,168	546,264	473,721	402,538	332,717	264,256	197,157	131,418	67,040
5	Ten unit development - rural site	10	£246,667	772,057	695,431	620,168	546,264	473,721	402,538	332,717	264,256	197,157	131,418	67,040
6	Fifteen unit development - edge of village	15	£296,000	1,158,086	1,043,148	930,251	819,396	710,581	603,807	499,076	396,385	295,735	197,126	100,559
7	Twenty unit development - within town/village boundary	20	£328,889	1,464,117	1,316,827	1,172,158	1,030,106	890,673	753,860	618,822	486,348	356,512	229,315	104,754
8	Thirty unit development - town centre	30	£370,000	8,296,789	7,455,754	6,629,792	5,818,904	5,023,089	4,240,415	3,468,393	2,711,576	1,969,962	1,243,552	532,344
9	Fifty unit development within town/village boundary	50	£822,222	2,495,840	2,161,426	1,833,095	1,510,844	1,194,676	884,588	579,470	278,521	- 16,515	- 309,260	- 595,774
10	One hundred unit development - edge of town	100	£2,055,556	3,956,032	3,288,387	2,633,087	1,990,135	1,355,648	731,781	120,375	- 485,343	- 1,086,807	- 1,676,977	- 2,254,336
11	Three hundred unit scheme - edge of town	300	£6,166,667	10,592,272	8,772,578	6,986,554	5,223,711	3,493,688	1,796,243	119,384	- 1,550,652	- 3,202,086	- 4,842,898	- 6,482,510
12	Caravan Park - 20 units	20	£185,000	922,782	999,791	1,076,801	1,153,811	1,229,164	1,303,079	1,376,708	1,450,337	1,523,967	1,597,596	1,671,226
13	Caravan Park - 40 units	40	£370,000	1,757,825	1,911,844	2,065,864	2,219,884	2,371,812	2,519,643	2,666,902	2,814,161	2,961,420	3,108,679	3,255,937
14	Caravan Park - 100 units	100	£925,000	4,394,561	4,779,610	5,164,660	5,549,710	5,929,531	6,299,108	6,667,256	7,035,402	7,403,550	7,771,697	8,139,845
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 2,563,968	- 2,770,851	- 2,973,215	- 3,171,060	- 3,364,387	- 3,553,193	- 3,737,481	- 3,917,251	- 4,092,501	- 4,263,232	- 4,429,444
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 3,418,624	- 3,694,469	- 3,964,287	- 4,228,080	- 4,485,848	- 4,737,592	- 4,983,309	- 5,223,001	- 5,456,668	- 5,684,309	- 5,905,925
17	C2 care scheme - houses - edge of town/village	50	£578,125	2,296,133	2,008,984	1,727,019	1,450,239	1,177,681	909,140	645,827	387,740	134,880	- 114,348	- 360,184
18	Class E (retail) development - town centre	-	£6,475	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£52,857	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£88,095	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£6,475	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£27,750	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£66,071	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£308,333	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£1,233,333	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£61,667	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£46,250	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£69,375	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£92,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£29,071	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

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	242,487	217,726	193,403	169,519	146,071	123,062	100,492	78,360	56,665	35,409	14,590
2	Five unit development - edge of village	5	£66,667	404,145	362,877	322,339	282,530	243,452	205,104	167,487	130,599	94,441	59,014	24,317
3	Eight unit development - village centre	8	£106,667	548,069	487,969	428,939	370,978	314,087	258,266	203,513	149,830	97,217	45,674	- 4,869
4	Ten unit development - edge of village	10	£133,333	772,057	695,431	620,168	546,264	473,721	402,538	332,717	264,256	197,157	131,418	67,040
5	Ten unit development - rural site	10	£166,667	772,057	695,431	620,168	546,264	473,721	402,538	332,717	264,256	197,157	131,418	67,040
6	Fifteen unit development - edge of village	15	£200,000	1,158,086	1,043,148	930,251	819,396	710,581	603,807	499,076	396,385	295,735	197,126	100,559
7	Twenty unit development - within town/village boundary	20	£222,222	1,464,117	1,316,827	1,172,158	1,030,106	890,673	753,860	618,822	486,348	356,512	229,315	104,754
8	Thirty unit development - town centre	30	£250,000	8,296,789	7,455,754	6,629,792	5,818,904	5,023,089	4,240,415	3,468,393	2,711,576	1,969,962	1,243,552	532,344
9	Fifty unit development within town/village boundary	50	£555,556	2,495,840	2,161,426	1,833,095	1,510,844	1,194,676	884,588	579,470	278,521	- 16,515	- 309,260	- 595,774
10	One hundred unit development - edge of town	100	£1,388,889	3,956,032	3,288,387	2,633,087	1,990,135	1,355,648	731,781	120,375	- 485,343	- 1,086,807	- 1,676,977	- 2,254,336
11	Three hundred unit scheme - edge of town	300	£4,166,667	10,592,272	8,772,578	6,986,554	5,223,711	3,493,688	1,796,243	119,384	- 1,550,652	- 3,202,086	- 4,842,898	- 6,482,510
12	Caravan Park - 20 units	20	£125,000	922,782	999,791	1,076,801	1,153,811	1,229,164	1,303,079	1,376,708	1,450,337	1,523,967	1,597,596	1,671,226
13	Caravan Park - 40 units	40	£250,000	1,757,825	1,911,844	2,065,864	2,219,884	2,371,812	2,519,643	2,666,902	2,814,161	2,961,420	3,108,679	3,255,937
14	Caravan Park - 100 units	100	£625,000	4,394,561	4,779,610	5,164,660	5,549,710	5,929,531	6,299,108	6,667,256	7,035,402	7,403,550	7,771,697	8,139,845
15	C2 care scheme - flatted scheme in town centre	60	£166,667	- 2,563,968	- 2,770,851	- 2,973,215	- 3,171,060	- 3,364,387	- 3,553,193	- 3,737,481	- 3,917,251	- 4,092,501	- 4,263,232	- 4,429,444
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	- 3,418,624	- 3,694,469	- 3,964,287	- 4,228,080	- 4,485,848	- 4,737,592	- 4,983,309	- 5,223,001	- 5,456,668	- 5,684,309	- 5,905,925
17	C2 care scheme - houses - edge of town/village	50	£390,625	2,296,133	2,008,984	1,727,019	1,450,239	1,177,681	909,140	645,827	387,740	134,880	- 114,348	- 360,184
18	Class E (retail) development - town centre	-	£4,375	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£35,714	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£59,524	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£4,375	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£18,750	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£44,643	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£208,333	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£833,333	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£41,667	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£31,250	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£46,875	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£62,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£19,643	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £4,410 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

				£750,000	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	£75,000	296,682	269,164	242,129	215,576	189,505	163,917	138,811	114,188	90,046	66,387	43,210
2	Five unit development - edge of village	5	£200,000	494,470	448,607	403,549	359,293	315,843	273,195	231,352	190,313	150,077	110,645	72,018
3	Eight unit development - village centre	8	£320,000	687,072	619,950	554,009	489,251	425,673	363,279	302,066	242,036	183,186	125,520	69,036
4	Ten unit development - edge of village	10	£400,000	945,811	860,385	776,459	694,036	613,115	533,696	455,779	379,363	304,449	231,037	159,128
5	Ten unit development - rural site	10	£500,000	945,811	860,385	776,459	694,036	613,115	533,696	455,779	379,363	304,449	231,037	159,128
6	Fifteen unit development - edge of village	15	£600,000	1,418,717	1,290,577	1,164,690	1,041,055	919,673	800,544	683,668	569,045	456,674	346,557	238,692
7	Twenty unit development - within town/village boundary	20	£666,667	1,801,724	1,637,352	1,475,873	1,317,287	1,161,594	1,008,793	858,886	711,871	567,620	425,367	286,028
8	Thirty unit development - town centre	30	£750,000	9,872,997	8,949,734	8,042,873	7,152,411	6,278,352	5,420,693	4,579,434	3,752,239	2,936,880	2,138,068	1,355,801
9	Fifty unit development within town/village boundary	50	£1,666,667	3,291,252	2,916,633	2,548,741	2,187,575	1,833,134	1,485,420	1,144,432	810,169	482,020	157,867	- 161,746
10	One hundred unit development - edge of town	100	£4,166,667	5,570,862	4,821,641	4,086,074	3,364,159	2,655,898	1,961,291	1,278,751	605,239	- 55,262	- 711,292	- 1,361,273
11	Three hundred unit scheme - edge of town	300	£12,500,000	15,010,944	12,974,133	10,968,182	8,999,484	7,068,038	5,170,453	3,300,858	1,468,774	- 346,543	- 2,155,064	- 3,946,345
12	Caravan Park - 20 units	20	£375,000	995,500	1,071,335	1,147,169	1,223,003	1,296,996	1,369,645	1,442,044	1,514,443	1,586,842	1,659,241	1,731,640
13	Caravan Park - 40 units	40	£750,000	1,903,262	2,054,931	2,206,599	2,358,268	2,507,479	2,652,777	2,797,575	2,942,372	3,087,171	3,231,968	3,376,766
14	Caravan Park - 100 units	100	£1,875,000	4,758,156	5,137,328	5,516,499	5,895,670	6,268,698	6,631,941	6,993,937	7,355,931	7,717,926	8,079,921	8,441,916
15	C2 care scheme - flatted scheme in town centre	60	£500,000	- 1,858,131	- 2,100,113	- 2,337,015	- 2,568,838	- 2,795,582	- 3,017,246	- 3,233,831	- 3,445,337	- 3,651,763	- 3,853,111	- 4,049,379
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	- 2,477,508	- 2,800,150	- 3,116,020	- 3,425,117	- 3,727,442	- 4,022,995	- 4,311,775	- 4,593,782	- 4,869,018	- 5,137,481	- 5,399,172
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	3,053,611	2,728,731	2,409,638	2,096,331	1,788,810	1,487,076	1,191,129	900,136	613,365	332,430	57,332
18	Class E (retail) development - town centre	-	£13,125	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£107,143	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£178,571	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£13,125	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£56,250	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£133,929	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£625,000	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£2,500,000	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£125,000	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£93,750	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£140,625	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£187,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£58,929	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

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	296,682	269,164	242,129	215,576	189,505	163,917	138,811	114,188	90,046	66,387	43,210
2	Five unit development - edge of village	5	£98,667	494,470	448,607	403,549	359,293	315,843	273,195	231,352	190,313	150,077	110,645	72,018
3	Eight unit development - village centre	8	£157,867	687,072	619,950	554,009	489,251	425,673	363,279	302,066	242,036	183,186	125,520	69,036
4	Ten unit development - edge of village	10	£197,333	945,811	860,385	776,459	694,036	613,115	533,696	455,779	379,363	304,449	231,037	159,128
5	Ten unit development - rural site	10	£246,667	945,811	860,385	776,459	694,036	613,115	533,696	455,779	379,363	304,449	231,037	159,128
6	Fifteen unit development - edge of village	15	£296,000	1,418,717	1,290,577	1,164,690	1,041,055	919,673	800,544	683,668	569,045	456,674	346,557	238,692
7	Twenty unit development - within town/village boundary	20	£328,889	1,801,724	1,637,352	1,475,873	1,317,287	1,161,594	1,008,793	858,886	711,871	567,620	425,367	286,028
8	Thirty unit development - town centre	30	£370,000	9,872,997	8,949,734	8,042,873	7,152,411	6,278,352	5,420,693	4,579,434	3,752,239	2,936,880	2,138,068	1,355,801
9	Fifty unit development within town/village boundary	50	£822,222	3,291,252	2,916,633	2,548,741	2,187,575	1,833,134	1,485,420	1,144,432	810,169	482,020	157,867	- 161,746
10	One hundred unit development - edge of town	100	£2,055,556	5,570,862	4,821,641	4,086,074	3,364,159	2,655,898	1,961,291	1,278,751	605,239	- 55,262	- 711,292	- 1,361,273
11	Three hundred unit scheme - edge of town	300	£6,166,667	15,010,944	12,974,133	10,968,182	8,999,484	7,068,038	5,170,453	3,300,858	1,468,774	- 346,543	- 2,155,064	- 3,946,345
12	Caravan Park - 20 units	20	£185,000	995,500	1,071,335	1,147,169	1,223,003	1,296,996	1,369,645	1,442,044	1,514,443	1,586,842	1,659,241	1,731,640
13	Caravan Park - 40 units	40	£370,000	1,903,262	2,054,931	2,206,599	2,358,268	2,507,479	2,652,777	2,797,575	2,942,372	3,087,171	3,231,968	3,376,766
14	Caravan Park - 100 units	100	£925,000	4,758,156	5,137,328	5,516,499	5,895,670	6,268,698	6,631,941	6,993,937	7,355,931	7,717,926	8,079,921	8,441,916
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 1,858,131	- 2,100,113	- 2,337,015	- 2,568,838	- 2,795,582	- 3,017,246	- 3,233,831	- 3,445,337	- 3,651,763	- 3,853,111	- 4,049,379
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 2,477,508	- 2,800,150	- 3,116,020	- 3,425,117	- 3,727,442	- 4,022,995	- 4,311,775	- 4,593,782	- 4,869,018	- 5,137,481	- 5,399,172
17	C2 care scheme - houses - edge of town/village	50	£578,125	3,053,611	2,728,731	2,409,638	2,096,331	1,788,810	1,487,076	1,191,129	900,136	613,365	332,430	57,332
18	Class E (retail) development - town centre	-	£6,475	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£52,857	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£88,095	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£6,475	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£27,750	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£66,071	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£308,333	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£1,233,333	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£61,667	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£46,250	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£69,375	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£92,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£29,071	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

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	296,682	269,164	242,129	215,576	189,505	163,917	138,811	114,188	90,046	66,387	43,210
2	Five unit development - edge of village	5	£66,667	494,470	448,607	403,549	359,293	315,843	273,195	231,352	190,313	150,077	110,645	72,018
3	Eight unit development - village centre	8	£106,667	687,072	619,950	554,009	489,251	425,673	363,279	302,066	242,036	183,186	125,520	69,036
4	Ten unit development - edge of village	10	£133,333	945,811	860,385	776,459	694,036	613,115	533,696	455,779	379,363	304,449	231,037	159,128
5	Ten unit development - rural site	10	£166,667	945,811	860,385	776,459	694,036	613,115	533,696	455,779	379,363	304,449	231,037	159,128
6	Fifteen unit development - edge of village	15	£200,000	1,418,717	1,290,577	1,164,690	1,041,055	919,673	800,544	683,668	569,045	456,674	346,557	238,692
7	Twenty unit development - within town/village boundary	20	£222,222	1,801,724	1,637,352	1,475,873	1,317,287	1,161,594	1,008,793	858,886	711,871	567,620	425,367	286,028
8	Thirty unit development - town centre	30	£250,000	9,872,997	8,949,734	8,042,873	7,152,411	6,278,352	5,420,693	4,579,434	3,752,239	2,936,880	2,138,068	1,355,801
9	Fifty unit development within town/village boundary	50	£555,556	3,291,252	2,916,633	2,548,741	2,187,575	1,833,134	1,485,420	1,144,432	810,169	482,020	157,867	- 161,746
10	One hundred unit development - edge of town	100	£1,388,889	5,570,862	4,821,641	4,086,074	3,364,159	2,655,898	1,961,291	1,278,751	605,239	- 55,262	- 711,292	- 1,361,273
11	Three hundred unit scheme - edge of town	300	£4,166,667	15,010,944	12,974,133	10,968,182	8,999,484	7,068,038	5,170,453	3,300,858	1,468,774	- 346,543	- 2,155,064	- 3,946,345
12	Caravan Park - 20 units	20	£125,000	995,500	1,071,335	1,147,169	1,223,003	1,296,996	1,369,645	1,442,044	1,514,443	1,586,842	1,659,241	1,731,640
13	Caravan Park - 40 units	40	£250,000	1,903,262	2,054,931	2,206,599	2,358,268	2,507,479	2,652,777	2,797,575	2,942,372	3,087,171	3,231,968	3,376,766
14	Caravan Park - 100 units	100	£625,000	4,758,156	5,137,328	5,516,499	5,895,670	6,268,698	6,631,941	6,993,937	7,355,931	7,717,926	8,079,921	8,441,916
15	C2 care scheme - flatted scheme in town centre	60	£166,667	- 1,858,131	- 2,100,113	- 2,337,015	- 2,568,838	- 2,795,582	- 3,017,246	- 3,233,831	- 3,445,337	- 3,651,763	- 3,853,111	- 4,049,379
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	- 2,477,508	- 2,800,150	- 3,116,020	- 3,425,117	- 3,727,442	- 4,022,995	- 4,311,775	- 4,593,782	- 4,869,018	- 5,137,481	- 5,399,172
17	C2 care scheme - houses - edge of town/village	50	£390,625	3,053,611	2,728,731	2,409,638	2,096,331	1,788,810	1,487,076	1,191,129	900,136	613,365	332,430	57,332
18	Class E (retail) development - town centre	-	£4,375	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£35,714	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£59,524	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£4,375	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£18,750	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£44,643	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£208,333	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£833,333	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£41,667	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£31,250	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£46,875	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£62,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£19,643	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £4,650 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000	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	£75,000	353,233	322,838	292,973	263,636	234,828	206,548	178,797	151,573	124,879	98,713	73,075
2	Five unit development - edge of village	5	£200,000	588,720	538,064	488,289	439,393	391,379	344,246	297,994	252,622	208,131	164,521	121,793
3	Eight unit development - village centre	8	£320,000	832,120	757,668	684,517	612,664	542,111	472,858	404,904	338,249	272,894	208,839	146,083
4	Ten unit development - edge of village	10	£400,000	1,127,121	1,032,510	939,547	848,235	758,571	670,556	584,191	499,474	416,407	334,989	255,220
5	Ten unit development - rural site	10	£500,000	1,127,121	1,032,510	939,547	848,235	758,571	670,556	584,191	499,474	416,407	334,989	255,220
6	Fifteen unit development - edge of village	15	£600,000	1,690,682	1,548,765	1,409,321	1,272,351	1,137,856	1,005,834	876,286	749,212	624,611	502,483	382,830
7	Twenty unit development - within town/village boundary	20	£666,667	2,154,009	1,971,812	1,792,793	1,616,954	1,444,293	1,274,811	1,108,507	945,382	785,436	628,668	475,078
8	Thirty unit development - town centre	30	£750,000	11,517,736	10,508,670	9,517,391	8,543,897	7,588,191	6,650,271	5,730,137	4,827,790	3,943,230	3,071,475	2,215,059
9	Fifty unit development within town/village boundary	50	£1,666,667	4,121,247	3,704,676	3,295,503	2,893,728	2,499,352	2,112,374	1,732,795	1,360,614	995,831	638,447	287,090
10	One hundred unit development - edge of town	100	£4,166,667	7,250,136	6,420,066	5,602,233	4,797,925	4,008,633	3,234,359	2,475,101	1,730,860	1,000,013	279,017	- 432,859
11	Three hundred unit scheme - edge of town	300	£12,500,000	19,594,796	17,329,556	15,105,097	12,921,420	10,775,014	8,662,544	6,591,063	4,559,314	2,555,895	589,705	- 1,368,162
12	Caravan Park - 20 units	20	£375,000	1,071,381	1,145,988	1,220,596	1,295,203	1,367,779	1,439,106	1,510,221	1,581,337	1,652,451	1,723,566	1,794,682
13	Caravan Park - 40 units	40	£750,000	2,055,024	2,204,239	2,353,454	2,502,669	2,649,045	2,791,699	2,933,929	3,076,158	3,218,389	3,360,619	3,502,848
14	Caravan Park - 100 units	100	£1,875,000	5,137,560	5,510,597	5,883,635	6,256,673	6,622,611	6,979,247	7,334,821	7,690,396	8,045,972	8,401,547	8,757,121
15	C2 care scheme - flatted scheme in town centre	60	£500,000	- 1,121,605	- 1,400,212	- 1,673,153	- 1,940,431	- 2,202,046	- 2,457,996	- 2,708,283	- 2,952,905	- 3,191,864	- 3,425,159	- 3,652,789
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	- 1,495,474	- 1,866,949	- 2,230,872	- 2,587,242	- 2,936,061	- 3,277,329	- 3,611,044	- 3,937,207	- 4,255,819	- 4,566,878	- 4,870,386
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	3,844,024	3,479,771	3,121,935	2,770,514	2,425,508	2,086,917	1,754,742	1,428,982	1,109,636	796,707	487,757
18	Class E (retail) development - town centre	-	£13,125	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£107,143	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£178,571	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£13,125	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£56,250	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£133,929	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£625,000	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£2,500,000	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£125,000	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£93,750	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£140,625	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£187,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£58,929	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

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	353,233	322,838	292,973	263,636	234,828	206,548	178,797	151,573	124,879	98,713	73,075
2	Five unit development - edge of village	5	£98,667	588,720	538,064	488,289	439,393	391,379	344,246	297,994	252,622	208,131	164,521	121,793
3	Eight unit development - village centre	8	£157,867	832,120	757,668	684,517	612,664	542,111	472,858	404,904	338,249	272,894	208,839	146,083
4	Ten unit development - edge of village	10	£197,333	1,127,121	1,032,510	939,547	848,235	758,571	670,556	584,191	499,474	416,407	334,989	255,220
5	Ten unit development - rural site	10	£246,667	1,127,121	1,032,510	939,547	848,235	758,571	670,556	584,191	499,474	416,407	334,989	255,220
6	Fifteen unit development - edge of village	15	£296,000	1,690,682	1,548,765	1,409,321	1,272,351	1,137,856	1,005,834	876,286	749,212	624,611	502,483	382,830
7	Twenty unit development - within town/village boundary	20	£328,889	2,154,009	1,971,812	1,792,793	1,616,954	1,444,293	1,274,811	1,108,507	945,382	785,436	628,668	475,078
8	Thirty unit development - town centre	30	£370,000	11,517,736	10,508,670	9,517,391	8,543,897	7,588,191	6,650,271	5,730,137	4,827,790	3,943,230	3,071,475	2,215,059
9	Fifty unit development within town/village boundary	50	£822,222	4,121,247	3,704,676	3,295,503	2,893,728	2,499,352	2,112,374	1,732,795	1,360,614	995,831	638,447	287,090
10	One hundred unit development - edge of town	100	£2,055,556	7,250,136	6,420,066	5,602,233	4,797,925	4,008,633	3,234,359	2,475,101	1,730,860	1,000,013	279,017	- 432,859
11	Three hundred unit scheme - edge of town	300	£6,166,667	19,594,796	17,329,556	15,105,097	12,921,420	10,775,014	8,662,544	6,591,063	4,559,314	2,555,895	589,705	- 1,368,162
12	Caravan Park - 20 units	20	£185,000	1,071,381	1,145,988	1,220,596	1,295,203	1,367,779	1,439,106	1,510,221	1,581,337	1,652,451	1,723,566	1,794,682
13	Caravan Park - 40 units	40	£370,000	2,055,024	2,204,239	2,353,454	2,502,669	2,649,045	2,791,699	2,933,929	3,076,158	3,218,389	3,360,619	3,502,848
14	Caravan Park - 100 units	100	£925,000	5,137,560	5,510,597	5,883,635	6,256,673	6,622,611	6,979,247	7,334,821	7,690,396	8,045,972	8,401,547	8,757,121
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 1,121,605	- 1,400,212	- 1,673,153	- 1,940,431	- 2,202,046	- 2,457,996	- 2,708,283	- 2,952,905	- 3,191,864	- 3,425,159	- 3,652,789
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 1,495,474	- 1,866,949	- 2,230,872	- 2,587,242	- 2,936,061	- 3,277,329	- 3,611,044	- 3,937,207	- 4,255,819	- 4,566,878	- 4,870,386
17	C2 care scheme - houses - edge of town/village	50	£578,125	3,844,024	3,479,771	3,121,935	2,770,514	2,425,508	2,086,917	1,754,742	1,428,982	1,109,636	796,707	487,757
18	Class E (retail) development - town centre	-	£6,475	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£52,857	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£88,095	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£6,475	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£27,750	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£66,071	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£308,333	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£1,233,333	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£61,667	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£46,250	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£69,375	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£92,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£29,071	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

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	353,233	322,838	292,973	263,636	234,828	206,548	178,797	151,573	124,879	98,713	73,075
2	Five unit development - edge of village	5	£66,667	588,720	538,064	488,289	439,393	391,379	344,246	297,994	252,622	208,131	164,521	121,793
3	Eight unit development - village centre	8	£106,667	832,120	757,668	684,517	612,664	542,111	472,858	404,904	338,249	272,894	208,839	146,083
4	Ten unit development - edge of village	10	£133,333	1,127,121	1,032,510	939,547	848,235	758,571	670,556	584,191	499,474	416,407	334,989	255,220
5	Ten unit development - rural site	10	£166,667	1,127,121	1,032,510	939,547	848,235	758,571	670,556	584,191	499,474	416,407	334,989	255,220
6	Fifteen unit development - edge of village	15	£200,000	1,690,682	1,548,765	1,409,321	1,272,351	1,137,856	1,005,834	876,286	749,212	624,611	502,483	382,830
7	Twenty unit development - within town/village boundary	20	£222,222	2,154,009	1,971,812	1,792,793	1,616,954	1,444,293	1,274,811	1,108,507	945,382	785,436	628,668	475,078
8	Thirty unit development - town centre	30	£250,000	11,517,736	10,508,670	9,517,391	8,543,897	7,588,191	6,650,271	5,730,137	4,827,790	3,943,230	3,071,475	2,215,059
9	Fifty unit development within town/village boundary	50	£555,556	4,121,247	3,704,676	3,295,503	2,893,728	2,499,352	2,112,374	1,732,795	1,360,614	995,831	638,447	287,090
10	One hundred unit development - edge of town	100	£1,388,889	7,250,136	6,420,066	5,602,233	4,797,925	4,008,633	3,234,359	2,475,101	1,730,860	1,000,013	279,017	- 432,859
11	Three hundred unit scheme - edge of town	300	£4,166,667	19,594,796	17,329,556	15,105,097	12,921,420	10,775,014	8,662,544	6,591,063	4,559,314	2,555,895	589,705	- 1,368,162
12	Caravan Park - 20 units	20	£125,000	1,071,381	1,145,988	1,220,596	1,295,203	1,367,779	1,439,106	1,510,221	1,581,337	1,652,451	1,723,566	1,794,682
13	Caravan Park - 40 units	40	£250,000	2,055,024	2,204,239	2,353,454	2,502,669	2,649,045	2,791,699	2,933,929	3,076,158	3,218,389	3,360,619	3,502,848
14	Caravan Park - 100 units	100	£625,000	5,137,560	5,510,597	5,883,635	6,256,673	6,622,611	6,979,247	7,334,821	7,690,396	8,045,972	8,401,547	8,757,121
15	C2 care scheme - flatted scheme in town centre	60	£166,667	- 1,121,605	- 1,400,212	- 1,673,153	- 1,940,431	- 2,202,046	- 2,457,996	- 2,708,283	- 2,952,905	- 3,191,864	- 3,425,159	- 3,652,789
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	- 1,495,474	- 1,866,949	- 2,230,872	- 2,587,242	- 2,936,061	- 3,277,329	- 3,611,044	- 3,937,207	- 4,255,819	- 4,566,878	- 4,870,386
17	C2 care scheme - houses - edge of town/village	50	£390,625	3,844,024	3,479,771	3,121,935	2,770,514	2,425,508	2,086,917	1,754,742	1,428,982	1,109,636	796,707	487,757
18	Class E (retail) development - town centre	-	£4,375	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£35,714	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£59,524	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£4,375	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£18,750	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£44,643	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£208,333	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£833,333	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£41,667	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£31,250	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£46,875	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£62,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£19,643	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £4,880 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000	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	£75,000	391,068	358,889	327,266	296,201	265,691	235,738	206,342	177,502	149,220	121,493	94,323
2	Five unit development - edge of village	5	£200,000	651,780	598,148	545,444	493,667	442,818	392,897	343,903	295,837	248,699	202,488	157,205
3	Eight unit development - village centre	8	£320,000	927,539	848,651	771,133	694,984	620,204	546,792	474,751	404,078	334,774	266,840	200,274
4	Ten unit development - edge of village	10	£400,000	1,246,393	1,146,215	1,047,773	951,067	856,098	762,865	671,370	581,611	493,588	407,302	322,753
5	Ten unit development - rural site	10	£500,000	1,246,393	1,146,215	1,047,773	951,067	856,098	762,865	671,370	581,611	493,588	407,302	322,753
6	Fifteen unit development - edge of village	15	£600,000	1,869,591	1,719,322	1,571,659	1,426,600	1,284,147	1,144,298	1,007,055	872,416	740,382	610,953	484,129
7	Twenty unit development - within town/village boundary	20	£666,667	2,384,260	2,191,355	2,001,795	1,815,583	1,632,717	1,453,197	1,277,024	1,104,197	934,718	768,585	605,798
8	Thirty unit development - town centre	30	£750,000	12,675,262	11,608,823	10,561,086	9,532,050	8,521,715	7,530,082	6,557,150	5,602,920	4,667,392	3,750,565	2,847,139
9	Fifty unit development within town/village boundary	50	£1,666,667	4,648,498	4,207,641	3,774,562	3,349,261	2,931,740	2,521,997	2,120,032	1,725,845	1,339,437	960,807	589,956
10	One hundred unit development - edge of town	100	£4,166,667	8,330,390	7,450,318	6,585,965	5,736,458	4,899,293	4,077,931	3,272,373	2,482,619	1,708,669	949,300	199,899
11	Three hundred unit scheme - edge of town	300	£12,500,000	22,518,648	20,118,677	17,761,596	15,447,404	13,176,102	10,943,601	8,747,617	6,594,735	4,482,475	2,401,581	357,469
12	Caravan Park - 20 units	20	£375,000	1,056,300	1,134,122	1,211,944	1,289,766	1,367,214	1,442,098	1,516,360	1,590,474	1,664,586	1,738,699	1,812,812
13	Caravan Park - 40 units	40	£750,000	2,024,862	2,180,506	2,336,150	2,491,793	2,647,437	2,797,681	2,946,208	3,094,433	3,242,659	3,390,884	3,539,111
14	Caravan Park - 100 units	100	£1,875,000	5,062,156	5,451,265	5,840,375	6,229,484	6,618,593	6,994,204	7,365,518	7,736,083	8,106,647	8,477,212	8,847,776
15	C2 care scheme - flatted scheme in town centre	60	£500,000	- 747,591	- 1,038,972	- 1,327,244	- 1,609,616	- 1,886,088	- 2,156,661	- 2,421,333	- 2,680,106	- 2,932,979	- 3,179,952	- 3,421,025
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	- 996,787	- 1,385,296	- 1,769,659	- 2,146,156	- 2,514,785	- 2,875,548	- 3,228,445	- 3,573,475	- 3,910,638	- 4,239,935	- 4,561,366
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	4,338,407	3,952,043	3,572,436	3,199,589	2,833,499	2,474,168	2,121,596	1,775,782	1,436,727	1,104,430	778,893
18	Class E (retail) development - town centre	-	£13,125	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£107,143	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£178,571	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£13,125	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£56,250	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£133,929	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£625,000	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£2,500,000	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£125,000	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£93,750	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£140,625	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£187,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£58,929	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

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	391,068	358,889	327,266	296,201	265,691	235,738	206,342	177,502	149,220	121,493	94,323
2	Five unit development - edge of village	5	£98,667	651,780	598,148	545,444	493,667	442,818	392,897	343,903	295,837	248,699	202,488	157,205
3	Eight unit development - village centre	8	£157,867	927,539	848,651	771,133	694,984	620,204	546,792	474,751	404,078	334,774	266,840	200,274
4	Ten unit development - edge of village	10	£197,333	1,246,393	1,146,215	1,047,773	951,067	856,098	762,865	671,370	581,611	493,588	407,302	322,753
5	Ten unit development - rural site	10	£246,667	1,246,393	1,146,215	1,047,773	951,067	856,098	762,865	671,370	581,611	493,588	407,302	322,753
6	Fifteen unit development - edge of village	15	£296,000	1,869,591	1,719,322	1,571,659	1,426,600	1,284,147	1,144,298	1,007,055	872,416	740,382	610,953	484,129
7	Twenty unit development - within town/village boundary	20	£328,889	2,384,260	2,191,355	2,001,795	1,815,583	1,632,717	1,453,197	1,277,024	1,104,197	934,718	768,585	605,798
8	Thirty unit development - town centre	30	£370,000	12,675,262	11,608,823	10,561,086	9,532,050	8,521,715	7,530,082	6,557,150	5,602,920	4,667,392	3,750,565	2,847,139
9	Fifty unit development within town/village boundary	50	£822,222	4,648,498	4,207,641	3,774,562	3,349,261	2,931,740	2,521,997	2,120,032	1,725,845	1,339,437	960,807	589,956
10	One hundred unit development - edge of town	100	£2,055,556	8,330,390	7,450,318	6,585,965	5,736,458	4,899,293	4,077,931	3,272,373	2,482,619	1,708,669	949,300	199,899
11	Three hundred unit scheme - edge of town	300	£6,166,667	22,518,648	20,118,677	17,761,596	15,447,404	13,176,102	10,943,601	8,747,617	6,594,735	4,482,475	2,401,581	357,469
12	Caravan Park - 20 units	20	£185,000	1,056,300	1,134,122	1,211,944	1,289,766	1,367,214	1,442,098	1,516,360	1,590,474	1,664,586	1,738,699	1,812,812
13	Caravan Park - 40 units	40	£370,000	2,024,862	2,180,506	2,336,150	2,491,793	2,647,437	2,797,681	2,946,208	3,094,433	3,242,659	3,390,884	3,539,111
14	Caravan Park - 100 units	100	£925,000	5,062,156	5,451,265	5,840,375	6,229,484	6,618,593	6,994,204	7,365,518	7,736,083	8,106,647	8,477,212	8,847,776
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 747,591	- 1,038,972	- 1,327,244	- 1,609,616	- 1,886,088	- 2,156,661	- 2,421,333	- 2,680,106	- 2,932,979	- 3,179,952	- 3,421,025
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 996,787	- 1,385,296	- 1,769,659	- 2,146,156	- 2,514,785	- 2,875,548	- 3,228,445	- 3,573,475	- 3,910,638	- 4,239,935	- 4,561,366
17	C2 care scheme - houses - edge of town/village	50	£578,125	4,338,407	3,952,043	3,572,436	3,199,589	2,833,499	2,474,168	2,121,596	1,775,782	1,436,727	1,104,430	778,893
18	Class E (retail) development - town centre	-	£6,475	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£52,857	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£88,095	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£6,475	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£27,750	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£66,071	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£308,333	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£1,233,333	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£61,667	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£46,250	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£69,375	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£92,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£29,071	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

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	391,068	358,889	327,266	296,201	265,691	235,738	206,342	177,502	149,220	121,493	94,323
2	Five unit development - edge of village	5	£66,667	651,780	598,148	545,444	493,667	442,818	392,897	343,903	295,837	248,699	202,488	157,205
3	Eight unit development - village centre	8	£106,667	927,539	848,651	771,133	694,984	620,204	546,792	474,751	404,078	334,774	266,840	200,274
4	Ten unit development - edge of village	10	£133,333	1,246,393	1,146,215	1,047,773	951,067	856,098	762,865	671,370	581,611	493,588	407,302	322,753
5	Ten unit development - rural site	10	£166,667	1,246,393	1,146,215	1,047,773	951,067	856,098	762,865	671,370	581,611	493,588	407,302	322,753
6	Fifteen unit development - edge of village	15	£200,000	1,869,591	1,719,322	1,571,659	1,426,600	1,284,147	1,144,298	1,007,055	872,416	740,382	610,953	484,129
7	Twenty unit development - within town/village boundary	20	£222,222	2,384,260	2,191,355	2,001,795	1,815,583	1,632,717	1,453,197	1,277,024	1,104,197	934,718	768,585	605,798
8	Thirty unit development - town centre	30	£250,000	12,675,262	11,608,823	10,561,086	9,532,050	8,521,715	7,530,082	6,557,150	5,602,920	4,667,392	3,750,565	2,847,139
9	Fifty unit development within town/village boundary	50	£555,556	4,648,498	4,207,641	3,774,562	3,349,261	2,931,740	2,521,997	2,120,032	1,725,845	1,339,437	960,807	589,956
10	One hundred unit development - edge of town	100	£1,388,889	8,330,390	7,450,318	6,585,965	5,736,458	4,899,293	4,077,931	3,272,373	2,482,619	1,708,669	949,300	199,899
11	Three hundred unit scheme - edge of town	300	£4,166,667	22,518,648	20,118,677	17,761,596	15,447,404	13,176,102	10,943,601	8,747,617	6,594,735	4,482,475	2,401,581	357,469
12	Caravan Park - 20 units	20	£125,000	1,056,300	1,134,122	1,211,944	1,289,766	1,367,214	1,442,098	1,516,360	1,590,474	1,664,586	1,738,699	1,812,812
13	Caravan Park - 40 units	40	£250,000	2,024,862	2,180,506	2,336,150	2,491,793	2,647,437	2,797,681	2,946,208	3,094,433	3,242,659	3,390,884	3,539,111
14	Caravan Park - 100 units	100	£625,000	5,062,156	5,451,265	5,840,375	6,229,484	6,618,593	6,994,204	7,365,518	7,736,083	8,106,647	8,477,212	8,847,776
15	C2 care scheme - flatted scheme in town centre	60	£166,667	- 747,591	- 1,038,972	- 1,327,244	- 1,609,616	- 1,886,088	- 2,156,661	- 2,421,333	- 2,680,106	- 2,932,979	- 3,179,952	- 3,421,025
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	- 996,787	- 1,385,296	- 1,769,659	- 2,146,156	- 2,514,785	- 2,875,548	- 3,228,445	- 3,573,475	- 3,910,638	- 4,239,935	- 4,561,366
17	C2 care scheme - houses - edge of town/village	50	£390,625	4,338,407	3,952,043	3,572,436	3,199,589	2,833,499	2,474,168	2,121,596	1,775,782	1,436,727	1,104,430	778,893
18	Class E (retail) development - town centre	-	£4,375	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£35,714	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£59,524	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£4,375	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£18,750	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£44,643	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£208,333	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£833,333	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£41,667	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£31,250	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£46,875	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£62,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£19,643	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £5,120 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000	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	£75,000	447,619	412,564	378,111	344,260	311,013	278,369	246,328	214,888	184,052	153,819	124,188
2	Five unit development - edge of village	5	£200,000	746,031	687,605	630,185	573,768	518,356	463,948	410,545	358,147	306,754	256,364	206,980
3	Eight unit development - village centre	8	£320,000	1,072,586	986,370	901,641	818,398	736,642	656,372	577,588	500,292	424,481	350,158	277,320
4	Ten unit development - edge of village	10	£400,000	1,427,703	1,318,340	1,210,860	1,105,265	1,001,553	899,726	799,782	701,721	605,546	511,253	418,845
5	Ten unit development - rural site	10	£500,000	1,427,703	1,318,340	1,210,860	1,105,265	1,001,553	899,726	799,782	701,721	605,546	511,253	418,845
6	Fifteen unit development - edge of village	15	£600,000	2,141,555	1,977,510	1,816,291	1,657,898	1,502,330	1,349,588	1,199,672	1,052,582	908,319	766,880	628,268
7	Twenty unit development - within town/village boundary	20	£666,667	2,736,545	2,525,814	2,318,716	2,115,249	1,915,416	1,719,215	1,526,645	1,337,709	1,152,404	970,732	792,692
8	Thirty unit development - town centre	30	£750,000	14,320,002	13,167,759	12,035,604	10,923,536	9,831,554	8,759,660	7,707,853	6,676,133	5,664,500	4,672,954	3,701,495
9	Fifty unit development within town/village boundary	50	£1,666,667	5,471,501	4,990,719	4,518,351	4,054,396	3,597,957	3,148,950	2,708,395	2,276,290	1,852,635	1,437,432	1,030,679
10	One hundred unit development - edge of town	100	£4,166,667	10,000,833	9,036,337	8,088,914	7,158,562	6,245,283	5,349,075	4,467,139	3,600,446	2,750,923	1,918,567	1,103,378
11	Three hundred unit scheme - edge of town	300	£12,500,000	27,093,979	24,470,207	21,885,986	19,347,631	16,855,876	14,410,723	12,012,170	9,658,092	7,341,247	5,071,243	2,839,401
12	Caravan Park - 20 units	20	£375,000	1,132,182	1,208,776	1,285,372	1,361,966	1,438,072	1,511,606	1,584,538	1,657,366	1,730,196	1,803,024	1,875,853
13	Caravan Park - 40 units	40	£750,000	2,176,624	2,329,815	2,483,005	2,636,195	2,789,385	2,936,698	3,082,561	3,228,219	3,373,877	3,519,535	3,665,193
14	Caravan Park - 100 units	100	£1,875,000	5,441,560	5,824,536	6,207,511	6,590,487	6,973,463	7,341,745	7,706,403	8,070,548	8,434,692	8,798,837	9,162,981
15	C2 care scheme - flatted scheme in town centre	60	£500,000	- 21,991	- 347,644	- 666,913	- 981,211	- 1,292,554	- 1,597,412	- 1,895,785	- 2,187,674	- 2,473,080	- 2,751,999	- 3,024,435
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	- 29,321	- 463,526	- 889,218	- 1,308,280	- 1,723,404	- 2,129,882	- 2,527,714	- 2,916,899	- 3,297,439	- 3,669,332	- 4,032,580
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	5,126,847	4,702,592	4,284,733	3,873,771	3,470,197	3,074,010	2,685,209	2,303,797	1,929,771	1,563,133	1,203,882
18	Class E (retail) development - town centre	-	£13,125	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£107,143	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£178,571	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£13,125	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£56,250	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£133,929	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£625,000	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£2,500,000	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£125,000	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£93,750	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£140,625	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£187,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£58,929	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

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	447,619	412,564	378,111	344,260	311,013	278,369	246,328	214,888	184,052	153,819	124,188
2	Five unit development - edge of village	5	£98,667	746,031	687,605	630,185	573,768	518,356	463,948	410,545	358,147	306,754	256,364	206,980
3	Eight unit development - village centre	8	£157,867	1,072,586	986,370	901,641	818,398	736,642	656,372	577,588	500,292	424,481	350,158	277,320
4	Ten unit development - edge of village	10	£197,333	1,427,703	1,318,340	1,210,860	1,105,265	1,001,553	899,726	799,782	701,721	605,546	511,253	418,845
5	Ten unit development - rural site	10	£246,667	1,427,703	1,318,340	1,210,860	1,105,265	1,001,553	899,726	799,782	701,721	605,546	511,253	418,845
6	Fifteen unit development - edge of village	15	£296,000	2,141,555	1,977,510	1,816,291	1,657,898	1,502,330	1,349,588	1,199,672	1,052,582	908,319	766,880	628,268
7	Twenty unit development - within town/village boundary	20	£328,889	2,736,545	2,525,814	2,318,716	2,115,249	1,915,416	1,719,215	1,526,645	1,337,709	1,152,404	970,732	792,692
8	Thirty unit development - town centre	30	£370,000	14,320,002	13,167,759	12,035,604	10,923,536	9,831,554	8,759,660	7,707,853	6,676,133	5,664,500	4,672,954	3,701,495
9	Fifty unit development within town/village boundary	50	£822,222	5,471,501	4,990,719	4,518,351	4,054,396	3,597,957	3,148,950	2,708,395	2,276,290	1,852,635	1,437,432	1,030,679
10	One hundred unit development - edge of town	100	£2,055,556	10,000,833	9,036,337	8,088,914	7,158,562	6,245,283	5,349,075	4,467,139	3,600,446	2,750,923	1,918,567	1,103,378
11	Three hundred unit scheme - edge of town	300	£6,166,667	27,093,979	24,470,207	21,885,986	19,347,631	16,855,876	14,410,723	12,012,170	9,658,092	7,341,247	5,071,243	2,839,401
12	Caravan Park - 20 units	20	£185,000	1,132,182	1,208,776	1,285,372	1,361,966	1,438,072	1,511,606	1,584,538	1,657,366	1,730,196	1,803,024	1,875,853
13	Caravan Park - 40 units	40	£370,000	2,176,624	2,329,815	2,483,005	2,636,195	2,789,385	2,936,698	3,082,561	3,228,219	3,373,877	3,519,535	3,665,193
14	Caravan Park - 100 units	100	£925,000	5,441,560	5,824,536	6,207,511	6,590,487	6,973,463	7,341,745	7,706,403	8,070,548	8,434,692	8,798,837	9,162,981
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 21,991	- 347,644	- 666,913	- 981,211	- 1,292,554	- 1,597,412	- 1,895,785	- 2,187,674	- 2,473,080	- 2,751,999	- 3,024,435
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 29,321	- 463,526	- 889,218	- 1,308,280	- 1,723,404	- 2,129,882	- 2,527,714	- 2,916,899	- 3,297,439	- 3,669,332	- 4,032,580
17	C2 care scheme - houses - edge of town/village	50	£578,125	5,126,847	4,702,592	4,284,733	3,873,771	3,470,197	3,074,010	2,685,209	2,303,797	1,929,771	1,563,133	1,203,882
18	Class E (retail) development - town centre	-	£6,475	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£52,857	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£88,095	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£6,475	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£27,750	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£66,071	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£308,333	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£1,233,333	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£61,667	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£46,250	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£69,375	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£92,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£29,071	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

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	447,619	412,564	378,111	344,260	311,013	278,369	246,328	214,888	184,052	153,819	124,188
2	Five unit development - edge of village	5	£66,667	746,031	687,605	630,185	573,768	518,356	463,948	410,545	358,147	306,754	256,364	206,980
3	Eight unit development - village centre	8	£106,667	1,072,586	986,370	901,641	818,398	736,642	656,372	577,588	500,292	424,481	350,158	277,320
4	Ten unit development - edge of village	10	£133,333	1,427,703	1,318,340	1,210,860	1,105,265	1,001,553	899,726	799,782	701,721	605,546	511,253	418,845
5	Ten unit development - rural site	10	£166,667	1,427,703	1,318,340	1,210,860	1,105,265	1,001,553	899,726	799,782	701,721	605,546	511,253	418,845
6	Fifteen unit development - edge of village	15	£200,000	2,141,555	1,977,510	1,816,291	1,657,898	1,502,330	1,349,588	1,199,672	1,052,582	908,319	766,880	628,268
7	Twenty unit development - within town/village boundary	20	£222,222	2,736,545	2,525,814	2,318,716	2,115,249	1,915,416	1,719,215	1,526,645	1,337,709	1,152,404	970,732	792,692
8	Thirty unit development - town centre	30	£250,000	14,320,002	13,167,759	12,035,604	10,923,536	9,831,554	8,759,660	7,707,853	6,676,133	5,664,500	4,672,954	3,701,495
9	Fifty unit development within town/village boundary	50	£555,556	5,471,501	4,990,719	4,518,351	4,054,396	3,597,957	3,148,950	2,708,395	2,276,290	1,852,635	1,437,432	1,030,679
10	One hundred unit development - edge of town	100	£1,388,889	10,000,833	9,036,337	8,088,914	7,158,562	6,245,283	5,349,075	4,467,139	3,600,446	2,750,923	1,918,567	1,103,378
11	Three hundred unit scheme - edge of town	300	£4,166,667	27,093,979	24,470,207	21,885,986	19,347,631	16,855,876	14,410,723	12,012,170	9,658,092	7,341,247	5,071,243	2,839,401
12	Caravan Park - 20 units	20	£125,000	1,132,182	1,208,776	1,285,372	1,361,966	1,438,072	1,511,606	1,584,538	1,657,366	1,730,196	1,803,024	1,875,853
13	Caravan Park - 40 units	40	£250,000	2,176,624	2,329,815	2,483,005	2,636,195	2,789,385	2,936,698	3,082,561	3,228,219	3,373,877	3,519,535	3,665,193
14	Caravan Park - 100 units	100	£625,000	5,441,560	5,824,536	6,207,511	6,590,487	6,973,463	7,341,745	7,706,403	8,070,548	8,434,692	8,798,837	9,162,981
15	C2 care scheme - flatted scheme in town centre	60	£166,667	- 21,991	- 347,644	- 666,913	- 981,211	- 1,292,554	- 1,597,412	- 1,895,785	- 2,187,674	- 2,473,080	- 2,751,999	- 3,024,435
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	- 29,321	- 463,526	- 889,218	- 1,308,280	- 1,723,404	- 2,129,882	- 2,527,714	- 2,916,899	- 3,297,439	- 3,669,332	- 4,032,580
17	C2 care scheme - houses - edge of town/village	50	£390,625	5,126,847	4,702,592	4,284,733	3,873,771	3,470,197	3,074,010	2,685,209	2,303,797	1,929,771	1,563,133	1,203,882
18	Class E (retail) development - town centre	-	£4,375	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£35,714	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£59,524	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£4,375	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£18,750	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£44,643	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£208,333	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£833,333	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£41,667	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£31,250	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£46,875	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£62,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£19,643	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £5,350 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

				£750,000	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	£75,000	501,813	464,002	426,836	390,318	354,447	319,223	284,647	250,716	217,434	184,798	152,809
2	Five unit development - edge of village	5	£200,000	836,355	773,335	711,394	650,530	590,745	532,039	474,410	417,860	362,390	307,996	254,681
3	Eight unit development - village centre	8	£320,000	1,211,556	1,118,351	1,026,711	936,669	848,228	761,385	676,141	592,497	510,451	430,004	351,157
4	Ten unit development - edge of village	10	£400,000	1,600,203	1,482,359	1,366,535	1,252,730	1,140,943	1,030,883	922,843	816,828	712,838	610,874	510,934
5	Ten unit development - rural site	10	£500,000	1,600,203	1,482,359	1,366,535	1,252,730	1,140,943	1,030,883	922,843	816,828	712,838	610,874	510,934
6	Fifteen unit development - edge of village	15	£600,000	2,400,305	2,223,540	2,049,803	1,879,095	1,711,415	1,546,324	1,384,264	1,225,243	1,069,258	916,311	766,400
7	Twenty unit development - within town/village boundary	20	£666,667	3,074,152	2,846,338	2,622,432	2,402,430	2,186,336	1,974,147	1,765,866	1,561,490	1,361,020	1,164,457	971,798
8	Thirty unit development - town centre	30	£750,000	15,896,210	14,661,739	13,448,685	12,257,043	11,086,818	9,938,006	8,810,611	7,704,629	6,620,062	5,556,911	4,515,174
9	Fifty unit development within town/village boundary	50	£1,666,667	6,260,016	5,739,352	5,227,741	4,725,181	4,231,674	3,747,220	3,271,818	2,803,799	2,344,450	1,894,197	1,453,038
10	One hundred unit development - edge of town	100	£4,166,667	11,601,674	10,556,272	9,529,240	8,520,575	7,530,279	6,558,353	5,604,795	4,669,604	3,749,749	2,846,275	1,961,276
11	Three hundred unit scheme - edge of town	300	£12,500,000	31,461,185	28,616,703	25,822,212	23,077,712	20,382,326	17,729,462	15,126,754	12,574,205	10,071,813	7,613,667	5,199,227
12	Caravan Park - 20 units	20	£375,000	1,204,900	1,280,319	1,355,739	1,431,159	1,505,935	1,578,218	1,649,874	1,721,472	1,793,071	1,864,669	1,936,267
13	Caravan Park - 40 units	40	£750,000	2,322,062	2,472,901	2,623,740	2,774,579	2,925,330	3,069,922	3,213,234	3,356,430	3,499,627	3,642,825	3,786,022
14	Caravan Park - 100 units	100	£1,875,000	5,805,155	6,182,252	6,559,350	6,936,447	7,313,325	7,674,805	8,033,084	8,391,077	8,749,069	9,107,061	9,465,054
15	C2 care scheme - flatted scheme in town centre	60	£500,000	663,980	308,775	- 40,148	- 386,503	- 725,920	- 1,061,464	- 1,392,135	- 1,715,761	- 2,032,343	- 2,341,878	- 2,644,370
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	885,307	411,701	- 53,530	- 515,337	- 967,893	- 1,415,285	- 1,856,180	- 2,287,682	- 2,709,790	- 3,122,505	- 3,525,828
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	5,876,883	5,415,231	4,961,537	4,515,800	4,078,018	3,648,194	3,225,339	2,809,810	2,402,271	2,002,723	1,611,163
18	Class E (retail) development - town centre	-	£13,125	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£107,143	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£178,571	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£13,125	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£56,250	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£133,929	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£625,000	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£2,500,000	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£125,000	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£93,750	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£140,625	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£187,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£58,929	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

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	501,813	464,002	426,836	390,318	354,447	319,223	284,647	250,716	217,434	184,798	152,809
2	Five unit development - edge of village	5	£98,667	836,355	773,335	711,394	650,530	590,745	532,039	474,410	417,860	362,390	307,996	254,681
3	Eight unit development - village centre	8	£157,867	1,211,556	1,118,351	1,026,711	936,669	848,228	761,385	676,141	592,497	510,451	430,004	351,157
4	Ten unit development - edge of village	10	£197,333	1,600,203	1,482,359	1,366,535	1,252,730	1,140,943	1,030,883	922,843	816,828	712,838	610,874	510,934
5	Ten unit development - rural site	10	£246,667	1,600,203	1,482,359	1,366,535	1,252,730	1,140,943	1,030,883	922,843	816,828	712,838	610,874	510,934
6	Fifteen unit development - edge of village	15	£296,000	2,400,305	2,223,540	2,049,803	1,879,095	1,711,415	1,546,324	1,384,264	1,225,243	1,069,258	916,311	766,400
7	Twenty unit development - within town/village boundary	20	£328,889	3,074,152	2,846,338	2,622,432	2,402,430	2,186,336	1,974,147	1,765,866	1,561,490	1,361,020	1,164,457	971,798
8	Thirty unit development - town centre	30	£370,000	15,896,210	14,661,739	13,448,685	12,257,043	11,086,818	9,938,006	8,810,611	7,704,629	6,620,062	5,556,911	4,515,174
9	Fifty unit development within town/village boundary	50	£822,222	6,260,016	5,739,352	5,227,741	4,725,181	4,231,674	3,747,220	3,271,818	2,803,799	2,344,450	1,894,197	1,453,038
10	One hundred unit development - edge of town	100	£2,055,556	11,601,674	10,556,272	9,529,240	8,520,575	7,530,279	6,558,353	5,604,795	4,669,604	3,749,749	2,846,275	1,961,276
11	Three hundred unit scheme - edge of town	300	£6,166,667	31,461,185	28,616,703	25,822,212	23,077,712	20,382,326	17,729,462	15,126,754	12,574,205	10,071,813	7,613,667	5,199,227
12	Caravan Park - 20 units	20	£185,000	1,204,900	1,280,319	1,355,739	1,431,159	1,505,935	1,578,218	1,649,874	1,721,472	1,793,071	1,864,669	1,936,267
13	Caravan Park - 40 units	40	£370,000	2,322,062	2,472,901	2,623,740	2,774,579	2,925,330	3,069,922	3,213,234	3,356,430	3,499,627	3,642,825	3,786,022
14	Caravan Park - 100 units	100	£925,000	5,805,155	6,182,252	6,559,350	6,936,447	7,313,325	7,674,805	8,033,084	8,391,077	8,749,069	9,107,061	9,465,054
15	C2 care scheme - flatted scheme in town centre	60	£246,667	663,980	308,775	- 40,148	- 386,503	- 725,920	- 1,061,464	- 1,392,135	- 1,715,761	- 2,032,343	- 2,341,878	- 2,644,370
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	885,307	411,701	- 53,530	- 515,337	- 967,893	- 1,415,285	- 1,856,180	- 2,287,682	- 2,709,790	- 3,122,505	- 3,525,828
17	C2 care scheme - houses - edge of town/village	50	£578,125	5,876,883	5,415,231	4,961,537	4,515,800	4,078,018	3,648,194	3,225,339	2,809,810	2,402,271	2,002,723	1,611,163
18	Class E (retail) development - town centre	-	£6,475	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£52,857	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£88,095	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£6,475	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£27,750	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£66,071	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£308,333	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£1,233,333	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£61,667	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£46,250	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£69,375	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£92,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£29,071	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

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	501,813	464,002	426,836	390,318	354,447	319,223	284,647	250,716	217,434	184,798	152,809
2	Five unit development - edge of village	5	£66,667	836,355	773,335	711,394	650,530	590,745	532,039	474,410	417,860	362,390	307,996	254,681
3	Eight unit development - village centre	8	£106,667	1,211,556	1,118,351	1,026,711	936,669	848,228	761,385	676,141	592,497	510,451	430,004	351,157
4	Ten unit development - edge of village	10	£133,333	1,600,203	1,482,359	1,366,535	1,252,730	1,140,943	1,030,883	922,843	816,828	712,838	610,874	510,934
5	Ten unit development - rural site	10	£166,667	1,600,203	1,482,359	1,366,535	1,252,730	1,140,943	1,030,883	922,843	816,828	712,838	610,874	510,934
6	Fifteen unit development - edge of village	15	£200,000	2,400,305	2,223,540	2,049,803	1,879,095	1,711,415	1,546,324	1,384,264	1,225,243	1,069,258	916,311	766,400
7	Twenty unit development - within town/village boundary	20	£222,222	3,074,152	2,846,338	2,622,432	2,402,430	2,186,336	1,974,147	1,765,866	1,561,490	1,361,020	1,164,457	971,798
8	Thirty unit development - town centre	30	£250,000	15,896,210	14,661,739	13,448,685	12,257,043	11,086,818	9,938,006	8,810,611	7,704,629	6,620,062	5,556,911	4,515,174
9	Fifty unit development within town/village boundary	50	£555,556	6,260,016	5,739,352	5,227,741	4,725,181	4,231,674	3,747,220	3,271,818	2,803,799	2,344,450	1,894,197	1,453,038
10	One hundred unit development - edge of town	100	£1,388,889	11,601,674	10,556,272	9,529,240	8,520,575	7,530,279	6,558,353	5,604,795	4,669,604	3,749,749	2,846,275	1,961,276
11	Three hundred unit scheme - edge of town	300	£4,166,667	31,461,185	28,616,703	25,822,212	23,077,712	20,382,326	17,729,462	15,126,754	12,574,205	10,071,813	7,613,667	5,199,227
12	Caravan Park - 20 units	20	£125,000	1,204,900	1,280,319	1,355,739	1,431,159	1,505,935	1,578,218	1,649,874	1,721,472	1,793,071	1,864,669	1,936,267
13	Caravan Park - 40 units	40	£250,000	2,322,062	2,472,901	2,623,740	2,774,579	2,925,330	3,069,922	3,213,234	3,356,430	3,499,627	3,642,825	3,786,022
14	Caravan Park - 100 units	100	£625,000	5,805,155	6,182,252	6,559,350	6,936,447	7,313,325	7,674,805	8,033,084	8,391,077	8,749,069	9,107,061	9,465,054
15	C2 care scheme - flatted scheme in town centre	60	£166,667	663,980	308,775	- 40,148	- 386,503	- 725,920	- 1,061,464	- 1,392,135	- 1,715,761	- 2,032,343	- 2,341,878	- 2,644,370
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	885,307	411,701	- 53,530	- 515,337	- 967,893	- 1,415,285	- 1,856,180	- 2,287,682	- 2,709,790	- 3,122,505	- 3,525,828
17	C2 care scheme - houses - edge of town/village	50	£390,625	5,876,883	5,415,231	4,961,537	4,515,800	4,078,018	3,648,194	3,225,339	2,809,810	2,402,271	2,002,723	1,611,163
18	Class E (retail) development - town centre	-	£4,375	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£35,714	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£59,524	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£4,375	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£18,750	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£44,643	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£208,333	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£833,333	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£41,667	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£31,250	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£46,875	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£62,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£19,643	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £5,590 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000	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	£75,000	558,364	517,676	477,681	438,378	399,769	361,854	324,631	288,103	252,266	217,123	182,674
2	Five unit development - edge of village	5	£200,000	930,607	862,792	796,134	730,631	666,283	603,090	541,053	480,171	420,444	361,872	304,456
3	Eight unit development - village centre	8	£320,000	1,355,337	1,255,065	1,156,504	1,059,654	964,516	870,964	778,979	688,711	600,159	513,322	428,204
4	Ten unit development - edge of village	10	£400,000	1,779,928	1,652,971	1,528,179	1,405,553	1,285,091	1,166,795	1,050,664	936,698	824,796	714,825	607,027
5	Ten unit development - rural site	10	£500,000	1,779,928	1,652,971	1,528,179	1,405,553	1,285,091	1,166,795	1,050,664	936,698	824,796	714,825	607,027
6	Fifteen unit development - edge of village	15	£600,000	2,669,893	2,479,456	2,292,269	2,108,328	1,927,636	1,750,192	1,575,995	1,405,047	1,237,194	1,072,237	910,539
7	Twenty unit development - within town/village boundary	20	£666,667	3,426,436	3,180,798	2,939,352	2,702,098	2,469,036	2,240,165	2,015,487	1,795,000	1,578,706	1,366,604	1,158,693
8	Thirty unit development - town centre	30	£750,000	17,540,949	16,220,675	14,923,203	13,648,530	12,396,658	11,167,586	9,961,314	8,777,843	7,617,171	6,479,300	5,364,230
9	Fifty unit development within town/village boundary	50	£1,666,667	7,082,815	6,520,534	5,967,973	5,425,132	4,892,009	4,368,606	3,854,923	3,350,958	2,856,713	2,370,821	1,893,762
10	One hundred unit development - edge of town	100	£4,166,667	13,272,116	12,142,292	11,032,187	9,941,806	8,871,146	7,820,207	6,788,991	5,777,495	4,785,721	3,813,669	2,856,473
11	Three hundred unit scheme - edge of town	300	£12,500,000	36,018,270	32,943,481	29,922,375	26,954,952	24,041,209	21,181,149	18,374,771	15,614,887	12,906,887	10,252,755	7,652,492
12	Caravan Park - 20 units	20	£375,000	1,280,780	1,354,973	1,429,166	1,503,359	1,576,718	1,647,726	1,718,051	1,788,365	1,858,680	1,928,994	1,999,309
13	Caravan Park - 40 units	40	£750,000	2,473,823	2,622,209	2,770,595	2,918,980	3,066,922	3,208,938	3,349,587	3,490,216	3,630,846	3,771,474	3,912,104
14	Caravan Park - 100 units	100	£1,875,000	6,184,559	6,555,522	6,926,486	7,297,450	7,667,306	8,022,346	8,373,969	8,725,542	9,077,113	9,428,686	9,780,259
15	C2 care scheme - flatted scheme in town centre	60	£500,000	1,379,190	988,674	605,301	229,339	- 141,185	- 507,440	- 866,587	- 1,223,329	- 1,572,442	- 1,913,926	- 2,247,781
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	1,838,921	1,318,232	807,069	305,785	- 188,247	- 676,587	- 1,155,449	- 1,631,105	- 2,096,590	- 2,551,902	- 2,997,042
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	6,659,528	6,158,854	5,666,762	5,183,249	4,708,316	4,241,963	3,784,189	3,334,996	2,894,383	2,461,424	2,036,153
18	Class E (retail) development - town centre	-	£13,125	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£107,143	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£178,571	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£13,125	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£56,250	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£133,929	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£625,000	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£2,500,000	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£125,000	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£93,750	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£140,625	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£187,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£58,929	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

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	558,364	517,676	477,681	438,378	399,769	361,854	324,631	288,103	252,266	217,123	182,674
2	Five unit development - edge of village	5	£98,667	930,607	862,792	796,134	730,631	666,283	603,090	541,053	480,171	420,444	361,872	304,456
3	Eight unit development - village centre	8	£157,867	1,355,337	1,255,065	1,156,504	1,059,654	964,516	870,964	778,979	688,711	600,159	513,322	428,204
4	Ten unit development - edge of village	10	£197,333	1,779,928	1,652,971	1,528,179	1,405,553	1,285,091	1,166,795	1,050,664	936,698	824,796	714,825	607,027
5	Ten unit development - rural site	10	£246,667	1,779,928	1,652,971	1,528,179	1,405,553	1,285,091	1,166,795	1,050,664	936,698	824,796	714,825	607,027
6	Fifteen unit development - edge of village	15	£296,000	2,669,893	2,479,456	2,292,269	2,108,328	1,927,636	1,750,192	1,575,995	1,405,047	1,237,194	1,072,237	910,539
7	Twenty unit development - within town/village boundary	20	£328,889	3,426,436	3,180,798	2,939,352	2,702,098	2,469,036	2,240,165	2,015,487	1,795,000	1,578,706	1,366,604	1,158,693
8	Thirty unit development - town centre	30	£370,000	17,540,949	16,220,675	14,923,203	13,648,530	12,396,658	11,167,586	9,961,314	8,777,843	7,617,171	6,479,300	5,364,230
9	Fifty unit development within town/village boundary	50	£822,222	7,082,815	6,520,534	5,967,973	5,425,132	4,892,009	4,368,606	3,854,923	3,350,958	2,856,713	2,370,821	1,893,762
10	One hundred unit development - edge of town	100	£2,055,556	13,272,116	12,142,292	11,032,187	9,941,806	8,871,146	7,820,207	6,788,991	5,777,495	4,785,721	3,813,669	2,856,473
11	Three hundred unit scheme - edge of town	300	£6,166,667	36,018,270	32,943,481	29,922,375	26,954,952	24,041,209	21,181,149	18,374,771	15,614,887	12,906,887	10,252,755	7,652,492
12	Caravan Park - 20 units	20	£185,000	1,280,780	1,354,973	1,429,166	1,503,359	1,576,718	1,647,726	1,718,051	1,788,365	1,858,680	1,928,994	1,999,309
13	Caravan Park - 40 units	40	£370,000	2,473,823	2,622,209	2,770,595	2,918,980	3,066,922	3,208,938	3,349,587	3,490,216	3,630,846	3,771,474	3,912,104
14	Caravan Park - 100 units	100	£925,000	6,184,559	6,555,522	6,926,486	7,297,450	7,667,306	8,022,346	8,373,969	8,725,542	9,077,113	9,428,686	9,780,259
15	C2 care scheme - flatted scheme in town centre	60	£246,667	1,379,190	988,674	605,301	229,339	- 141,185	- 507,440	- 866,587	- 1,223,329	- 1,572,442	- 1,913,926	- 2,247,781
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	1,838,921	1,318,232	807,069	305,785	- 188,247	- 676,587	- 1,155,449	- 1,631,105	- 2,096,590	- 2,551,902	- 2,997,042
17	C2 care scheme - houses - edge of town/village	50	£578,125	6,659,528	6,158,854	5,666,762	5,183,249	4,708,316	4,241,963	3,784,189	3,334,996	2,894,383	2,461,424	2,036,153
18	Class E (retail) development - town centre	-	£6,475	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£52,857	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£88,095	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£6,475	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£27,750	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£66,071	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£308,333	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£1,233,333	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£61,667	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£46,250	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£69,375	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£92,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£29,071	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

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	558,364	517,676	477,681	438,378	399,769	361,854	324,631	288,103	252,266	217,123	182,674
2	Five unit development - edge of village	5	£66,667	930,607	862,792	796,134	730,631	666,283	603,090	541,053	480,171	420,444	361,872	304,456
3	Eight unit development - village centre	8	£106,667	1,355,337	1,255,065	1,156,504	1,059,654	964,516	870,964	778,979	688,711	600,159	513,322	428,204
4	Ten unit development - edge of village	10	£133,333	1,779,928	1,652,971	1,528,179	1,405,553	1,285,091	1,166,795	1,050,664	936,698	824,796	714,825	607,027
5	Ten unit development - rural site	10	£166,667	1,779,928	1,652,971	1,528,179	1,405,553	1,285,091	1,166,795	1,050,664	936,698	824,796	714,825	607,027
6	Fifteen unit development - edge of village	15	£200,000	2,669,893	2,479,456	2,292,269	2,108,328	1,927,636	1,750,192	1,575,995	1,405,047	1,237,194	1,072,237	910,539
7	Twenty unit development - within town/village boundary	20	£222,222	3,426,436	3,180,798	2,939,352	2,702,098	2,469,036	2,240,165	2,015,487	1,795,000	1,578,706	1,366,604	1,158,693
8	Thirty unit development - town centre	30	£250,000	17,540,949	16,220,675	14,923,203	13,648,530	12,396,658	11,167,586	9,961,314	8,777,843	7,617,171	6,479,300	5,364,230
9	Fifty unit development within town/village boundary	50	£555,556	7,082,815	6,520,534	5,967,973	5,425,132	4,892,009	4,368,606	3,854,923	3,350,958	2,856,713	2,370,821	1,893,762
10	One hundred unit development - edge of town	100	£1,388,889	13,272,116	12,142,292	11,032,187	9,941,806	8,871,146	7,820,207	6,788,991	5,777,495	4,785,721	3,813,669	2,856,473
11	Three hundred unit scheme - edge of town	300	£4,166,667	36,018,270	32,943,481	29,922,375	26,954,952	24,041,209	21,181,149	18,374,771	15,614,887	12,906,887	10,252,755	7,652,492
12	Caravan Park - 20 units	20	£125,000	1,280,780	1,354,973	1,429,166	1,503,359	1,576,718	1,647,726	1,718,051	1,788,365	1,858,680	1,928,994	1,999,309
13	Caravan Park - 40 units	40	£250,000	2,473,823	2,622,209	2,770,595	2,918,980	3,066,922	3,208,938	3,349,587	3,490,216	3,630,846	3,771,474	3,912,104
14	Caravan Park - 100 units	100	£625,000	6,184,559	6,555,522	6,926,486	7,297,450	7,667,306	8,022,346	8,373,969	8,725,542	9,077,113	9,428,686	9,780,259
15	C2 care scheme - flatted scheme in town centre	60	£166,667	1,379,190	988,674	605,301	229,339	- 141,185	- 507,440	- 866,587	- 1,223,329	- 1,572,442	- 1,913,926	- 2,247,781
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	1,838,921	1,318,232	807,069	305,785	- 188,247	- 676,587	- 1,155,449	- 1,631,105	- 2,096,590	- 2,551,902	- 2,997,042
17	C2 care scheme - houses - edge of town/village	50	£390,625	6,659,528	6,158,854	5,666,762	5,183,249	4,708,316	4,241,963	3,784,189	3,334,996	2,894,383	2,461,424	2,036,153
18	Class E (retail) development - town centre	-	£4,375	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£35,714	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£59,524	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£4,375	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£18,750	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£44,643	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£208,333	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£833,333	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£41,667	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£31,250	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£46,875	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£62,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£19,643	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

WEALDEN LOCAL PLAN VIABILITY TESTING Sales value £5,825 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£750,000	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	£75,000	613,737	570,232	527,465	485,438	444,147	403,597	363,784	324,710	286,374	248,776	211,916
2	Five unit development - edge of village	5	£200,000	1,022,894	950,387	879,109	809,063	740,247	672,661	606,306	541,183	477,289	414,626	353,194
3	Eight unit development - village centre	8	£320,000	1,496,122	1,388,729	1,283,162	1,179,419	1,077,502	977,410	879,143	782,702	687,997	594,905	503,645
4	Ten unit development - edge of village	10	£400,000	1,955,910	1,820,028	1,686,456	1,555,191	1,426,236	1,299,587	1,175,248	1,053,218	933,495	816,081	700,975
5	Ten unit development - rural site	10	£500,000	1,955,910	1,820,028	1,686,456	1,555,191	1,426,236	1,299,587	1,175,248	1,053,218	933,495	816,081	700,975
6	Fifteen unit development - edge of village	15	£600,000	2,933,864	2,730,043	2,529,684	2,332,788	2,139,353	1,949,381	1,762,872	1,579,827	1,400,242	1,224,121	1,051,463
7	Twenty unit development - within town/village boundary	20	£666,667	3,771,382	3,508,290	3,249,671	2,995,522	2,745,845	2,500,641	2,259,908	2,023,647	1,791,858	1,564,539	1,341,693
8	Thirty unit development - town centre	30	£750,000	19,151,422	17,747,134	16,367,002	15,011,027	13,679,209	12,371,548	11,088,044	9,828,697	8,593,507	7,382,474	6,195,598
9	Fifty unit development within town/village boundary	50	£1,666,667	7,888,472	7,285,442	6,692,784	6,110,500	5,538,587	4,977,047	4,425,880	3,885,085	3,354,663	2,834,614	2,324,936
10	One hundred unit development - edge of town	100	£4,166,667	14,907,758	13,695,268	12,503,825	11,333,428	10,184,078	9,055,773	7,948,515	6,862,305	5,797,140	4,753,022	3,729,950
11	Three hundred unit scheme - edge of town	300	£12,500,000	40,480,415	37,180,119	33,937,119	30,751,416	27,623,007	24,551,895	21,538,080	18,581,560	15,682,336	12,831,074	10,036,755
12	Caravan Park - 20 units	20	£375,000	1,355,080	1,428,072	1,501,063	1,574,056	1,646,026	1,715,750	1,784,807	1,853,864	1,922,922	1,991,979	2,061,036
13	Caravan Park - 40 units	40	£750,000	2,622,423	2,768,406	2,914,389	3,060,372	3,205,539	3,344,986	3,483,100	3,621,215	3,759,330	3,897,444	4,035,559
14	Caravan Park - 100 units	100	£1,875,000	6,556,058	6,921,016	7,285,973	7,650,932	8,013,846	8,362,465	8,707,751	9,053,038	9,398,324	9,743,611	10,088,897
15	C2 care scheme - flatted scheme in town centre	60	£500,000	2,070,783	1,649,624	1,236,345	827,070	425,348	31,592	- 359,211	- 742,382	- 1,122,124	- 1,494,890	- 1,859,454
16	C2 care scheme - flatted scheme edge of town/village	80	£1,000,000	2,761,043	2,199,499	1,648,459	1,102,759	567,131	42,124	- 478,947	- 989,843	- 1,496,166	- 1,993,186	- 2,479,272
17	C2 care scheme - houses - edge of town/village	50	£1,171,875	7,425,867	6,886,986	6,357,294	5,836,793	5,325,482	4,823,361	4,330,431	3,846,690	3,372,140	2,906,780	2,450,611
18	Class E (retail) development - town centre	-	£13,125	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£107,143	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£178,571	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£13,125	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£56,250	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£133,929	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£625,000	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£2,500,000	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£125,000	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£93,750	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£140,625	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£187,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£58,929	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

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	613,737	570,232	527,465	485,438	444,147	403,597	363,784	324,710	286,374	248,776	211,916
2	Five unit development - edge of village	5	£98,667	1,022,894	950,387	879,109	809,063	740,247	672,661	606,306	541,183	477,289	414,626	353,194
3	Eight unit development - village centre	8	£157,867	1,496,122	1,388,729	1,283,162	1,179,419	1,077,502	977,410	879,143	782,702	687,997	594,905	503,645
4	Ten unit development - edge of village	10	£197,333	1,955,910	1,820,028	1,686,456	1,555,191	1,426,236	1,299,587	1,175,248	1,053,218	933,495	816,081	700,975
5	Ten unit development - rural site	10	£246,667	1,955,910	1,820,028	1,686,456	1,555,191	1,426,236	1,299,587	1,175,248	1,053,218	933,495	816,081	700,975
6	Fifteen unit development - edge of village	15	£296,000	2,933,864	2,730,043	2,529,684	2,332,788	2,139,353	1,949,381	1,762,872	1,579,827	1,400,242	1,224,121	1,051,463
7	Twenty unit development - within town/village boundary	20	£328,889	3,771,382	3,508,290	3,249,671	2,995,522	2,745,845	2,500,641	2,259,908	2,023,647	1,791,858	1,564,539	1,341,693
8	Thirty unit development - town centre	30	£370,000	19,151,422	17,747,134	16,367,002	15,011,027	13,679,209	12,371,548	11,088,044	9,828,697	8,593,507	7,382,474	6,195,598
9	Fifty unit development within town/village boundary	50	£822,222	7,888,472	7,285,442	6,692,784	6,110,500	5,538,587	4,977,047	4,425,880	3,885,085	3,354,663	2,834,614	2,324,936
10	One hundred unit development - edge of town	100	£2,055,556	14,907,758	13,695,268	12,503,825	11,333,428	10,184,078	9,055,773	7,948,515	6,862,305	5,797,140	4,753,022	3,729,950
11	Three hundred unit scheme - edge of town	300	£6,166,667	40,480,415	37,180,119	33,937,119	30,751,416	27,623,007	24,551,895	21,538,080	18,581,560	15,682,336	12,831,074	10,036,755
12	Caravan Park - 20 units	20	£185,000	1,355,080	1,428,072	1,501,063	1,574,056	1,646,026	1,715,750	1,784,807	1,853,864	1,922,922	1,991,979	2,061,036
13	Caravan Park - 40 units	40	£370,000	2,622,423	2,768,406	2,914,389	3,060,372	3,205,539	3,344,986	3,483,100	3,621,215	3,759,330	3,897,444	4,035,559
14	Caravan Park - 100 units	100	£925,000	6,556,058	6,921,016	7,285,973	7,650,932	8,013,846	8,362,465	8,707,751	9,053,038	9,398,324	9,743,611	10,088,897
15	C2 care scheme - flatted scheme in town centre	60	£246,667	2,070,783	1,649,624	1,236,345	827,070	425,348	31,592	- 359,211	- 742,382	- 1,122,124	- 1,494,890	- 1,859,454
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	2,761,043	2,199,499	1,648,459	1,102,759	567,131	42,124	- 478,947	- 989,843	- 1,496,166	- 1,993,186	- 2,479,272
17	C2 care scheme - houses - edge of town/village	50	£578,125	7,425,867	6,886,986	6,357,294	5,836,793	5,325,482	4,823,361	4,330,431	3,846,690	3,372,140	2,906,780	2,450,611
18	Class E (retail) development - town centre	-	£6,475	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£52,857	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£88,095	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£6,475	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£27,750	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£66,071	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£308,333	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£1,233,333	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£61,667	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£46,250	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£69,375	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£92,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£29,071	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352

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	613,737	570,232	527,465	485,438	444,147	403,597	363,784	324,710	286,374	248,776	211,916
2	Five unit development - edge of village	5	£66,667	1,022,894	950,387	879,109	809,063	740,247	672,661	606,306	541,183	477,289	414,626	353,194
3	Eight unit development - village centre	8	£106,667	1,496,122	1,388,729	1,283,162	1,179,419	1,077,502	977,410	879,143	782,702	687,997	594,905	503,645
4	Ten unit development - edge of village	10	£133,333	1,955,910	1,820,028	1,686,456	1,555,191	1,426,236	1,299,587	1,175,248	1,053,218	933,495	816,081	700,975
5	Ten unit development - rural site	10	£166,667	1,955,910	1,820,028	1,686,456	1,555,191	1,426,236	1,299,587	1,175,248	1,053,218	933,495	816,081	700,975
6	Fifteen unit development - edge of village	15	£200,000	2,933,864	2,730,043	2,529,684	2,332,788	2,139,353	1,949,381	1,762,872	1,579,827	1,400,242	1,224,121	1,051,463
7	Twenty unit development - within town/village boundary	20	£222,222	3,771,382	3,508,290	3,249,671	2,995,522	2,745,845	2,500,641	2,259,908	2,023,647	1,791,858	1,564,539	1,341,693
8	Thirty unit development - town centre	30	£250,000	19,151,422	17,747,134	16,367,002	15,011,027	13,679,209	12,371,548	11,088,044	9,828,697	8,593,507	7,382,474	6,195,598
9	Fifty unit development within town/village boundary	50	£555,556	7,888,472	7,285,442	6,692,784	6,110,500	5,538,587	4,977,047	4,425,880	3,885,085	3,354,663	2,834,614	2,324,936
10	One hundred unit development - edge of town	100	£1,388,889	14,907,758	13,695,268	12,503,825	11,333,428	10,184,078	9,055,773	7,948,515	6,862,305	5,797,140	4,753,022	3,729,950
11	Three hundred unit scheme - edge of town	300	£4,166,667	40,480,415	37,180,119	33,937,119	30,751,416	27,623,007	24,551,895	21,538,080	18,581,560	15,682,336	12,831,074	10,036,755
12	Caravan Park - 20 units	20	£125,000	1,355,080	1,428,072	1,501,063	1,574,056	1,646,026	1,715,750	1,784,807	1,853,864	1,922,922	1,991,979	2,061,036
13	Caravan Park - 40 units	40	£250,000	2,622,423	2,768,406	2,914,389	3,060,372	3,205,539	3,344,986	3,483,100	3,621,215	3,759,330	3,897,444	4,035,559
14	Caravan Park - 100 units	100	£625,000	6,556,058	6,921,016	7,285,973	7,650,932	8,013,846	8,362,465	8,707,751	9,053,038	9,398,324	9,743,611	10,088,897
15	C2 care scheme - flatted scheme in town centre	60	£166,667	2,070,783	1,649,624	1,236,345	827,070	425,348	31,592	- 359,211	- 742,382	- 1,122,124	- 1,494,890	- 1,859,454
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	2,761,043	2,199,499	1,648,459	1,102,759	567,131	42,124	- 478,947	- 989,843	- 1,496,166	- 1,993,186	- 2,479,272
17	C2 care scheme - houses - edge of town/village	50	£390,625	7,425,867	6,886,986	6,357,294	5,836,793	5,325,482	4,823,361	4,330,431	3,846,690	3,372,140	2,906,780	2,450,611
18	Class E (retail) development - town centre	-	£4,375	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642	198,642
19	Class E (light industrial) development - town centre	-	£35,714	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344	- 1,105,344
20	Class E (retail) development - edge of town	-	£59,524	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871	1,418,871
21	Class E (office) development - town centre	-	£4,375	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400	- 577,400
22	Class E (office) development - town centre	-	£18,750	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574	- 2,474,574
23	Class E (office) development - edge of town	-	£44,643	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289	- 4,124,289
24	Industrial (B2/B8) out of town	-	£208,333	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596	535,596
25	Industrial (B2/B8) within town/village boundary	-	£833,333	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160	2,296,160
26	Industrial (B2/B8) edge of town/village	-	£41,667	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119	107,119
27	Hotel (town centre) 50 rooms	-	£31,250	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205	- 289,205
28	Hotel (town centre) 75 rooms	-	£46,875	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715	- 509,715
29	Hotel (town centre) 100 rooms	-	£62,500	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620	- 679,620
30	Community use/leisure within town/village	-	£19,643	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352	- 1,357,352