

Wealden Local Plan Viability Assessment and CIL Review (Regulation 19)



Prepared for
Wealden District Council

September 2026

Contents

1	Summary	3
2	Introduction	7
3	Methodology and appraisal approach	18
4	Appraisal assumptions	22
5	Appraisal outputs	33
6	Assessment of appraisal results	35
7	Conclusions and recommendations	85

Appendices

Appendix 1 - Regulation 19 Plan Policy Review
Appendix 2 - Typology details and appraisal inputs
Appendix 3 - BCIS costs
Appendix 4 - Accessibility standards
Appendix 5 - Ashdown Forest SPA and SAC
Appendix 6 - Appraisal results (present day)
Appendix 7 - Appraisal results (grown)
Appendix 8 - Appraisal results (downside)
Appendix 9 - Individual policy testing results
Appendix 10 - Cumulative impact of policies
Appendix 11 - Maximum CIL rates
Appendix 12 - Impact of potential CIL rates on residual land values

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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 planning policies for its Regulation 19 Local Plan consultation¹.
- 1.2 The study takes account of the impact of the Council's planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF')²; the National Planning Practice Guidance ('PPG'), the RICS Guidance Note 'Assessing viability in Planning under the National Planning Policy Framework for England (2021)' and the Local Housing Delivery Group guidance 'Viability Testing Local Plans: Advice for planning practitioners'.

Methodology

- 1.3 The study methodology tests the residual land values of a range of development typologies reflecting the types of developments expected to come forward in the District over the life of the new Local Plan. The appraisals compare the residual land values generated by those developments (with varying levels of affordable housing and other emerging policy requirements) to benchmark land values to reflect the existing value of land prior to redevelopment. If a development incorporating the Council's emerging policy requirements and varying levels of CIL generates a higher residual land value than the benchmark land value, then it can be judged that the site is viable and deliverable. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with requirements set out in the PPG and RICS Guidance³.
- 1.4 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development and guides a developer in determining an appropriate offer price for the site.
- 1.5 The housing and commercial property markets are inherently cyclical, and the Council is testing the viability of potential development sites at a time when the market is experiencing a period of volatility following the October 2022 'Fiscal Event' which resulted in a significant upwards shift in interest rates and subsequent geopolitical events which have increase inflation. Despite this, forecasts for future house price growth point to continuing growth in mainstream south-east housing markets. We have allowed for medium term growth over the plan period by running a sensitivity analysis which applies growth to sales values and inflation on costs to provide an indication of the extent of improvement to viability that might result. In addition, we have run a sensitivity analysis with a 'downside' scenario, in which values increase at a slower rate. The assumed growth and inflation rates for these sensitivity analyses are outlined in Section 4.
- 1.6 This sensitivity analysis is indicative only but is intended to assist the Council in understanding the viability of potential development sites on a high level basis, both in today's terms but also in the future. However, the Housing Minister's letter to the Planning Inspectorate of 15 July 2025 emphasises the need for inspectors to recognise that viability assessments are snapshots in time and that prospects for viability and deliverability should be considered more strategically: *"it is important that local plan deliverability and viability challenges be considered in a broad context, especially when economic conditions are volatile and are causing fluctuations to market conditions and heightening development risk and associated costs. As such, allocations should generally be*

¹ Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)

² Under the transitional arrangements at Annex A of the NPPF August 2026, Wealden's Local Plan will be examined under the 2024 NPPF.

³ RICS 'Assessing viability in planning under the National Planning Policy Framework 2019 for England, 1st edition, March 2021'

assessed against their prospects of delivery over the plan period as a whole, rather than solely against current market conditions”.

Key findings

1.7 The key findings of the study are as follows:

- **Affordable housing:** The Council's emerging affordable housing requirement is that 35% of units should be provided as affordable on developments of 10 or more units (6 or more units in the High Weald National Landscape). We have appraised residential schemes with a range of affordable housing percentages from 0% to 50% reflecting the tenure split in the emerging plan (55% social rent, 25% affordable rent and 20% intermediate (shared ownership)) to test the 35% target percentage in the emerging Affordable Housing policy. There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values (which vary across the District); scheme composition; and benchmark land value. The results do not point to any particular level of affordable housing that most schemes can viably deliver, and we therefore recommend that the existing 35% target be retained and applied on a 'maximum reasonable proportion' basis taking site-specific circumstances into account. This reflects the Council's current practice and also the approach in its emerging Local Plan. However, while the evidence indicates there might be limited scope for some schemes to provide more than 35% affordable housing, there will be increasing pressure on development to contribute towards the UK's Net Zero Carbon commitments which will increase costs over time. It is likely that any additional development value will be required to satisfy these requirements, leaving little or no scope to increase affordable housing provision over the forthcoming plan period.
- **Affordable housing on sites providing 9 or fewer units:** our appraisals indicate that there is no significant difference in the viability of schemes providing 9 or fewer units than those of 10 units or more (we have tested typologies comprising 3, 5 and 8 units). However, providing affordable housing on small sites can give rise to practical difficulties and consequently, most councils operate a small sites affordable housing policy through which they will seek payments in lieu where on-site provision is not possible. In exceptional circumstances where on site provision cannot be provided, this policy seeks financial contributions in lieu of schemes providing between 6-9 (net) units in the High Weald National Landscape and our appraisals indicate that this approach is viable. As noted, our appraisals test schemes of 3, 5 and 8 units, and all three typologies are widely viable. We also note that the small schemes in other parts of the District could also viably contribute towards affordable housing. The Council could therefore consider extending the policy to 6 to 9 units and to cover the whole District, subject to the description of 'Major development' in the NPPF which indicates a threshold of 10 units. We have also provided an overview of the two main approaches to seeking payments in lieu which are broadly financially neutral for developers in comparison to on-site delivery. In other words, payments in lieu neither incentivise developers to take up the option of a payment, but neither does it penalise them.
- The emerging Affordable Housing policy also seeks to apply the affordable housing requirement to **care schemes (Use Class C2)**. Our appraisals indicate that these schemes should be able to provide an affordable housing contribution (either on site units or payment in lieu), depending on location and form of development, but not necessarily at 35% in all cases. However, given that the emerging Affordable Housing policy can be applied flexibly, we recommend that the same overall target is applied to care schemes.
- **Affordable housing contributions on permanent resident caravan parks (C3 use class):** these types of development differ significantly from conventional residential developments, as the operator sets up a park and provides serviced plots for rent to residents who source their own unit from a supplier. Residents own their own unit but rent their plot (or 'pitch') from the operator. We have therefore assessed the viability of permanent resident caravan parks from an operating model perspective. This indicates that operators should be able to make financial contributions of circa £20,000 per unit or alternatively provide a proportion (in line with the emerging Affordable Housing policy) of the pitches at permanently reduced pitch fees.

- **Self-build and custom build homes:** the requirement of the emerging Plan policy on self-build and custom build homes states that sites of 70 (gross) dwellings or more will deliver a proportion of plots for self-build and custom build housing has a neutral impact on financial viability. Developers will sell serviced plots at market value and the amount they receive will be broadly the same as the residual land value they would have achieved from building and selling a 'standard' plot. It is therefore considered that this emerging policy will have a neutral impact on viability.
 - **Net zero carbon:** The emerging Plan Policy on Net Carbon Zero Development requires that developments deliver reductions in emissions through reduced energy use and reduced embodied carbon. Our appraisals reflect a net zero carbon requirement through a 5% increase in construction costs (covering operational emissions) and 15% (that covers both operational emissions and embodied carbon). Our appraisals indicate that most developments will be able to meet net zero carbon in regard to operational emissions but securing net zero carbon on embodied emissions will require trade-offs in terms of other policies (e.g. reduced affordable housing percentages in some cases). However, the cost of reducing both operational and embodied carbon emissions is likely to fall over time and the policy trade-offs required will abate over the plan period.
 - **Biodiversity Net Gain:** We have tested the emerging Plan Policy requirement that developments achieve Biodiversity Net Gain of 15%. 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. The cost impact of meeting this requirement is lower (in percentage of construction cost terms) on large sites than it is on smaller sites (99 or fewer units) and the emerging Policy therefore seeks 20% BNG on sites providing 100 or more units.
 - **Cumulative impact of other policies:** In addition to the specific policies above, our appraisals have regard to the cumulative impact of other plan policies which may have cost implications. In this regard, our appraisals therefore comply with the requirement in national guidance for a comprehensive assessment of all relevant plan policies in the viability assessment.
- 1.8 In the context of the outcomes of the appraisals above, we have also tested the ability of sites to potentially absorb higher rates of CIL than the currently adopted rates, subject to indexation. It should be noted that the adopted rates have already increased significantly as a result of indexation and the 2026 rates are almost 50% higher than the 'original' adopted rates.
- 1.9 Viability in the lower residential band is more marginal after the impact of emerging policies is factored in, when compared to the higher residential band. To avoid reductions in affordable housing to balance net zero carbon requirements as well as other policy requirements, we recommend that the CIL rate in the lower residential band remains unchanged at £219.61 per square metre (indexed as of January 2026). In the higher band, developments could readily absorb an increase from the current rate of £292.81 (as indexed as of January 2026) to as much as £325 per square metre.
- 1.10 The retail sector is undergoing structural change as a result of more trade moving online, although the impact of this is more evident in the comparison retail sector, than the convenience sector. Our appraisals indicate that the adopted indexed CIL rates remain at a viable level and should remain unchanged.
- 1.11 The industrial and logistics sector has seen significant increases in demand and rising rents and capital values as a result. Our appraisals indicate that a CIL rate of £20 per square metre could be applied for these uses.
- 1.12 All the revised CIL rates recommended above remain well below the theoretical maximum rates and are therefore not set at the margins of viability.
- 1.13 The proposed CIL rates are summarised in Table 1.13.1.

Table 1.13.1: Recommended CIL rates

Development type	Zone	Adopted rate	Indexed rate January 2026	Proposed rate
Residential	Higher Band	£200	£292.81	£325.00
Residential	Lower Band	£150	£219.61	£219.61
Residential schemes for older people	Whole District	-	-	Nil
Convenience retail	Whole District	£100	£139.53	£139.53
Comparison retail	Whole District	£20	£27.90	£27.90
Offices		-	-	Nil
Hotels		-	-	Nil
Industrial	Whole District	Nil	Nil	£20
Standard rate (all other uses)	Whole District	Nil	Nil	Nil

The Status of our advice

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

Accessibility

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

2 Introduction

- 2.1 The Council has commissioned this study to consider the ability of developments to accommodate the emerging Local Plan policies (under Regulation 19) 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. The onus is on applicants to demonstrate that their development proposals encounter particular circumstances to justify the submission of a viability assessment at the application stage, in accordance with paragraph 59 of the NPPF and the PPG.
- 2.3 The purpose of this viability study is to assist the Council in understanding changes to the capacity of schemes to absorb emerging policy requirements. The study will form part of the Council's evidence base for its emerging Local Plan and any future CIL Charging Schedule Examination, if brought forward. The study therefore provides an evidence base to show that the requirements set out within the NPPF, CIL Regulations and the PPG are satisfied.
- 2.4 As an area wide study, this assessment makes overall judgements as to viability of development within Wealden District and does not take account of individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assessment should not be relied upon for individual site applications which should be based on site-specific appraisal inputs. However, an element of judgement has been applied within this study with regard to the individual characteristics of the sites tested. The schemes tested on these sites are based on assessments of likely development capacity on the sites and clearly this may differ from the quantum of development in actual planning applications that will come forward.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance⁴, which identifies the purpose and role of viability assessments within plan-making. This identifies that *"the role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan"*.

Economic and housing market context

- 2.6 Since early 2020, the global economy has been subject to a degree of turbulence arising from the consequences of the Covid-19 pandemic; subsequent supply chain and labour market issues; and increases in energy prices resulting from Russia's invasion of Ukraine. The UK economy has also been adversely affected by its departure from the European Union and the resulting impact on trade and tourism, as well as the government's September 2022 'Fiscal Event'. The combined effect resulted in a sharp increase in inflation to 10.7% in October 2022. In response, the Bank of England ('BoE') increased its base rate from 0.1% in March 2020 to 5.25% in September 2023. Inflation (as measured by the Consumer Price Index ('CPI')) subsequently fell from a high of over 10% in October 2022 to 1.7% in September 2024 but increased again and stood at 2.9% in July 2026. The medium to long term impacts on inflation as a consequence of USA and Israeli strikes on Iran remains to be seen.

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.

- 2.7 The BoE's November 2023 Monetary Policy Report identified "a market-implied path for Bank Rate that remains around 5.25% until 2024 Q3 and then declines gradually to 4.25% by the end of 2026, a lower profile than underpinned the August projections". The BoE's Monetary Policy Committee ('MPC') subsequently reduced the base rate from 5.25% to 4.5% in February 2025, with three further rate cuts to 4.25% in June 2025, 4% in August 2025 and 3.75% in December 2025 where it remains as at August 2026. Again, the medium to long term impacts of USA and Israeli strikes on Iran as it relates to the Base rate and mortgage lending rates remains to be seen.
- 2.8 Despite the impact of these events, the UK housing market outperformed expectations between 2020 and mid-2022 and has subsequently remained reasonably resilient despite increasing costs of borrowing.
- 2.9 In its August 2026 House Price Index release, Nationwide reported that annual UK house price growth remained broadly stable 1.6%, increasing from 1.4% in July 2026. Commenting Nationwide's Chief Economist, Robert Gardener, observed that

"UK annual house price growth was little changed in August at 1.6%, compared with 1.4% in July. Prices were up 0.2% in month-on-month terms, after taking account of seasonal factors.

Market activity and house prices have remained subdued in recent months, in part reflecting the uncertain economic backdrop. Geopolitical tensions remain high, with the conflict in the Middle East exerting upward pressure on energy prices and market interest rates.

Market expectations of the future path of Bank Rate have been volatile. While the latest energy price shock poses inflation risks, there have been encouraging signs that it is not feeding through to underlying price pressures. Indeed, private sector wage growth has eased further in recent months, which should give policymakers breathing space to assess the extent to which tighter policy is necessary to ensure inflation returns sustainably to target.

Underlying affordability is improving, as house price growth remains well below earnings growth, although some of these gains have been offset by higher mortgage rates. Nevertheless, this suggests that activity should regain momentum in the quarters ahead providing the energy shock wanes and confidence returns, especially if market interest rates fall back towards pre-conflict levels."

- 2.10 The July 2026 Lloyds (formerly Halifax) House Price Index⁵ report published in August 2026 reports that house prices were stable in July, following a +0.2% rise in June. The annual rate of growth of +0.1% is the slowest rate of increase since November 2023. Commenting on the figures Halifax's Head of Mortgages, Amanda Bryden, said,

"The UK housing market remained steady in July, with the average property price effectively unchanged over the month (£143), following a slight rise of +0.2% in June. At £299,253, the average house price is now +0.1% higher than a year ago, the slowest rate of annual growth since November 2023.

More broadly, average house prices have remained relatively stable for almost two years, moving within a narrow range over that period and sitting just +0.5% higher than they were in November 2024. That trend has persisted even as buyers and sellers have faced a more uncertain economic backdrop this year.

Affordability remains a challenge for many would be buyers and, following recent events in the Middle East, mortgage rates have edged higher again after easing earlier in the summer.

Sensitivity to borrowing costs is reflected in the latest industry data, which show a modest increase in both mortgage approvals and completed transactions in June following a bigger dip in May. While housing demand remains broadly steady, activity continues to respond quickly to changes in mortgage rates.

⁵ In July 2026, the Halifax House Price Index was renamed to the Lloyds House Price Index. Despite the name change, the methodology remains the same; the index continues to be calculated using both Halifax and Lloyds mortgage data.

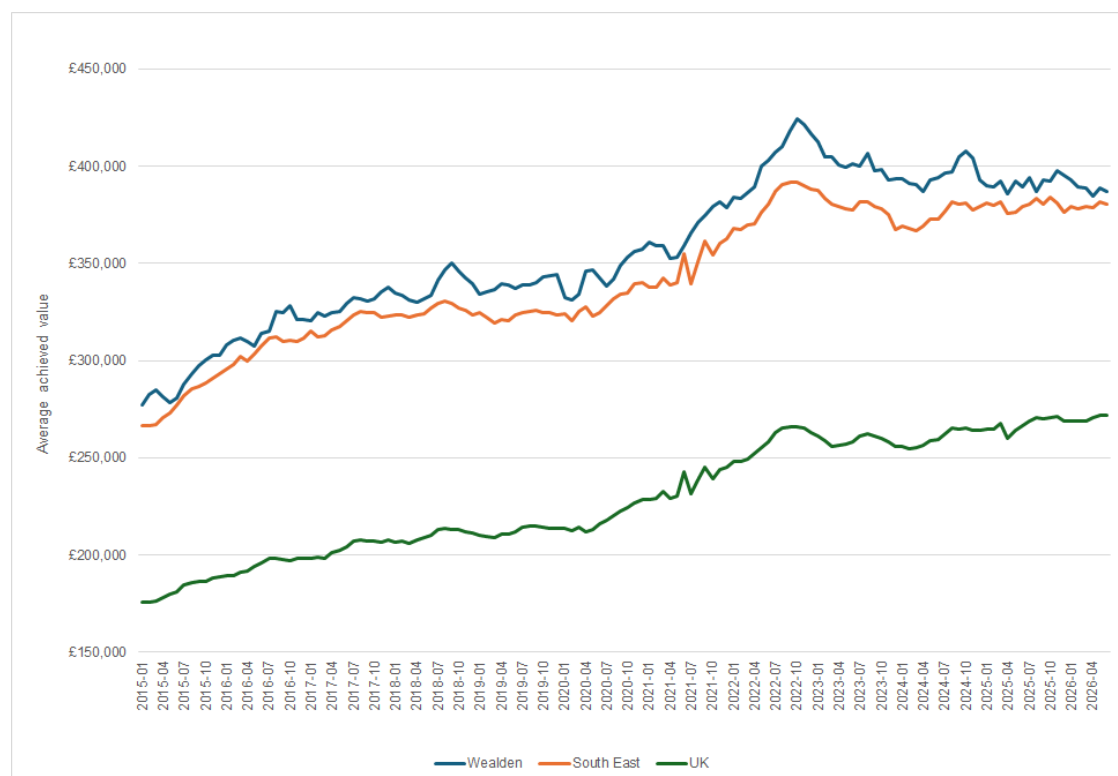
Looking ahead, we expect market activity and house prices to remain relatively stable over the remainder of the year. Developments will be shaped by both how mortgage rates respond to the outlook for inflation and wider household confidence."

- 2.11 Savills report that the Bank of England Base Rate stood at 3.75% at the start of 2026 and that, in August 2026, the Monetary Policy Committee voted 6–3 to maintain the rate at this level. They note, however, that *"fixed-rate mortgage costs have recently been increased to reflect heightened inflationary risks, given the resumption of hostilities in the Middle East"*.
- 2.12 In terms of market activity, Savills report that *"Data released last week by HMRC tells us that there had been just under 1.2 million [transactions] in the year to June 2026. That is very close to the post-GFC norm."* Notwithstanding this, they highlight that the headline transaction figures mask some weakening in more recent indicators, noting that *"the Bank of England has now reported two months of weak mortgage approvals, 58,200 in June on a seasonally adjusted basis. That compares to a more normal 65,200 back in April."* Savills conclude that *"market demand remains focussed on needs-based buyers"*.
- 2.13 Savills also note that, at the end of July 2026, nominal annual house price growth stood at 1.8% according to the Nationwide Index. They observe that, once adjusted for the underlying level of inflation, this represents a fall in house prices of 2.6% in real terms. However, their medium term (five year) forecast indicates that prices are expected to increase by 13.4% over the period 2026 to 2030.

Local Housing Market Context

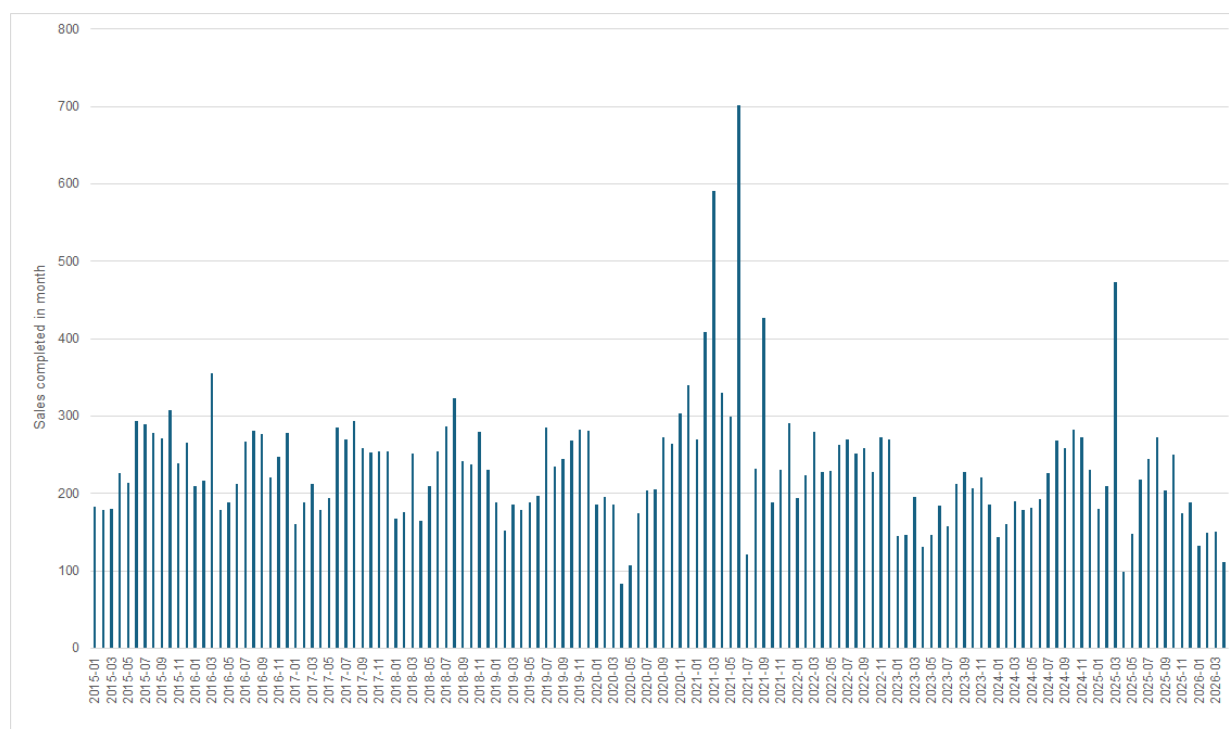
- 2.14 House prices in Wealden District have followed recent national trends, with values increasing between 2015 and 2022, as shown in Figure 2.14.1. Since October 2022, sales values have been falling, although they levelled out between early 2024 and October 2025. Between January 2020 and June 2026 (the most recently available data), sales values in Wealden increased by 16%, compared to 17% across the south east and 27% across the UK.

Figure 2.14.1: Average sales value in Wealden District



Source: Land Registry

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



Source: Land Registry

- 2.15 The future trajectory of house prices is currently uncertain, although Savills' *Housing Market Update June 2026* 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 2026 and 2030. Savills predict that values in south-east markets will fall by -3.5% in 2026 and then increase by +1.5% in 2027, +4.0% in 2028, +5.5% in 2029 and +5.5% in 2030. This equates to cumulative growth of 13.4% between 2026 and 2030 inclusive.
- 2.16 In common with other districts, there are variations in sales values between different parts of Wealden District, as shown in Figure 2.16.1. Values range from £4,100 to £6,017 per square metre. Highest sales values are achieved in the north of the District and also in the far south in the South Downs National Park (East Dean)⁶. In most of the rural villages, sales values are towards the upper end of the range. In the towns of Uckfield, Crowborough and Polegate, sales values are in the middle of the District-wide range and at the lower end of the range is Hailsham and Heathfield.

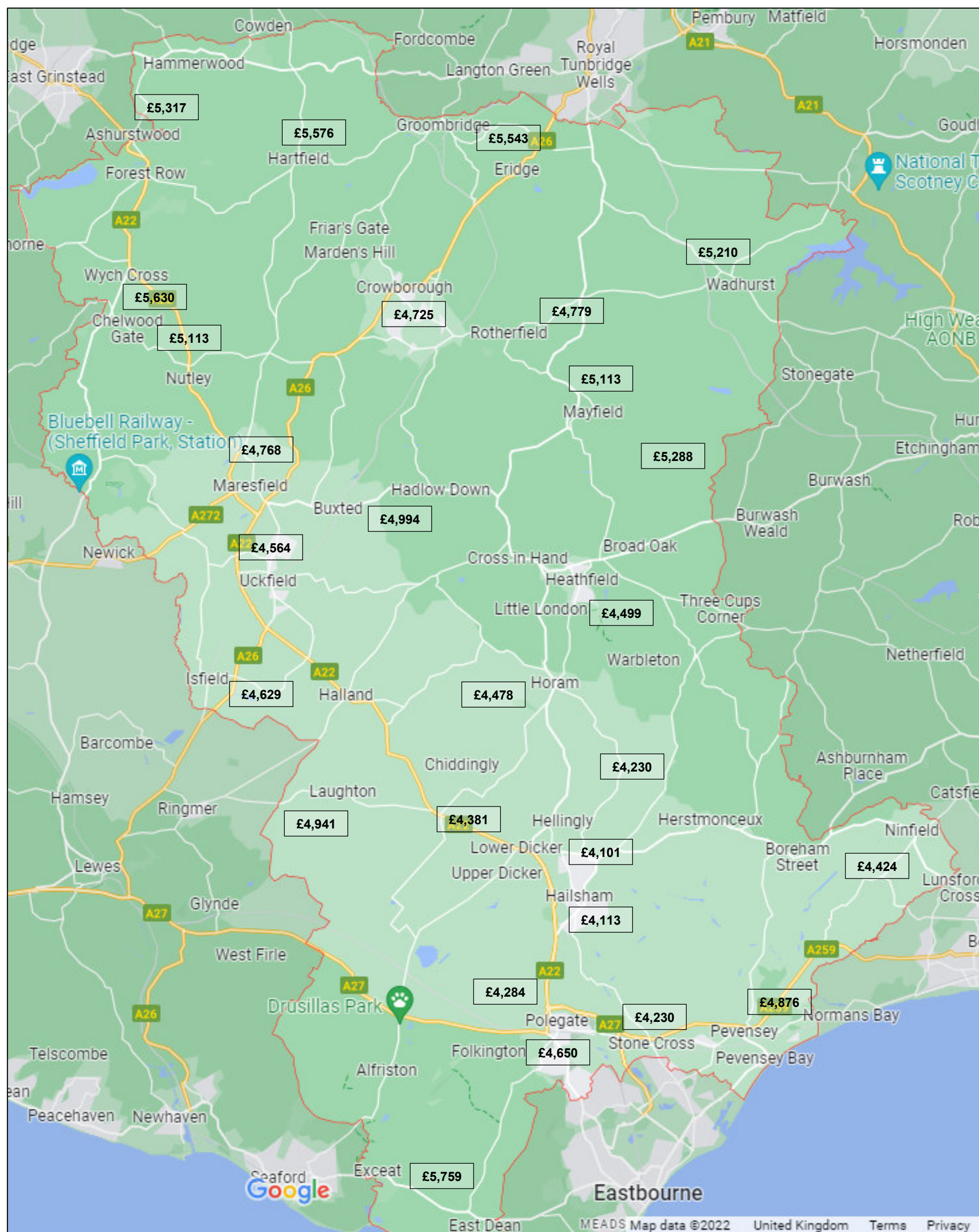
National Policy Context

The National Planning Policy Framework

- 2.17 In February 2019, the government published a revised NPPF, with subsequent updates in 2021, 2023, 2024 and 2026, and revised PPG, with subsequent updates in May and September 2019 and 2026.
- 2.18 **Paragraph 35** of the 2024 NPPF states that "*Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan*".

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



- 2.19 Paragraph 59 of the NPPF suggests that *“Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available”*.
- 2.20 In many local authority areas, the fine grain pattern of types of development and varying existing use values make it impossible to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period. The Council's adopted Local Plan affordable housing policy is applied 'subject to viability', having regards to site-specific circumstances. This enables schemes that cannot provide as much as the relevant policy target for affordable housing to still come forward rather than being sterilised by a fixed or 'quota' based approach to affordable housing.
- 2.21 The 2019 PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted⁷, 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 (i.e. schemes that could have delivered more would not do so).

CIL Policy Context

- 2.22 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the Section 106/planning obligations system' (i.e. the use of 'pooled' S106 obligations), was limited to a maximum of five S106 agreements. However, changes in the CIL regulations in September 2019 removed the pooling restrictions, giving charging authorities a degree of flexibility in how they use Section 106 and CIL. The adoption of a CIL charging schedule is discretionary for a charging authority.
- 2.23 It is worth noting that some site specific S106 obligations remain available for negotiation. However, these are restricted to site specific mitigation that meet the three tests set out at regulation 122 of the CIL Regulations (as amended)⁸ and to the provision of affordable housing.
- 2.24 The CIL regulations state that in setting a charge, local authorities must strike *“an appropriate balance”* between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates. This report deals with viability only and does not consider other sources of funding (this is considered elsewhere within the Council's evidence base).
- 2.25 From September 2019 onwards, the previous two stage consultation for the adoption of CIL charging schedule was amended to require only a single consultation with stakeholders. Following this single consultation (known as 'Draft Charging Schedule'), a charging schedule must be submitted for

⁷ And following the publication of Planning Policy Statement 3, which required that LPAs set affordable housing policies on the basis of both proven need *and* viability. The need for viability testing was established following the quashing in 2008 of Blyth Valley's Core Strategy, which based its 30% affordable housing target on need alone, with no evidence on the viability of the policy.

⁸ Known formally as The Community Infrastructure Levy Regulations 2010 (as amended).

independent examination.

- 2.26 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if a material interest in the land is owned by the charity and the development is to be used wholly or mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local authority wishing to offer exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a case-by-case basis. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on the development's economic viability. At this time, Wealden District Council do not currently offer exceptional circumstances relief.
- 2.27 The exemption would be available for 12 months, after which time, the viability of the scheme concerned would need to be reviewed if the scheme has not commenced. To be eligible for an exemption, regulation 55 of the CIL regulations states that the applicant must enter into a Section 106 agreement; and that the Local Planning Authority must be satisfied that granting relief would not constitute state aid. It should be noted, however, that CIL cannot simply be negotiated away, or the local authority decide not to charge CIL.
- 2.28 Regulation 40 of the CIL regulations includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. That is where a building that contains a part which has not been in lawful use for a continuous period of at least six months within the last three years, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset.
- 2.29 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the PPG (paragraph 022 Reference ID: 25-022-20190901) clarifies that regulation 13 of the CIL regulations permits charging authorities to *"apply differential rates in a flexible way [including] in relation to geographical zones within the charging authority's boundary; types of development; and/or scales of development"*. Charging Authorities taking this approach need to ensure that such different rates are justified by a comparative assessment of the economic viability of those categories of development. Furthermore, the PPG clarifies that the definition of "use" for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987, although that Order does provide a useful reference point. The CIL Guidance set out in the PPG also states (paragraph 024 Reference ID: 25-024-20190901) that charging authorities may also set differential rates in relation to, scale of development (i.e. by reference to either floor area or the number of units or dwellings).
- 2.30 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the CIL regulations allowed charging authorities to set their own timescales for the payment of CIL under regulation 69B if they choose to do so.
- 2.31 The government published the findings of the independent CIL review alongside the Housing White Paper in February 2017. The White Paper identified at paragraph 2.28 that the government *"continue to support the existing principle that developers are required to mitigate the impacts of development in their area, in order to make it acceptable to the local community and pay for the cumulative impacts of development on the infrastructure of their area"*. The White Paper summarised the main finding of the CIL review to be that *"the current system is not as fast, simple, certain or transparent as originally intended"*.
- 2.32 As a result, the government committed to *"examine the options for reforming the system of developer contributions including ensuring direct benefit for communities, and will respond to the independent review and make an announcement at Autumn Budget 2017"*. Revised CIL regulations came into

effect on 1 September 2019 which introduced the following changes:

- Consultation requirements for CIL to be amended to remove the two-stage consultation process and replace this with a single consultation.
- Removal of the pooling restrictions contained within Regulation 123.
- Charging authorities will no longer be required to publish a Regulation 123 list.
- Changes to calculations of chargeable amounts in different cases, including where granting of amended scheme under Section 73 of the Town Country Planning Act 1990 (as amended) leads to an increase or decrease of CIL liability.
- Removal of provisions which resulted in reliefs being lost if a commencement notice was not served before a developer starts a development. A surcharge will apply in future, but the relief will not be lost.
- Introduction of 'carry-over' provisions for a development which was previously granted planning permission and then amended by a Section 73 permission, providing the amount of relief does not change.
- Charging authorities are to be required to publish an annual Infrastructure Funding Statement ('IFS'), setting out how much CIL has been collected and what it was spent on. Similar provisions have been introduced for Section 106 funds.
- Charging authorities to publish annual CIL rate summaries showing the rates after indexation.

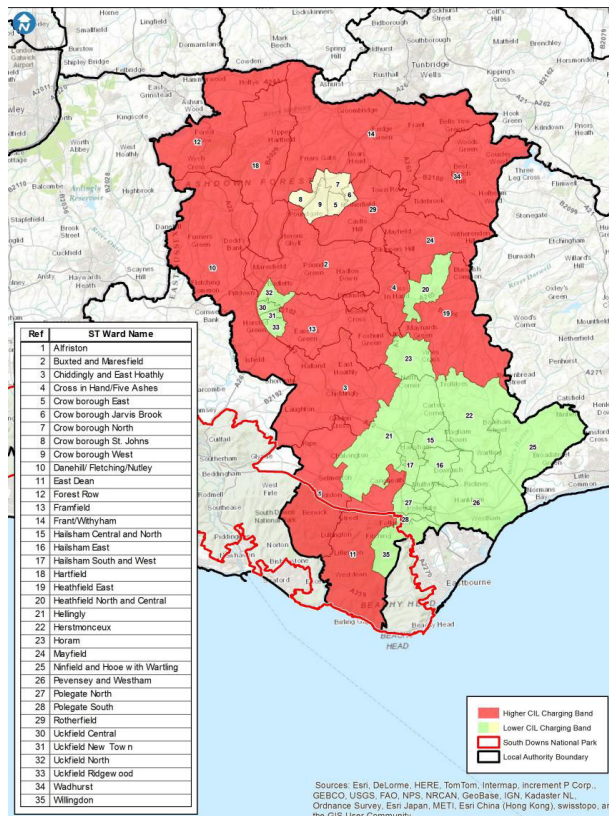
Wealden CIL

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

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

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

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



Local Policy context

- 2.34 There are numerous policy requirements that are now embedded in base build costs for schemes in the District reflecting existing planning policy requirements in the adopted plan (e.g. secure by design, lifetime homes, landscaping, amenity space, car parking, waste storage, tree preservation and protection etc). Therefore, it is unnecessary to establish the cost of all these pre-existing planning policy requirements.
- 2.35 In order to assess the ability of schemes to absorb emerging plan policies, it is also necessary to factor in the pre-existing requirements in the adopted policies as well as adopted and variable rates of CIL. The affordable housing is tested at various percentages, as it has a significant bearing on the viability of developments, so that the Council can make an informed decision on its affordable housing target.
- 2.36 The Council undertook a 'Direction of Travel' consultation between 23 November 2020 and 18 January 2021. The Council subsequently considered the consultation responses and consulted on a Regulation 18 Draft Local Plan between 15 March 2024 and 10 May 2024. The Council undertook a further 'focused' Regulation 18 Draft Local Plan consultation between 6 February 2026 and 30 March 2026, which considers the changes in the NPPF published in December 2024 and concentrates on revisions to the spatial strategy and crucially, in respect of this document, affordable housing policy. The emerging Local Plan policies in the Regulation 18 Local Plan are summarised at Appendix 1 and the policies with specific implications for development are identified below⁹:
- **Policy SS8 'Health, well-being and quality of life'** requires that all major developments proposals between 30-149 residential units and/or commercial development of 1000 – 9,999 sqm to submit a Health Impact Assessment ('HIA') Screening. All major development proposals of

⁹ Using policy references at the time of drafting this report. We note that these may change in Regulation 19 version of the Local Plan.

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 incorporate measures to contribute towards achieving Net Zero Carbon objectives.
- **Policies CC2 and CC3** require that non-residential development should achieve BREEAM ‘excellent’ standard.
- **Policy CC6 ‘Water efficiency’** requires that non-residential buildings must achieve BREEAM ‘very good’ or ‘excellent ratings depending on scale of development. It requires all new residential development to be designed and built to achieve higher water efficiency standard under the Building Regulations 36(3), and any subsequent amendments, to achieve a maximum use of 110 litres per person per day.
- **Policy NE2 ‘Biodiversity Net Gain’** requires that developments provide 15% biodiversity net gain. Greenfield site allocations providing 100 or more units are to 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. number of bedrooms) for market housing and separate requirements for affordable housing across the district.
- **Policy HO2 ‘Density’** requires that new developments maximise the use of land, including green spaces and green infrastructure, and support local facilities.
- **Policy HO5 ‘Self-build and custom build homes’** requires that developments of 70 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 55% social rent, 25% affordable rent and 20% intermediate housing (which can include First Homes and shared ownership). Financial contributions will be sought on developments of permanent residential caravan parks delivering more than 10 units. The Council will seek to apply this requirement to specialist housing for older and vulnerable people (under Use Class C2).
- **Policy HO12 ‘Residential Accessibility Standards’** requires that all dwellings meet Part M4(2) of the Building Regulations and that on schemes of 30 or more dwellings, 3% of private housing and 10% of the affordable housing (where the Council has nomination rights) should meet Part M4(3) of the Building Regulations.
- **Policy HO13 ‘Internal Space Standards’** requires that new residential developments meet the minimum space standards set out in the ‘Nationally Described Space Standards’.
- **Policy INF1 ‘Infrastructure provision, delivery, and funding’** requires that developers consider the need for new community infrastructure in developments and contribute through CIL and Section 106.
- **Policy INF7 ‘Local services and community facilities’** also requires provision through CIL and Section 106.
- The requirement in **Policy INF8 for Open Space, Sports and Recreation provision** is

addressed through the net to gross ratios in the development typologies.

- **Policy DE1 ‘Achieving well-designed and high quality places** is a strategic policy requiring developments to achieve a high quality of urban and architectural design and respond positively to site context.
- **Policy DE3 ‘Spaces for people, nature and the public realm’** requires that developments incorporate public realm improvements including nature features and high quality landscape design.

Development context

- 2.37 Wealden is a largely rural district in the southeast of England. It has 74 defined settlements but over 50% of the District’s population of 160,100 (Census 2021) lives in the larger towns (Hailsham, Crowborough, Uckfield, Heathfield, Polegate and Willingdon).
- 2.38 Part of Wealden District (Alfriston, Cuckmere Valley, and East Dean and Friston parishes) lies within the SDNP and consequently the South Downs National Park Authority (‘SDNPA’) has planning powers in those areas. The SDNPA area is located in the far south of the District and lies adjacent to the coast, to the south of the A27 and to the west of Eastbourne.
- 2.39 The Ashdown Forest is located in the northwest of the District and no residential development is permitted within 400 metres of the designated Special Protection Area (‘SPA’)¹⁰. A significant area of the north-west of the District is located within the 400 metre to 7-kilometre zone of influence in which residential developments are required to make financial contributions towards Suitable Alternative Natural Greenspaces (‘SANGs’) and Strategic Access Management and Monitoring Strategy (‘SAMMS’).
- 2.40 As is expected in a relatively rural district, the predominant land use in many parts of Wealden is for agriculture, including viticulture.
- 2.41 Developments in Wealden District are predominantly small in-fill sites within the main settlements and villages, as well as developments on greenfield sites adjacent to the main settlements. On 1 April 2025, the Council’s 5-year housing land supply included 109 sites with planning permission above 5 (net) dwellings¹¹, 27 of which provide 100 or more units and 82 of which comprised between 5 and 99 units.
- 2.42 The bulk of new development over the plan period is expected to come forward on undeveloped sites, resulting in a significant uplift in land values in comparison to sites which have already been developed previously (i.e. Brownfield Sites). Given that many parts of the District achieve relatively high sales values, this should provide an opportunity to maximise public benefits from development.

3

¹⁰ The Ashdown Forest is also designated as a Special Area of Conservation (‘SAC’) and Site of Scientific Special Interest (‘SSSI’).

¹¹ Or a resolution to grant planning permission.

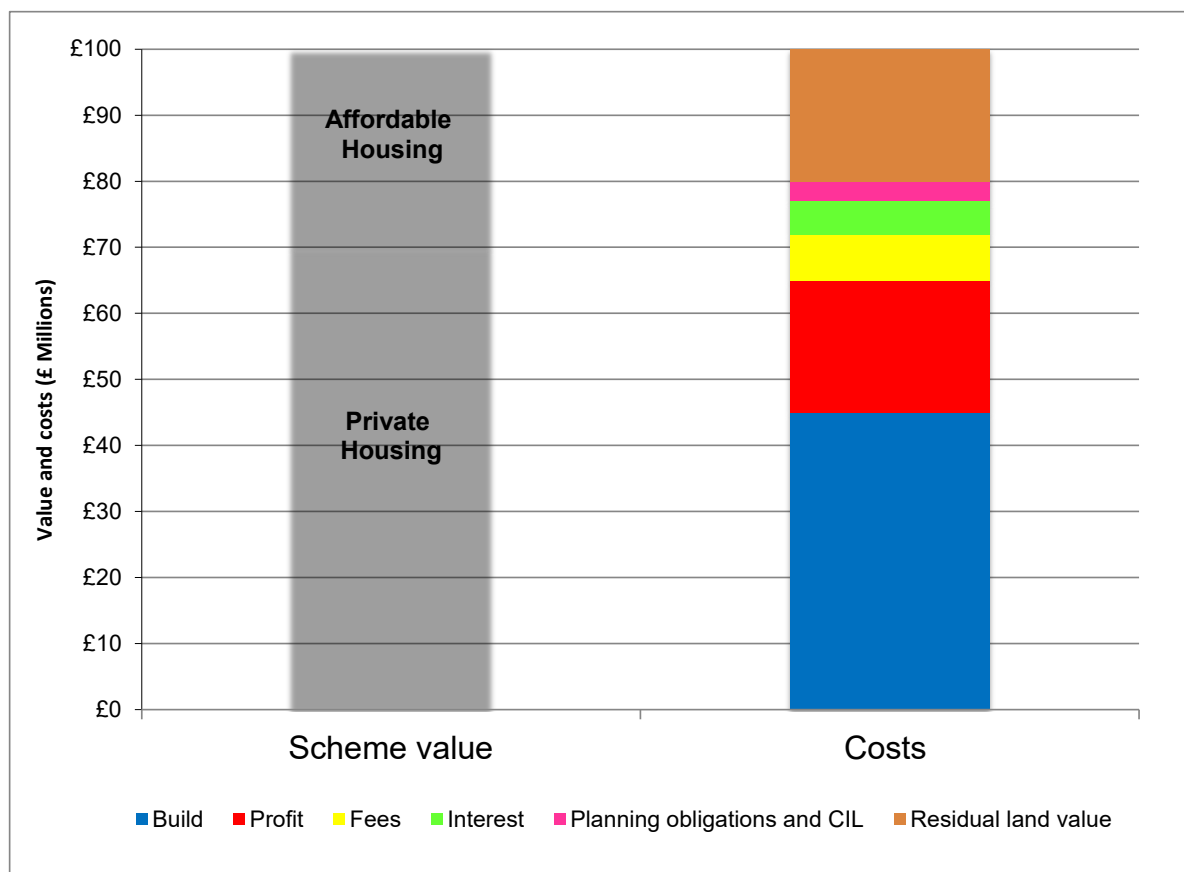
Methodology and appraisal approach

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

Approach to testing development viability

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

Figure 3.2.1: Components of residual valuations



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

- Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In districts like Wealden, sites in the towns are likely to have been previously developed, but strategic sites and settlement extensions are likely to be on greenfield sites. Previously developed sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site surveys are undertaken;
 - Assumptions about development phasing, the phasing of Section 106 contributions and the infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of a planning obligation is deferred, the lower the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
 - While developer's profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. The PPG indicates that profits on private housing are in the range of 15% to 20% of GDV, with profits of 17.5% typically applied in scheme-specific viability assessments.
- 3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value'¹² or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be reasons why the premium to the landowner should be lower or higher than other sites.
- 3.6 However, landowners have expectations of the value of their land which often exceed the value of the current use. Ultimately, if landowners' reasonable expectations are not met, they will not voluntarily sell their land and some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, the communities in which development takes place also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

- 3.7 In February 2019 (with re-issues in 2021, 2024 and August 2026), the government published a revised NPPF. The 2024 NPPF indicates at paragraph 35 that *"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan"*. The revised PPG indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium to incentivise release for redevelopment.
- 3.8 The Local Housing Delivery Group published guidance¹³ in June 2012, which provides guidance on testing the viability of Local Plan policies. The guidance notes that *"consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy"*.

¹² 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'.

¹³ 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)¹⁴.*
- 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, unadopted) policies might impact on viability. It has been widely accepted elsewhere that market values are inappropriate for testing planning policy requirements.
- 3.14 Relying upon historic transactions is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as of yet, unadopted planning policies. Various Local Plan inspectors and CIL examiners have accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as Wealden District, where some sites are previously developed, the ‘bottom line’ in terms of land value will be the value of the site in its existing use. This fundamental point is recognised by RICS at paragraph 3.4.4. of their Guidance Note on ‘Financial Viability in Planning’ (2012):

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

¹⁴ “Report on the Examination of the Draft Mayoral Community Infrastructure Levy Charging Schedule”, 27 January 2012

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

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

4 Appraisal assumptions

- 4.1 We have appraised 36 development typologies on sites across the District to represent the types of sites that the Council expects to come forward over the life of the new Local Plan. The development typologies are identified in Table 4.1.1 overleaf (with further detailed information at Appendix 2). Floor areas for commercial uses are gross internal areas and are indicative estimates only without the benefit of detailed design. The appraisals include sufficient gross internal floorspace to accommodate the space standards and amenity standards in the emerging Plan policies HO12, HO13 and DE1.

Residential sales values

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

Table 4.3.1: Growth scenario

Year	1 2026	2 2027	3 2028	4 2029	5 2030	6 2031 and each year thereafter
Values	0.0%	1.5%	4.0%	5.5%	5.5%	4.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

Table 4.3.2: Downside scenarios

Year	1 2026	2 2027	3 2028	4 2029	5 2030	6 2031 and each year thereafter
Values	-1.0%	0.0%	1.0%	2.0%	3.0%	3.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

Affordable housing tenure and values

- 4.4 Policy HO8 in the Local Plan requires schemes capable of providing 10 or more units (6 or more units in the High Weald Area National Landscape) to provide 35% affordable housing with a tenure mix of 55% social rent, 25% affordable rent and 20% intermediate accommodation. The intermediate element can be provided as First Homes and/or Shared Ownership.
- 4.5 For the purposes of testing the emerging affordable housing requirement, our appraisals assume that the social rented housing is let at target rents (based on MHCLG's rent setting formulae) and affordable rented units are let at rents that do not exceed Local Housing Allowances. These rents are summarised in Table 4.5.1.

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

Site	Description	Site area HA	Units	Ave GIA per unit	Residential floorspace	Retail	Super-market	Office	Light industrial B2, B8	C1 Hotel	C2	D1	Gross floorspace
1	Three unit development within town/village boundary	0.10	3	98	291	-	-	-	-	-	-	-	291
2	Five unit development - edge of village	0.27	5	98	484	-	-	-	-	-	-	-	484
3	Eight unit development - village centre	0.43	8	98	775	-	-	-	-	-	-	-	775
4	Ten unit development - edge of village	0.53	10	98	969	-	-	-	-	-	-	-	969
5	Ten unit development - rural site	0.67	10	98	969	-	-	-	-	-	-	-	969
6	Fifteen unit development - edge of village	0.80	15	98	1,453	-	-	-	-	-	-	-	1,453
7	Twenty unit development - within town/village boundary	0.89	20	98	1,938	-	-	-	-	-	-	-	1,938
8	Thirty unit development - town centre	1.00	30	98	2,907	-	250	-	-	-	-	-	3,157
9	Fifty unit development within town/village boundary	2.22	50	98	4,844	-	-	-	-	-	-	-	4,844
10	One hundred unit development - edge of town	5.56	100	98	9,689	-	-	-	-	-	-	-	9,689
11	Three hundred unit scheme - edge of town	16.67	300	98	29,066	-	-	-	-	-	-	-	29,066
12	Four hundred unit scheme	22.22	400	98	39,118	-	-	-	-	-	-	-	39,118
13	Five hundred unit scheme	27.78	500	98	48,898	-	-	-	-	-	-	-	48,898
14	Seven hundred and fifty unit scheme	41.67	750	98	73,346	-	-	-	-	-	-	-	73,346
15	One thousand unit scheme	55.56	1000	98	98,795	-	-	-	-	-	-	-	98,795
16	One thousand two hundred and fifty unit scheme	69.44	1250	98	122,244	-	-	-	-	-	-	-	122,244
17	One thousand five hundred unit scheme	100.00	1500	98	146,693	-	-	-	-	-	-	-	146,693
18	Caravan Park - 20 units	0.50	20	98	1,938	-	-	-	-	-	-	-	1,938
19	Caravan Park - 40 units	1.00	40	98	3,876	-	-	-	-	-	-	-	3,876
20	Caravan Park - 100 units	2.50	100	98	9,689	-	-	-	-	-	-	-	9,689
21	C2 care scheme - flatted scheme in town centre	0.67	60	98	5,813	-	-	-	-	-	-	-	5,813
22	C2 care scheme - flatted scheme edge of town/village	1.33	80	98	7,751	-	-	-	-	-	-	-	7,751

Site	Description	Site area HA	Units	Ave GIA per unit	Residential floorspace	Retail	Super-market	Office	Light industrial B2, B8	C1 Hotel	C2	D1	Gross floorspace
23	C2 care scheme - houses - edge of town/village	1.56	50	98	4,844	-	-	-	-	-	-	-	4,844
24	Class E (retail) development - town centre	0.02	-	-	-	350	-	-	-	-	-	-	350
25	Class E (light industrial) development - town centre	0.14	-	-	-	-	-	-	1,500	-	-	-	1,500
26	Class E (retail) development - edge of town	0.24	-	-	-	2,500	-	-	-	-	-	-	2,500
27	Class E (office) development - town centre	0.02	-	-	-	-	-	350	-	-	-	-	350
28	Class E (office) development - town centre	0.08	-	-	-	-	-	1,500	-	-	-	-	1,500
29	Class E (office) development - edge of town	0.18	-	-	-	-	-	2,500	-	-	-	-	2,500
30	Industrial (B2/B8) out of town	0.83	-	-	-	-	-	0	5,000	-	-	-	5,000
31	Industrial (B2/B8) within town/village boundary	3.33	-	-	-	250	-	0	20,000	-	-	-	20,250
32	Industrial (B2/B8) edge of town/village	0.17	-	-	-	-	-	-	1,000	-	-	-	1,000
33	Hotel 50 rooms	0.13	-	-	-	-	-	-	-	1,250	-	-	1,250
34	Hotel 75 rooms	0.19	-	-	-	-	-	-	-	1,875	-	-	1,875
35	Hotel 100 rooms	0.25	-	-	-	-	-	-	-	2,500	-	-	2,500
36	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
Social rent	£117.07	£137.60	£158.13	£185.42
Affordable Rent (Local Housing Allowance ¹⁵)	£136.93	£172.60	£219.63	£264.66

- 4.6 Registered Providers (RPs) are permitted to increase rents by the Consumer Price Index ('CPI') plus 1% per annum, which we have reflected in our assessment.
- 4.7 The key issue for development viability is the capital value that each tenure will generate in terms of receipt from the acquiring RPs, as this will be one of the inputs that constitutes the Gross Development Value ('GDV') of a development. Table 4.7.1 below summarises the capital values that each tenure would generate. These capital values reflect the expected mix in Policy HO8 (Affordable Housing).

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
Social Rent	£230	£201	£193	£204	£198
Affordable Rent (not exceeding LHA)	£286	£271	£294	£317	£272
Overall blended value (68.75% social rent and 31.25% affordable rent)					£220

- 4.8 The Homes England '*Affordable Homes Programme 2026-2030*' document clearly states that RPs will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. Consequently, all our appraisals assume nil grant. Clearly, if grant funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.

Residential Park homes

- 4.9 The 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 month¹⁶ (£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;

¹⁵ Sussex East Broad Rental Market Area

¹⁶ Based on Berkeley Parks pitch fees at Lion House Park, Mill Road, Hailsham

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

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

Rents and yields for commercial development

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

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

Commercial floorspace	Rent per square metre	Investment yield	Rent free period (months)
Retail	£350	7.00%	12
Supermarkets	£275	5.50%	6
Office	£264	6.50%	12
Industrial and warehousing	£135	5.00%	12

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

Table 4.14.1: Recent hotel transactions in local area

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

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

Build costs

- 4.15 We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes (see Appendix 3). Base costs (adjusted for local circumstances by reference to the BCIS multiplier for Wealden District) as at 22 August 2026 are as follows. The relevant BCIS development description and code are shown in the second column:

Table 4.15.1: BCIS build costs

Type of development	BCIS code and description	Base cost per square metre	External works	Total per square metre (before policy costs)
Houses	810.1 Estate housing generally	£1,668	15%	£1,918
Flats – fewer than 6 storeys	816 Flats -3-5 storeys	£1,934	10%	£2,127
Retail	345 Shops	£1,705	10%	£1,876
Supermarkets	344 Supermarkets generally	£1,884	10%	£2,072
Offices	320 Offices air conditioned generally	£2,598	10%	£2,857
B2 industrial	282 Factories generally	£927	10%	£1,020
B8 storage and warehousing	284 Warehouses/ stores	£927	10%	£1,020
Community facilities	532 Community centres generally	£2,928	10%	£3,221
Hotels	852. Hotels	£3,221	10%	£3,543

- 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 to 17), developers typically incur additional costs for utilities upgrades, estate roads and other related infrastructure. We have incorporated a further allowance amounting to 15% of base construction costs to address these requirements.

Zero carbon and BREEAM

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

also identify additional capital costs of 1% to 4% for offices and 4% to 7% for industrial development. As reduced carbon homes become more commonplace after the Future Homes Standard has been introduced at the national level, the costs of the associated technology are likely to fall over time.

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

Accessibility standards

- 4.22 We have tested the impact of applying accessible and adaptable dwellings standards (Category 2 and Category 3) at the rates summarised in Table 4.22.1 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 4.22.1: Costs of accessibility standards (% uplift to base construction costs)

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

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

Professional fees

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

Development finance

- 4.25 Our appraisals assume that development finance can be secured at a rate of 7%, inclusive of arrangement and exit fees, reflective of funding conditions over the plan period.

Marketing costs

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

Wealden District CIL

- 4.27 As noted in Section 2, the Council approved its CIL Charging Schedule on 25 November 2015, and it came into effect on 1 April 2016. Table 4.27.1 below summarises the prevailing and indexed rates of

CIL. For residential developments, the Charging Schedule has two bands (higher and lower) charged at £200 and £150 per square metre respectively before indexation. Convenience retail is charged at £100 per square metre and comparison retail at £20 per square metre before indexation. All other uses attract the 'standard charge' of zero. We have also tested a range of alternative rates, which are also summarised in Table 4.27.1.

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

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

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

Section 106 costs

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

Biodiversity Net Gain

- 4.32 The Council has instructed Ramboll to advise on the additional costs of meeting both the statutory requirement for 10% biodiversity net gain, along with the cost of meeting the requirement for 15% in emerging Policy NE2 (Biodiversity Net Gain) and higher requirements of 20% and 25%. The cost up lifts they have identified are summarised in Table 4.32.1. We have applied the 15% uplift in our appraisals.

Table 4.32.1: Ramboll biodiversity net gain cost uplifts (central estimate) - % of base costs assuming £1,668 per square metre

Typology	No of residential units	10% net gain	15% net gain	20% net gain	25% net gain
Large greenfield	500-5,000	0.10%	0.12%	0.12%	0.17%
Medium greenfield	100-499	0.88%	1.04%	1.25%	1.46%
Small greenfield	<100	1.76%	1.95%	2.14%	2.33%
Medium brownfield	<100	0.04%	0.11%	0.18%	0.25%

Development and sales periods

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

Developer's profit

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

Exceptional costs

- 4.38 Exceptional costs can be an issue for development viability on previously developed land. These costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, in the absence of detailed site investigations, it

is not possible to provide a reliable estimate of what exceptional costs might be. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of costs for abnormal ground conditions and some other 'abnormal' costs is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample.

Benchmark land value

- 4.39 Benchmark land value, based on the existing use value of sites is a key consideration in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) results in a scheme that may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example, or at least a different mix of uses. Existing use value is effectively the 'bottom line' in a financial sense and therefore a key factor in this study.
- 4.40 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, the calculations assume that the landowner has made a judgement that the current use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed current use value in these circumstances.
- 4.41 Redevelopment proposals that generate residual land values below current use values are unlikely to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven, current use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, current use values should be regarded as benchmarks rather than definitive fixed variables on a site-by-site basis.
- 4.42 As noted in Section 2, much of the land coming forward for development in the District will be greenfield, which has a low existing use value as agricultural land (typically £20,000 to £23,000 per hectare)¹⁷. For greenfield sites, we have adopted a benchmark land value of between £0.25 million and £0.37 million per gross hectare, which is reflective of typical minimum option pricing for greenfield development land. This represents a multiple of 12.5 to 18.5 times agricultural land value, which is within the 10 to 20 times multiple typically applied in policy testing studies. This provides a significant premium above existing use value of between £20,000 - £23,000 agricultural land value to the landowner to incentivise them to bring forward land for development.
- 4.43 Previously developed sites in towns and village centres may be in various existing uses (redundant or secondary pubs, industrial units, retail units or offices), which are likely to attract limited demand for their current use and are thus, relatively unattractive as long-term investments to landowners. To establish benchmark land values for these uses, we have had regard to rents secured on lower quartile lettings within the District. Office rents in the District range from £5.11 to £40.50 per square foot, with the average rent in the lower quartile equating to £9.40 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;

¹⁷ See, for example, Savills 'Farmland Market' report, January 2022

- Yield 8.5%, reflecting the risk of securing lettings in a building which is close to economic and functional obsolescence;
- 2.5 year void and rent free period;
- £775 per square metre (£72 per square foot) for essential refurbishment including mechanical and electrical equipment;
- Purchaser's costs deducted at 6.8%;
- 15% lettings agent and letting legal fees; and
- 20% premium on resulting capital value.

4.44 The capital value generated is £949,000 including premium.

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

- Brownfield sites: £0.95 million per gross hectare;
- Higher value greenfield (smaller sites): £370,000 per gross hectare; and
- Lower value greenfield (larger sites): £250,000 per gross hectare.

5 Appraisal outputs

- 5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 6 and appendices 6, 7, 8, 9 and 10. We have appraised 36 development typologies, reflecting different densities and types of development across the District. These typologies include non-residential uses, including retail, offices, industrial, hotel and community uses.
- 5.2 Each appraisal incorporates (where relevant) between 0% and 50% affordable housing (in 5% increments) to test the 35% target in the emerging Affordable Housing policy, which seeks a tenure split of 55% social rent, 25% affordable rent and 20% intermediate accommodation.
- 5.3 For small sites that fall below the 10-unit threshold, we have factored in the emerging affordable housing requirement as on-site units to test their ability to make a potential affordable housing requirement. In practical terms, the emerging Affordable Housing policy recognises that the Council may, in exceptional circumstances, need to secure payments in lieu of on-site delivery on smaller sites, but the method of calculation reflects our approach for viability testing¹⁸.
- 5.4 For each development typology, we have tested a range of sales values, reflecting the spread identified in the previous section. Where the residual land value of a typology exceeds the benchmark land value, we show the result shaded green, to indicate that the Scheme is viable. Where the residual land value is no more than 10% lower than the benchmark land value (and therefore on the margins of being viable), the results are shaded in orange. Where the residual land value is either negative or more than 10% lower than the benchmark land value, the result is shaded red, to indicate that it is unviable.
- 5.5 For testing alternative CIL rates, we have tested a range of sales values, reflecting the spread identified in the previous section. Where the residual land value of a typology exceeds the benchmark land value, we have converted the surplus into a rate per square metre, which is equivalent to the maximum CIL that could, in theory, be charged for that particular development.
- 5.6 We have also tested the developments with CIL as an inputted amount (rather than an output) with the starting point being the adopted charging schedule rates after indexation. The purpose is to approach the potential CIL rates through the 'other end of the telescope', that is, to test the impact on the residual land value that each scheme generates with the existing CIL rates in place. This can assist the Council in forming a judgement as to the potential impact on changes to CIL rates on land values and, consequently, potential land supply for certain uses. The indexed and alternative rates for CIL are summarised in Table 5.6.1 below.

Table 5.6.1: Alternative CIL rates

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

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

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

6 Assessment of appraisal results

- 6.1 This section sets out the results of our appraisals with the residual land values calculated for scenarios with sales values and capital values reflective of market conditions across the District. We have tested the impact of emerging planning policies to assist the Council in its forthcoming Regulation 19 Local Plan consultation.

Affordable housing

- 6.2 As noted in Section 5, we have tested a series of affordable housing percentages ranging from 0% to 50%, increasing in 5% increments. These appraisals reflect the tenure mix in Policy HO8 (Affordable Housing), which seeks 55% social rent, 25% affordable rent and 20% intermediate. We have modelled the intermediate element as shared ownership, as this is likely to be the preferred tenure of registered providers, and moreover, it is considered in the Council's latest Local Housing Needs Assessment (LHNA) that discounted market sales housing (such as First Homes) is unlikely to have a significant role to play Wealden District (up to 5% overall).
- 6.3 The results for the appraisals with 55% social rent, 25% affordable rent and 20% shared ownership are summarised in tables 6.3.1 to 6.3.9 (with accessible text versions available at Appendix 6). Each table shows the results with different sales values, ranging from £4,100 per square metre to £6,017 per square metre. The appraisals assume a rented affordable housing unit mix of 40% one beds, 30% two beds, 25% three beds and 5% four beds; a mix for intermediate affordable housing of 20% one beds, 40% two beds, 30% three beds and 10% four beds; and 5% one beds, 30% two beds, 40% three beds and 25% four beds for market housing.
- 6.4 There are significant differences in the viability of schemes and the level of affordable housing that can be viably provided. These differences manifest themselves both on an area basis and also between schemes located in the same value area.
- 6.5 Where sales values are at the lower end of the tested range (£4,100 per square metre), many smaller schemes can deliver up to around 35% to 40% affordable housing or are on the margins of viability at this level of affordable housing, when brought forward on greenfield sites. Lower levels of affordable housing are viable when schemes are brought forward on previously developed land in lower value areas. In some cases, schemes are unviable at zero affordable housing when tested against the previously developed land benchmark land values. These results indicate that in lower value areas, sites with these benchmark land values are more likely to stay in their existing uses, rather than come forward for development.
- 6.6 As sales values increase, the extent to which schemes can provide affordable housing increases, but to varying degrees, with a range of outcomes at the highest sales values in the range (£6,017 per square metre). Above £5,000 per square metre, the viable level of affordable housing is typically around 35% against all three benchmark land values.
- 6.7 As can be noted from the results in tables 6.3.1 to 6.3.9, there is no uniform level of affordable housing where it can be said most schemes are viable. Setting any percentage below the emerging affordable housing policy target of 35% would, in principle, mean that some schemes that *could* have delivered 35% would no longer be required to do so if the Council adopted a lower percentage target. However, while the evidence indicates there might be limited scope for some schemes to provide more than 35% affordable housing, there will be increasing pressure on development to contribute towards the UK's Net Zero Carbon commitments which will increase costs over time. Policy CC1 (Net Zero Development Standards) of the Regulation 19 Local Plan is a first step towards reducing carbon emissions, but policies and building regulations will need to take further steps before 2050. Ambitions to increase affordable housing therefore needs to be balanced with the likely trajectory of climate change policy and adopting a higher policy (in excess of 35% affordable housing) is likely to result in an increasing need for site-specific viability testing at the planning application stage, particularly on applications brought forward on previously developed land.

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

WEALDEN LOCAL PLAN VIABILITY TESTING			Sales value £4,101 psm		AH tenure		Rented 80%	SO 20%	Frst Hms 0%						
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)			£948,923 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	£94,892	177,895	167,136	156,358	145,562	134,748	123,916	113,067	102,198	91,313	80,409	69,487		
2 Five unit development - edge of village	5	£253,046	296,492	278,560	260,597	242,603	224,580	206,527	188,444	170,330	152,188	134,015	115,812		
3 Eight unit development - village centre	8	£404,874	385,332	361,107	336,842	312,536	288,190	263,804	239,377	214,909	190,401	165,852	141,264		
4 Ten unit development - edge of village	10	£506,092	515,602	483,651	451,648	419,591	387,481	355,318	323,100	290,830	258,506	226,129	193,698		
5 Ten unit development - rural site	10	£632,615	515,602	483,651	451,648	419,591	387,481	355,318	323,100	290,830	258,506	226,129	193,698		
6 Fifteen unit development - edge of village	15	£759,138	773,402	725,477	677,472	629,386	581,221	532,975	484,650	436,245	387,760	339,194	290,548		
7 Twenty unit development - within town/village boundary	20	£843,487	966,997	906,467	845,837	785,105	724,272	663,338	602,303	541,167	479,930	418,591	357,152		
8 Thirty unit development - town centre	30	£948,923	2,780,896	2,552,652	2,324,029	2,095,025	1,865,641	1,635,878	1,405,735	1,175,212	944,309	713,027	481,364		
9 Fifty unit development within town/village boundary	50	£2,108,717	1,285,530	1,149,039	1,012,321	875,376	738,204	599,964	461,402	322,613	183,595	44,347	96,684		
10 One hundred unit development - edge of town	100	£5,271,793	1,936,473	1,655,719	1,374,501	1,092,815	810,664	528,046	244,965	39,214	327,873	617,004	908,587		
11 Three hundred unit scheme - edge of town	300	£15,815,379	4,294,885	3,581,381	2,866,692	2,150,820	1,431,134	705,788	21,092	760,729	1,501,582	2,243,647	2,986,928		
12 Four hundred unit scheme	400	£21,087,172	5,726,515	4,775,174	3,822,256	2,867,761	1,908,179	941,051	28,123	1,014,306	2,002,108	2,991,530	3,982,570		
13 Five hundred unit scheme	500	£26,358,965	7,763,742	6,638,082	5,490,524	4,341,064	3,182,161	2,019,776	855,475	327,806	1,529,960	2,746,054	3,964,141		
14 Seven hundred and fifty unit scheme	750	£39,538,448	11,050,541	9,443,616	7,834,024	6,221,766	4,598,965	2,970,172	1,337,311	316,195	2,001,101	3,703,243	5,431,965		
15 One thousand unit scheme	1,000	£52,717,931	13,837,811	11,836,903	9,832,675	7,825,128	5,806,110	3,779,304	1,745,687	308,571	2,406,049	4,524,179	6,672,704		
16 One thousand two hundred and fifty unit scheme	1,250	£65,897,414	15,616,601	13,367,619	11,113,005	8,845,300	6,573,844	4,292,433	1,999,336	312,820	2,674,126	5,060,601	7,481,186		
17 One thousand five hundred unit scheme	1,500	£94,892,276	17,142,697	14,671,769	12,166,470	9,696,398	7,200,311	4,688,336	2,168,396	374,317	2,973,400	5,597,747	8,265,159		
18 Caravan Park - 20 units	20	£474,461	692,175	692,175	692,175	692,175	692,175	692,175	692,175	692,175	692,175	692,175	692,175		
19 Caravan Park - 40 units	40	£948,923	1,296,774	1,296,774	1,296,774	1,296,774	1,296,774	1,296,774	1,296,774	1,296,774	1,296,774	1,296,774	1,296,774		
20 Caravan Park - 100 units	100	£2,372,307	3,241,934	3,241,934	3,241,934	3,241,934	3,241,934	3,241,934	3,241,934	3,241,934	3,241,934	3,241,934	3,241,934		
21 C2 care scheme - flatted scheme in town centre	60	£632,615	3,561,481	3,624,229	3,687,077	3,750,023	3,813,069	3,876,214	3,939,459	4,002,802	4,066,245	4,129,787	4,193,429		
22 C2 care scheme - flatted scheme edge of town/village	80	£1,265,230	4,748,642	4,832,305	4,916,102	5,000,031	5,084,092	5,168,286	5,252,611	5,337,069	5,421,660	5,506,383	5,591,238		
23 C2 care scheme - houses - edge of town/village	50	£1,482,692	1,263,650	1,175,944	1,089,092	1,000,094	911,948	823,656	735,217	646,631	557,899	469,020	379,994		

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	177,895	167,136	156,358	145,562	134,748	123,916	113,067	102,198	91,313	80,409	69,487		
2 Five unit development - edge of village	5	£98,667	296,492	278,560	260,597	242,603	224,580	206,527	188,444	170,330	152,188	134,015	115,812		
3 Eight unit development - village centre	8	£157,867	385,332	361,107	336,842	312,536	288,190	263,804	239,377	214,909	190,401	165,852	141,264		
4 Ten unit development - edge of village	10	£197,333	515,602	483,651	451,648	419,591	387,481	355,318	323,100	290,830	258,506	226,129	193,698		
5 Ten unit development - rural site	10	£246,667	515,602	483,651	451,648	419,591	387,481	355,318	323,100	290,830	258,506	226,129	193,698		
6 Fifteen unit development - edge of village	15	£296,000	773,402	725,477	677,472	629,386	581,221	532,975	484,650	436,245	387,760	339,194	290,548		
7 Twenty unit development - within town/village boundary	20	£328,889	966,997	906,467	845,837	785,105	724,272	663,338	602,303	541,167	479,930	418,591	357,152		
8 Thirty unit development - town centre	30	£370,000	2,780,896	2,552,652	2,324,029	2,095,025	1,865,641	1,635,878	1,405,735	1,175,212	944,309	713,027	481,364		
9 Fifty unit development within town/village boundary	50	£822,222	1,285,530	1,149,039	1,012,321	875,376	738,204	599,964	461,402	322,613	183,595	44,347	96,684		
10 One hundred unit development - edge of town	100	£2,055,556	1,936,473	1,655,719	1,374,501	1,092,815	810,664	528,046	244,965	39,214	327,873	617,004	908,587		
11 Three hundred unit scheme - edge of town	300	£6,166,667	4,294,885	3,581,381	2,866,692	2,150,820	1,431,134	705,788	21,092	760,729	1,501,582	2,243,647	2,986,928		
12 Four hundred unit scheme	400	£8,222,222	5,726,515	4,775,174	3,822,256	2,867,761	1,908,179	941,051	28,123	1,014,306	2,002,108	2,991,530	3,982,570		
13 Five hundred unit scheme	500	£10,277,778	7,763,742	6,638,082	5,490,524	4,341,064	3,182,161	2,019,776	855,475	327,806	1,529,960	2,746,054	3,964,141		
14 Seven hundred and fifty unit scheme	750	£15,416,667	11,050,541	9,443,616	7,834,024	6,221,766	4,598,965	2,970,172	1,337,311	316,195	2,001,101	3,703,243	5,431,965		
15 One thousand unit scheme	1,000	£20,555,556	13,837,811	11,836,903	9,832,675	7,825,128	5,806,110	3,779,304	1,745,687	308,571	2,406,049	4,524,179	6,672,704		
16 One thousand two hundred and fifty unit scheme	1,250	£25,694,444	15,616,601	13,367,619	11,113,005	8,845,300	6,573,844	4,292,433	1,999,336	312,820	2,674,126	5,060,601	7,481,186		
17 One thousand five hundred unit scheme	1,500	£37,000,000	17,142,697	14,671,769	12,166,470	9,696,398	7,200,311	4,688,336	2,168,396	374,317	2,973,400	5,597,747	8,265,159		
18 Caravan Park - 20 units	20	£185,000	692,175	692,175	692,175	692,175	692,175	692,175	692,175	692,175	692,175	692,175	692,175		
19 Caravan Park - 40 units	40	£370,000	1,296,774	1,296,774	1,296,774	1,296,774	1,296,774	1,296,774	1,296,774	1,296,774	1,296,774	1,296,774	1,296,774		
20 Caravan Park - 100 units	100	£925,000	3,241,934	3,241,934	3,241,934	3,241,934	3,241,934	3,241,934	3,241,934	3,241,934	3,241,934	3,241,934	3,241,934		
21 C2 care scheme - flatted scheme in town centre	60	£426,667	3,561,481	3,624,229	3,687,077	3,750,023	3,813,069	3,876,214	3,939,459	4,002,802	4,066,245	4,129,787	4,193,429		
22 C2 care scheme - flatted scheme edge of town/village	80	£493,333	4,748,642	4,832,305	4,916,102	5,000,031	5,084,092	5,168,286	5,252,611	5,337,069	5,421,660	5,506,383	5,591,238		
23 C2 care scheme - houses - edge of town/village	50	£578,125	1,263,650	1,175,944	1,089,092	1,000,094	911,948	823,656	735,217	646,631	557,899	469,020	379,994		

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)			£250,000 PER HA		Residual land values										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 Three unit development within town/village boundary	3	£25,000	177,895	167,136	156,358	145,562	134,748	123,916	113,067	102,198	91,313	80,409	69,487		
2 Five unit development - edge of village	5	£66,667	296,492	278,560	260,597	242,603	224,580	206,527	188,444	170,330	152,188	134,015	115,812		
3 Eight unit development - village centre	8	£106,667	385,332	361,107	336,842	312,536	288,190	263,804	239,377	214,909	190,401	165,852	141,264		
4 Ten unit development - edge of village	10	£133,333	515,602	483,651	451,648	419,591	387,481	355,318	323,100	290,830	258,506	226,129	193,698		
5 Ten unit development - rural site	10	£166,667	515,602	483,651	451,648	419,591	387,481	355,318	323,100	290,830	258,506	226,129	193,698		
6 Fifteen unit development - edge of village	15	£200,000	773,402	725,477	677,472	629,386	581,221	532,975	484,650	436,245	387,760	339,194	290,548		
7 Twenty unit development - within town/village boundary	20	£222,222	966,997	906,467	845,837	785,105	724,272	663,338	602,303	541,167	479,930	418,591	357,152		
8 Thirty unit development - town centre	30	£250,000	2,780,896	2,552,652	2,324,029	2,095,025	1,865,641	1,635,878	1,405,735	1,175,212	944,309	713,027	481,364		
9 Fifty unit development within town/village boundary	50	£555,556	1,285,530	1,149,039	1,012,321	875,376	738,204	599,964	461,402	322,613	183,595	44,347	96,684		
10 One hundred unit development - edge of town	100	£1,388,889	1,936,473	1,655,719	1,374,501	1,092,815	810,664	528,046	244,965	39,214	327,873	617,004	908,587		
11 Three hundred unit scheme - edge of town	300	£4,166,667	4,294,885	3,581,381	2,866,692	2,150,820	1,431,134	705,788	21,092	760,729	1,501,582	2,243,647	2,986,928		
12 Four hundred unit scheme	400	£5,555,556	5,726,515	4,775,174	3,822,256	2,867,761	1,908,179	941,051	28,123	1,014,306	2,002,108	2,991,530	3,982,570		

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

WEALDEN LOCAL PLAN VIABILITY TESTING			Sales value £4,341 psm		AH tenure	Rented 80%	SO 20%	Frst Hms 0%							
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)			£948,923 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	£94,892	228,792	215,938	203,062	190,164	177,246	164,305	151,343	138,360	125,355	112,328	99,280		
2 Five unit development - edge of village	5	£253,046	381,320	359,896	338,436	316,941	295,410	273,842	252,238	230,600	208,925	187,215	165,468		
3 Eight unit development - village centre	8	£404,874	515,733	486,185	456,588	426,941	397,244	367,498	337,703	307,858	277,964	248,021	218,028		
4 Ten unit development - edge of village	10	£506,092	678,604	639,975	601,284	562,526	523,705	484,819	445,868	406,852	367,773	328,629	289,420		
5 Ten unit development - rural site	10	£632,615	678,604	639,975	601,284	562,526	523,705	484,819	445,868	406,852	367,773	328,629	289,420		
6 Fifteen unit development - edge of village	15	£759,138	1,017,906	959,964	901,925	843,790	785,558	727,228	668,802	610,279	551,659	492,942	434,129		
7 Twenty unit development - within town/village boundary	20	£843,487	1,283,034	1,209,587	1,136,018	1,062,325	988,511	914,573	840,513	766,330	692,024	617,595	543,044		
8 Thirty unit development - town centre	30	£948,923	4,007,387	3,728,997	3,450,145	3,170,827	2,891,046	2,610,801	2,330,092	2,048,919	1,767,282	1,485,181	1,202,616		
9 Fifty unit development within town/village boundary	50	£2,108,717	2,028,568	1,861,710	1,694,575	1,527,162	1,359,471	1,191,501	1,023,255	854,731	685,928	516,848	347,490		
10 One hundred unit development - edge of town	100	£5,271,793	3,440,350	3,099,996	2,759,077	2,417,592	2,075,541	1,732,924	1,389,742	1,045,995	699,536	352,072	4,039		
11 Three hundred unit scheme - edge of town	300	£15,815,379	8,353,225	7,484,337	6,614,004	5,742,227	4,868,157	3,988,027	3,108,444	2,223,408	1,333,904	440,337	- 468,793		
12 Four hundred unit scheme	400	£21,087,172	11,137,634	9,979,115	8,818,672	7,656,303	6,490,876	5,317,368	4,141,924	2,964,544	1,778,537	587,116	- 625,058		
13 Five hundred unit scheme	500	£26,358,965	14,281,493	12,883,918	11,484,019	10,081,797	8,670,933	7,257,224	5,841,180	4,422,802	2,994,046	1,581,138	118,167		
14 Seven hundred and fifty unit scheme	750	£39,538,448	20,111,063	18,150,631	16,186,940	14,219,989	12,249,780	10,268,992	8,283,221	6,294,174	4,296,190	2,268,154	268,730		
15 One thousand unit scheme	1,000	£52,717,931	25,093,001	22,651,090	20,205,121	17,755,091	15,301,002	12,842,546	10,369,549	7,892,472	5,408,528	2,908,956	397,085		
16 One thousand two hundred and fifty unit scheme	1,250	£65,897,414	28,287,958	25,539,338	22,786,148	20,028,388	17,266,059	14,489,953	11,708,434	8,922,328	6,119,040	3,308,688	479,044		
17 One thousand five hundred unit scheme	1,500	£94,892,276	31,093,302	28,070,644	25,042,961	22,010,253	18,972,001	15,919,060	12,861,076	9,795,141	6,713,854	3,620,724	509,780		
18 Caravan Park - 20 units	20	£474,461	761,966	761,966	761,966	761,966	761,966	761,966	761,966	761,966	761,966	761,966	761,966		
19 Caravan Park - 40 units	40	£948,923	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357		
20 Caravan Park - 100 units	100	£2,372,307	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893		
21 C2 care scheme - flatted scheme in town centre	60	£632,615	- 2,907,196	- 2,996,110	- 3,085,166	- 3,174,366	- 3,263,709	- 3,353,195	- 3,442,825	- 3,532,598	- 3,622,513	- 3,712,573	- 3,802,774		
22 C2 care scheme - flatted scheme edge of town/village	80	£1,265,230	- 3,876,262	- 3,994,813	- 4,113,555	- 4,232,488	- 4,351,612	- 4,470,928	- 4,590,434	- 4,710,130	- 4,830,018	- 4,950,096	- 5,070,368		
23 C2 care scheme - houses - edge of town/village	50	£1,482,692	1,965,936	1,850,030	1,733,931	1,617,638	1,501,151	1,384,469	1,267,595	1,150,525	1,033,263	915,806	798,155		

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	228,792	215,938	203,062	190,164	177,246	164,305	151,343	138,360	125,355	112,328	99,280		
2 Five unit development - edge of village	5	£98,667	381,320	359,896	338,436	316,941	295,410	273,842	252,238	230,600	208,925	187,215	165,468		
3 Eight unit development - village centre	8	£157,867	515,733	486,185	456,588	426,941	397,244	367,498	337,703	307,858	277,964	248,021	218,028		
4 Ten unit development - edge of village	10	£197,333	678,604	639,975	601,284	562,526	523,705	484,819	445,868	406,852	367,773	328,629	289,420		
5 Ten unit development - rural site	10	£246,667	678,604	639,975	601,284	562,526	523,705	484,819	445,868	406,852	367,773	328,629	289,420		
6 Fifteen unit development - edge of village	15	£296,000	1,017,906	959,964	901,925	843,790	785,558	727,228	668,802	610,279	551,659	492,942	434,129		
7 Twenty unit development - within town/village boundary	20	£328,889	1,283,034	1,209,587	1,136,018	1,062,325	988,511	914,573	840,513	766,330	692,024	617,595	543,044		
8 Thirty unit development - town centre	30	£370,000	4,007,387	3,728,997	3,450,145	3,170,827	2,891,046	2,610,801	2,330,092	2,048,919	1,767,282	1,485,181	1,202,616		
9 Fifty unit development within town/village boundary	50	£822,222	2,028,568	1,861,710	1,694,575	1,527,162	1,359,471	1,191,501	1,023,255	854,731	685,928	516,848	347,490		
10 One hundred unit development - edge of town	100	£2,055,556	3,440,350	3,099,996	2,759,077	2,417,592	2,075,541	1,732,924	1,389,742	1,045,995	699,536	352,072	4,039		
11 Three hundred unit scheme - edge of town	300	£6,166,667	8,353,225	7,484,337	6,614,004	5,742,227	4,868,157	3,988,027	3,108,444	2,223,408	1,333,904	440,337	- 468,793		
12 Four hundred unit scheme	400	£8,222,222	11,137,634	9,979,115	8,818,672	7,656,303	6,490,876	5,317,368	4,141,924	2,964,544	1,778,537	587,116	- 625,058		
13 Five hundred unit scheme	500	£10,277,778	14,281,493	12,883,918	11,484,019	10,081,797	8,670,933	7,257,224	5,841,180	4,422,802	2,994,046	1,581,138	118,167		
14 Seven hundred and fifty unit scheme	750	£15,416,667	20,111,063	18,150,631	16,186,940	14,219,989	12,249,780	10,268,992	8,283,221	6,294,174	4,296,190	2,268,154	268,730		
15 One thousand unit scheme	1,000	£20,555,556	25,093,001	22,651,090	20,205,121	17,755,091	15,301,002	12,842,546	10,369,549	7,892,472	5,408,528	2,908,956	397,085		
16 One thousand two hundred and fifty unit scheme	1,250	£25,694,444	28,287,958	25,539,338	22,786,148	20,028,388	17,266,059	14,489,953	11,708,434	8,922,328	6,119,040	3,308,688	479,044		
17 One thousand five hundred unit scheme	1,500	£37,000,000	31,093,302	28,070,644	25,042,961	22,010,253	18,972,001	15,919,060	12,861,076	9,795,141	6,713,854	3,620,724	509,780		
18 Caravan Park - 20 units	20	£185,000	761,966	761,966	761,966	761,966	761,966	761,966	761,966	761,966	761,966	761,966	761,966		
19 Caravan Park - 40 units	40	£370,000	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357		
20 Caravan Park - 100 units	100	£925,000	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893		
21 C2 care scheme - flatted scheme in town centre	60	£246,667	- 2,907,196	- 2,996,110	- 3,085,166	- 3,174,366	- 3,263,709	- 3,353,195	- 3,442,825	- 3,532,598	- 3,622,513	- 3,712,573	- 3,802,774		
22 C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 3,876,262	- 3,994,813	- 4,113,555	- 4,232,488	- 4,351,612	- 4,470,928	- 4,590,434	- 4,710,130	- 4,830,018	- 4,950,096	- 5,070,368		
23 C2 care scheme - houses - edge of town/village	50	£578,125	1,965,936	1,850,030	1,733,931	1,617,638	1,501,151	1,384,469	1,267,595	1,150,525	1,033,263	915,806	798,155		

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)			£250,000 PER HA		Residual land values										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 Three unit development within town/village boundary	3	£25,000	228,792	215,938	203,062	190,164	177,246	164,305	151,343	138,360	125,355	112,328	99,280		
2 Five unit development - edge of village	5	£66,667	381,320	359,896	338,436	316,941	295,410	273,842	252,238	230,600	208,925	187,215	165,468		
3 Eight unit development - village centre	8	£108,667	515,733	486,185	456,588	426,941	397,244	367,498	337,703	307,858	277,964	248,021	218,028		
4 Ten unit development - edge of village	10	£133,333	678,604	639,975	601,284	562,526	523,705	484,819	445,868	406,852	367,773	328,629	289,420		
5 Ten unit development - rural site	10	£166,667	678,604	639,975	601,284	562,526	523,705	484,819	445,868	406,852	367,773	328,629	289,420		
6 Fifteen unit development - edge of village	15	£200,000	1,017,906	959,964	901,925	843,790	785,558	727,228	668,802	610,279	551,659	492,942	434,129		
7 Twenty unit development - within town/village boundary	20	£222,222	1,283,034	1,209,587	1,136,018	1,062,325	988,511	914,573	840,513	766,330	692,024	617,595	543,044		
8 Thirty unit development - town centre	30	£250,000	4,007,387	3,728,997	3,450,145	3,170,827	2,891,046	2,610,801	2,330,092	2,048,919	1,767,282	1,485,181	1,202,616		
9 Fifty unit development within town/village boundary	50	£555,556	2,028,568	1,861,710	1,694,575	1,527,162	1,359,471	1,191,501	1,023,255	854,731	685,928	516,848	347,490		
10 One hundred unit development - edge of town	100	£1,388,889	3,440,350	3,099,996	2,759,077	2,417,592	2,075,541	1,732,924	1,389,742	1,045,995	699,536	352,072	4,039		
11 Three hundred unit scheme - edge of town	300	£4,166,667	8,353,225	7,484,337	6,614,004	5,742,227	4,868,157	3,988,027	3,108,444	2,223,408	1,333,904	440,337	- 468,793		
12 Four hundred unit scheme	400	£5,555,556	11,137,634	9,979,115	8,818,672	7,656,303	6,490,876	5,317,368	4,141,924	2,964,544	1,778,537	587,116	- 625,058		
13 Five hundred unit scheme	500	£6,944,444	14,281,493	12,883,918	11,484,019	10,081,797	8,670,933	7,257,224	5,841,180	4,422,802	2,994,046	1,581,138	118,167		
14 Seven hundred and fifty unit scheme	750	£10,416,667	20,111,063	18,150,631	16,186,940	14,219,989									

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

WEALDEN LOCAL PLAN VIABILITY TESTING			Sales value £4,580 psm		AH tenure		Rented 80%	SO 20%	Frst Hms 0%							
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)			£948,923 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	£94,892	279,689	264,740	249,766	234,767	219,743	204,694	189,620	174,521	159,397	144,248	129,075			
2 Five unit development - edge of village	5	£253,046	466,148	441,233	416,277	391,279	366,239	341,157	316,034	290,869	265,662	240,414	215,124			
3 Eight unit development - village centre	8	£404,874	646,135	611,263	576,333	541,345	506,298	471,193	436,030	400,808	365,529	330,190	294,793			
4 Ten unit development - edge of village	10	£506,092	841,606	796,301	750,919	705,462	659,929	614,320	568,636	522,875	477,040	431,128	385,141			
5 Ten unit development - rural site	10	£632,615	841,606	796,301	750,919	705,462	659,929	614,320	568,636	522,875	477,040	431,128	385,141			
6 Fifteen unit development - edge of village	15	£759,138	1,262,409	1,194,450	1,126,379	1,058,193	989,893	921,481	852,953	784,313	715,560	646,691	577,710			
7 Twenty unit development - within town/village boundary	20	£843,487	1,598,831	1,512,463	1,425,950	1,339,292	1,252,491	1,165,544	1,078,454	991,219	903,840	816,316	728,648			
8 Thirty unit development - town centre	30	£948,923	5,227,869	4,900,537	4,572,660	4,244,237	3,915,267	3,585,724	3,254,449	2,922,626	2,590,254	2,257,336	1,923,868			
9 Fifty unit development within town/village boundary	50	£2,108,717	2,771,607	2,574,383	2,376,829	2,178,948	1,980,738	1,782,198	1,583,330	1,384,134	1,184,608	984,754	784,571			
10 One hundred unit development - edge of town	100	£5,271,793	4,942,483	4,540,777	4,138,403	3,735,360	3,331,649	2,927,269	2,522,220	2,116,503	1,710,117	1,303,064	895,341			
11 Three hundred unit scheme - edge of town	300	£15,815,379	12,343,907	11,316,250	10,286,882	9,255,805	8,223,016	7,189,519	6,152,310	5,111,054	4,066,187	3,019,602	1,969,086			
12 Four hundred unit scheme	400	£21,087,172	16,458,543	15,088,333	13,715,843	12,341,073	10,964,022	9,584,692	8,203,080	6,814,737	5,421,583	4,026,136	2,625,449			
13 Five hundred unit scheme	500	£26,358,965	20,676,547	19,023,169	17,367,041	15,708,158	14,046,523	12,382,136	10,713,600	9,037,190	7,358,017	5,676,080	3,988,321			
14 Seven hundred and fifty unit scheme	750	£39,538,448	29,039,361	26,723,194	24,400,877	22,074,699	19,744,661	17,410,764	15,073,006	12,731,388	10,379,444	8,021,018	5,658,716			
15 One thousand unit scheme	1,000	£52,717,931	36,170,707	33,290,298	30,405,094	27,515,094	24,617,205	21,710,231	18,798,448	15,881,859	12,960,461	10,026,094	7,083,810			
16 One thousand two hundred and fifty unit scheme	1,250	£65,897,414	40,761,044	37,516,598	34,266,751	31,011,501	27,747,429	24,474,018	21,195,194	17,910,955	14,620,572	11,314,644	8,003,285			
17 One thousand five hundred unit scheme	1,500	£94,892,276	44,820,724	41,251,378	37,676,089	34,094,857	30,507,683	26,909,451	23,302,371	19,689,336	16,070,346	12,435,241	8,792,984			
18 Caravan Park - 20 units	20	£474,461	831,758	831,758	831,758	831,758	831,758	831,758	831,758	831,758	831,758	831,758	831,758			
19 Caravan Park - 40 units	40	£948,923	1,575,940	1,575,940	1,575,940	1,575,940	1,575,940	1,575,940	1,575,940	1,575,940	1,575,940	1,575,940	1,575,940			
20 Caravan Park - 100 units	100	£2,372,307	3,939,851	3,939,851	3,939,851	3,939,851	3,939,851	3,939,851	3,939,851	3,939,851	3,939,851	3,939,851	3,939,851			
21 C2 care scheme - flatted scheme in town centre	60	£632,615	- 2,252,911	- 2,367,990	- 2,483,256	- 2,598,710	- 2,714,349	- 2,830,177	- 2,946,192	- 3,062,394	- 3,178,762	- 3,295,357	- 3,412,120			
22 C2 care scheme - flatted scheme edge of town/village	80	£1,265,230	- 3,003,881	- 3,157,320	- 3,311,008	- 3,464,946	- 3,619,133	- 3,773,569	- 3,928,255	- 4,083,191	- 4,238,376	- 4,393,811	- 4,549,494			
23 C2 care scheme - houses - edge of town/village	50	£1,482,692	2,664,431	2,520,526	2,376,381	2,231,995	2,087,367	1,942,499	1,797,390	1,652,040	1,506,449	1,360,617	1,214,544			

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	279,689	264,740	249,766	234,767	219,743	204,694	189,620	174,521	159,397	144,248	129,075			
2 Five unit development - edge of village	5	£98,667	466,148	441,233	416,277	391,279	366,239	341,157	316,034	290,869	265,662	240,414	215,124			
3 Eight unit development - village centre	8	£157,867	646,135	611,263	576,333	541,345	506,298	471,193	436,030	400,808	365,529	330,190	294,793			
4 Ten unit development - edge of village	10	£197,333	841,606	796,301	750,919	705,462	659,929	614,320	568,636	522,875	477,040	431,128	385,141			
5 Ten unit development - rural site	10	£246,667	841,606	796,301	750,919	705,462	659,929	614,320	568,636	522,875	477,040	431,128	385,141			
6 Fifteen unit development - edge of village	15	£296,000	1,262,409	1,194,450	1,126,379	1,058,193	989,893	921,481	852,953	784,313	715,560	646,691	577,710			
7 Twenty unit development - within town/village boundary	20	£328,889	1,598,831	1,512,463	1,425,950	1,339,292	1,252,491	1,165,544	1,078,454	991,219	903,840	816,316	728,648			
8 Thirty unit development - town centre	30	£370,000	5,227,869	4,900,537	4,572,660	4,244,237	3,915,267	3,585,724	3,254,449	2,922,626	2,590,254	2,257,336	1,923,868			
9 Fifty unit development within town/village boundary	50	£822,222	2,771,607	2,574,383	2,376,829	2,178,948	1,980,738	1,782,198	1,583,330	1,384,134	1,184,608	984,754	784,571			
10 One hundred unit development - edge of town	100	£2,055,556	4,942,483	4,540,777	4,138,403	3,735,360	3,331,649	2,927,269	2,522,220	2,116,503	1,710,117	1,303,064	895,341			
11 Three hundred unit scheme - edge of town	300	£6,166,667	12,343,907	11,316,250	10,286,882	9,255,805	8,223,016	7,189,519	6,152,310	5,111,054	4,066,187	3,019,602	1,969,086			
12 Four hundred unit scheme	400	£8,222,222	16,458,543	15,088,333	13,715,843	12,341,073	10,964,022	9,584,692	8,203,080	6,814,737	5,421,583	4,026,136	2,625,449			
13 Five hundred unit scheme	500	£10,277,778	20,676,547	19,023,169	17,367,041	15,708,158	14,046,523	12,382,136	10,713,600	9,037,190	7,358,017	5,676,080	3,988,321			
14 Seven hundred and fifty unit scheme	750	£15,416,667	29,039,361	26,723,194	24,400,877	22,074,699	19,744,661	17,410,764	15,073,006	12,731,388	10,379,444	8,021,018	5,658,716			
15 One thousand unit scheme	1,000	£20,555,556	36,170,707	33,290,298	30,405,094	27,515,094	24,617,205	21,710,231	18,798,448	15,881,859	12,960,461	10,026,094	7,083,810			
16 One thousand two hundred and fifty unit scheme	1,250	£25,694,444	40,761,044	37,516,598	34,266,751	31,011,501	27,747,429	24,474,018	21,195,194	17,910,955	14,620,572	11,314,644	8,003,285			
17 One thousand five hundred unit scheme	1,500	£37,000,000	44,820,724	41,251,378	37,676,089	34,094,857	30,507,683	26,909,451	23,302,371	19,689,336	16,070,346	12,435,241	8,792,984			
18 Caravan Park - 20 units	20	£185,000	831,758	831,758	831,758	831,758	831,758	831,758	831,758	831,758	831,758	831,758	831,758			
19 Caravan Park - 40 units	40	£370,000	1,575,940	1,575,940	1,575,940	1,575,940	1,575,940	1,575,940	1,575,940	1,575,940	1,575,940	1,575,940	1,575,940			
20 Caravan Park - 100 units	100	£925,000	3,939,851	3,939,851	3,939,851	3,939,851	3,939,851	3,939,851	3,939,851	3,939,851	3,939,851	3,939,851	3,939,851			
21 C2 care scheme - flatted scheme in town centre	60	£246,667	- 2,252,911	- 2,367,990	- 2,483,256	- 2,598,710	- 2,714,349	- 2,830,177	- 2,946,192	- 3,062,394	- 3,178,762	- 3,295,357	- 3,412,120			
22 C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 3,003,881	- 3,157,320	- 3,311,008	- 3,464,946	- 3,619,133	- 3,773,569	- 3,928,255	- 4,083,191	- 4,238,376	- 4,393,811	- 4,549,494			
23 C2 care scheme - houses - edge of town/village	50	£578,125	2,664,431	2,520,526	2,376,381	2,231,995	2,087,367	1,942,499	1,797,390	1,652,040	1,506,449	1,360,617	1,214,544			

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)			£250,000 PER HA		Residual land values											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
1 Three unit development within town/village boundary	3	£25,000	279,689	264,740	249,766	234,767	219,743	204,694	189,620	174,521	159,397	144,248	129,075			
2 Five unit development - edge of village	5	£66,667	466,148	441,233	416,277	391,279	366,239	341,157	316,034	290,869	265,662	240,414	215,124			
3 Eight unit development - village centre	8	£106,667	646,135	611,263	576,333	541,345	506,298	471,193	436,030	400,808	365,529	330,190	294,793			
4 Ten unit development - edge of village	10	£133,333	841,606	796,301	750,919	705,462	659,929	614,320	568,636	522,875	477,040	431,128	385,141			

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

WEALDEN LOCAL PLAN VIABILITY TESTING			Sales value £4,820 psm		AH tenure		Rented 80%	SO 20%	Frst Hms 0%						
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)			£948,923 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	£94,892	330,585	313,542	296,470	279,370	262,241	245,083	227,897	210,682	193,439	176,168	158,868		
2 Five unit development - edge of village	5	£253,046	550,976	522,570	494,117	465,616	437,069	408,471	379,828	351,138	322,399	293,614	264,780		
3 Eight unit development - village centre	8	£404,874	776,537	736,342	696,079	655,750	615,352	574,888	534,357	493,758	453,092	412,359	371,559		
4 Ten unit development - edge of village	10	£506,092	1,004,608	952,625	900,554	848,398	796,153	743,822	691,403	638,898	586,306	533,627	480,862		
5 Ten unit development - rural site	10	£632,615	1,004,608	952,625	900,554	848,398	796,153	743,822	691,403	638,898	586,306	533,627	480,862		
6 Fifteen unit development - edge of village	15	£759,138	1,506,913	1,426,938	1,350,531	1,272,596	1,194,229	1,115,733	1,037,105	958,348	879,459	800,441	721,292		
7 Twenty unit development - within town/village boundary	20	£843,487	1,914,627	1,815,337	1,715,881	1,616,259	1,516,470	1,416,516	1,316,395	1,216,109	1,115,656	1,015,038	914,252		
8 Thirty unit development - town centre	30	£948,923	6,438,160	6,061,306	5,683,822	5,305,711	4,926,970	4,547,600	4,167,600	3,786,971	3,405,714	3,023,827	2,641,311		
9 Fifty unit development within town/village boundary	50	£2,108,717	3,514,645	3,287,054	3,059,084	2,830,734	2,602,004	2,372,894	2,143,405	1,913,537	1,683,288	1,452,660	1,221,653		
10 One hundred unit development - edge of town	100	£5,271,793	6,440,632	5,978,853	5,516,304	5,052,985	4,587,757	4,121,613	3,654,699	3,187,012	2,718,555	2,249,325	1,779,324		
11 Three hundred unit scheme - edge of town	300	£15,815,379	16,287,810	15,102,468	13,915,150	12,725,859	11,534,592	10,341,352	9,146,135	7,948,944	6,747,606	5,541,954	4,334,321		
12 Four hundred unit scheme	400	£21,087,172	21,717,080	20,136,624	18,553,535	16,967,812	15,379,457	13,788,468	12,194,847	10,598,592	8,996,808	7,389,273	5,779,094		
13 Five hundred unit scheme	500	£26,358,965	27,006,269	25,098,631	23,187,813	21,273,817	19,356,641	17,436,266	15,512,751	13,585,450	11,650,048	9,711,456	7,769,680		
14 Seven hundred and fifty unit scheme	750	£39,538,448	37,876,986	35,206,198	32,527,758	29,844,862	27,157,510	24,465,701	21,769,435	19,068,714	16,363,536	13,653,902	10,932,235		
15 One thousand unit scheme	1,000	£52,717,931	47,148,881	43,825,296	40,496,172	37,161,508	33,821,306	30,475,565	27,121,426	23,757,960	20,388,944	17,014,378	13,634,262		
16 One thousand two hundred and fifty unit scheme	1,250	£65,897,414	53,118,969	49,374,913	45,624,610	41,868,084	38,105,309	34,336,236	30,561,041	26,774,695	22,979,685	19,178,621	15,371,505		
17 One thousand five hundred unit scheme	1,500	£94,892,276	58,423,679	54,304,088	50,177,632	46,044,310	41,904,122	37,757,068	33,603,149	29,442,365	25,271,063	21,088,434	16,898,927		
18 Caravan Park - 20 units	20	£474,461	901,550	901,550	901,550	901,550	901,550	901,550	901,550	901,550	901,550	901,550	901,550		
19 Caravan Park - 40 units	40	£948,923	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524		
20 Caravan Park - 100 units	100	£2,372,307	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810		
21 C2 care scheme - flatted scheme in town centre	60	£632,615	- 1,598,625	- 1,739,870	- 1,881,345	- 2,023,052	- 2,164,990	- 2,307,159	- 2,449,558	- 2,592,189	- 2,735,050	- 2,878,143	- 3,021,467		
22 C2 care scheme - flatted scheme edge of town/village	80	£1,265,200	- 2,131,501	- 2,319,826	- 2,508,461	- 2,697,403	- 2,886,654	- 3,076,211	- 3,266,077	- 3,456,252	- 3,646,734	- 3,837,524	- 4,028,622		
23 C2 care scheme - houses - edge of town/village	50	£1,482,692	3,362,925	3,191,022	3,018,630	2,846,351	2,673,584	2,500,526	2,327,185	2,153,555	1,979,635	1,805,426	1,630,934		

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)			£370,000 PER HA		Residual land values										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 Three unit development within town/village boundary	3	£37,000	330,585	313,542	296,470	279,370	262,241	245,083	227,897	210,682	193,439	176,168	158,868		
2 Five unit development - edge of village	5	£98,667	550,976	522,570	494,117	465,616	437,069	408,471	379,828	351,138	322,399	293,614	264,780		
3 Eight unit development - village centre	8	£157,867	776,537	736,342	696,079	655,750	615,352	574,888	534,357	493,758	453,092	412,359	371,559		
4 Ten unit development - edge of village	10	£197,333	1,004,608	952,625	900,554	848,398	796,153	743,822	691,403	638,898	586,306	533,627	480,862		
5 Ten unit development - rural site	10	£246,667	1,004,608	952,625	900,554	848,398	796,153	743,822	691,403	638,898	586,306	533,627	480,862		
6 Fifteen unit development - edge of village	15	£296,000	1,506,913	1,426,938	1,350,531	1,272,596	1,194,229	1,115,733	1,037,105	958,348	879,459	800,441	721,292		
7 Twenty unit development - within town/village boundary	20	£328,889	1,914,627	1,815,337	1,715,881	1,616,259	1,516,470	1,416,516	1,316,395	1,216,109	1,115,656	1,015,038	914,252		
8 Thirty unit development - town centre	30	£370,000	6,438,160	6,061,306	5,683,822	5,305,711	4,926,970	4,547,600	4,167,600	3,786,971	3,405,714	3,023,827	2,641,311		
9 Fifty unit development within town/village boundary	50	£822,222	3,514,645	3,287,054	3,059,084	2,830,734	2,602,004	2,372,894	2,143,405	1,913,537	1,683,288	1,452,660	1,221,653		
10 One hundred unit development - edge of town	100	£2,055,556	6,440,632	5,978,853	5,516,304	5,052,985	4,587,757	4,121,613	3,654,699	3,187,012	2,718,555	2,249,325	1,779,324		
11 Three hundred unit scheme - edge of town	300	£6,166,667	16,287,810	15,102,468	13,915,150	12,725,859	11,534,592	10,341,352	9,146,135	7,948,944	6,747,606	5,541,954	4,334,321		
12 Four hundred unit scheme	400	£8,222,222	21,717,080	20,136,624	18,553,535	16,967,812	15,379,457	13,788,468	12,194,847	10,598,592	8,996,808	7,389,273	5,779,094		
13 Five hundred unit scheme	500	£10,277,778	27,006,269	25,098,631	23,187,813	21,273,817	19,356,641	17,436,266	15,512,751	13,585,450	11,650,048	9,711,456	7,769,680		
14 Seven hundred and fifty unit scheme	750	£15,416,667	37,876,986	35,206,198	32,527,758	29,844,862	27,157,510	24,465,701	21,769,435	19,068,714	16,363,536	13,653,902	10,932,235		
15 One thousand unit scheme	1,000	£20,555,556	47,148,881	43,825,296	40,496,172	37,161,508	33,821,306	30,475,565	27,121,426	23,757,960	20,388,944	17,014,378	13,634,262		
16 One thousand two hundred and fifty unit scheme	1,250	£25,694,444	53,118,969	49,374,913	45,624,610	41,868,084	38,105,309	34,336,236	30,561,041	26,774,695	22,979,685	19,178,621	15,371,505		
17 One thousand five hundred unit scheme	1,500	£37,000,000	58,423,679	54,304,088	50,177,632	46,044,310	41,904,122	37,757,068	33,603,149	29,442,365	25,271,063	21,088,434	16,898,927		
18 Caravan Park - 20 units	20	£185,000	901,550	901,550	901,550	901,550	901,550	901,550	901,550	901,550	901,550	901,550	901,550		
19 Caravan Park - 40 units	40	£370,000	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524		
20 Caravan Park - 100 units	100	£925,000	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810		
21 C2 care scheme - flatted scheme in town centre	60	£246,667	- 1,598,625	- 1,739,870	- 1,881,345	- 2,023,052	- 2,164,990	- 2,307,159	- 2,449,558	- 2,592,189	- 2,735,050	- 2,878,143	- 3,021,467		
22 C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 2,131,501	- 2,319,826	- 2,508,461	- 2,697,403	- 2,886,654	- 3,076,211	- 3,266,077	- 3,456,252	- 3,646,734	- 3,837,524	- 4,028,622		
23 C2 care scheme - houses - edge of town/village	50	£578,125	3,362,925	3,191,022	3,018,630	2,846,351	2,673,584	2,500,526	2,327,185	2,153,555	1,979,635	1,805,426	1,630,934		

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)			£250,000 PER HA		Residual land values										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 Three unit development within town/village boundary	3	£25,000	330,585	313,542	296,470	279,370	262,241	245,083	227,897	210,682	193,439	176,168	158,868		
2 Five unit development - edge of village	5	£66,667	550,976	522,570	494,117	465,616	437,069	408,471	379,828	351,138	322,399	293,614	264,780		
3 Eight unit development - village centre	8	£106,667	776,537	736,342	696,079	655,750	615,352	574,888	534,357	493,758	453,092	412,359	371,559		
4 Ten unit development - edge of village	10	£133,333	1,004,608	952,625	900,554	848,398	796,153	743,822	691,403	638,898	586,306	533,627	480,862		
5 Ten unit development - rural site	10	£166,667	1,004,608	952,625	900,554	848,398	796,153	743,822	691,403	638,898	586,306	533,627	480,862		
6 Fifteen unit development - edge of village	15	£200,000	1,506,913	1,426,938	1,350,531	1,272,596	1,194,229	1,115,733	1,037,105	958,348	879,459	800,441	721,292		
7 Twenty unit development - within town/village boundary	20	£222,222	1,914,627	1,815,337	1,715,881	1,616,259	1,516,470	1,416,516	1,316,395	1,216,109	1,115,656	1,015,038	914,252		
8 Thirty unit development - town centre	30	£250,000	6,438,160	6,061,306	5,683,822	5,305,711	4,926,970	4,547,600	4,167,600	3,786,971	3,405,714	3,023,827	2,641,311		
9 Fifty unit development within town/village boundary	50	£555,556	3,514,645	3,287,054	3,059,084	2,830,734	2,602,004	2,372,894	2,143,405	1,913,537	1,683,288	1,452,660	1,221,653		
10 One hundred unit development - edge of town	100	£1,388,889	6,440,632	5,978,853	5,516,304	5,052,985	4,587,757	4,1							

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

WEALDEN LOCAL PLAN VIABILITY TESTING			Sales value £5,059 psm		AH tenure		Rented 80%	SO 20%	Frst Hms 0%						
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)			£948,923 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	£94,892	362,322	344,127	325,902	307,646	289,360	271,043	252,696	234,319	215,910	197,472	179,003		
2 Five unit development - edge of village	5	£253,046	603,871	573,545	543,170	512,744	482,266	451,739	421,160	390,530	359,851	329,120	298,338		
3 Eight unit development - village centre	8	£404,874	855,903	812,897	769,818	726,666	683,444	640,149	596,782	553,343	509,833	466,250	422,596		
4 Ten unit development - edge of village	10	£506,092	1,103,817	1,048,296	992,682	936,974	881,174	825,281	769,295	713,217	657,045	600,780	544,423		
5 Ten unit development - rural site	10	£632,615	1,103,817	1,048,296	992,682	936,974	881,174	825,281	769,295	713,217	657,045	600,780	544,423		
6 Fifteen unit development - edge of village	15	£759,138	1,655,725	1,572,443	1,489,022	1,405,461	1,321,762	1,237,922	1,153,943	1,069,825	985,567	901,170	816,634		
7 Twenty unit development - within town/village boundary	20	£843,487	2,105,031	1,998,991	1,892,773	1,786,377	1,679,805	1,573,056	1,466,128	1,359,023	1,251,740	1,144,281	1,036,644		
8 Thirty unit development - town centre	30	£948,923	7,159,416	6,757,109	6,354,131	5,950,480	5,546,157	5,141,163	4,735,497	4,329,158	3,922,148	3,514,465	3,106,111		
9 Fifty unit development within town/village boundary	50	£2,108,717	3,944,552	3,702,007	3,459,056	3,215,701	2,971,941	2,727,777	2,483,207	2,238,232	1,992,854	1,747,069	1,500,880		
10 One hundred unit development - edge of town	100	£5,271,793	7,322,827	6,830,045	6,336,441	5,842,015	5,346,767	4,850,699	4,353,809	3,855,601	3,355,684	2,854,943	2,353,379		
11 Three hundred unit scheme - edge of town	300	£15,815,379	18,539,775	17,276,806	16,011,733	14,744,553	13,475,269	12,203,879	10,930,383	9,654,782	8,377,076	7,097,264	5,814,714		
12 Four hundred unit scheme	400	£21,087,172	24,719,700	23,035,742	21,348,977	19,659,405	17,967,025	16,271,838	14,573,844	12,873,043	11,169,435	9,463,018	7,752,952		
13 Five hundred unit scheme	500	£26,358,965	30,603,888	28,572,277	26,537,279	24,498,892	22,457,118	20,411,956	18,363,406	16,311,468	14,256,141	12,197,428	10,130,277		
14 Seven hundred and fifty unit scheme	750	£39,538,448	42,857,435	40,016,167	37,167,232	34,312,817	31,453,657	28,589,752	25,721,105	22,847,713	19,969,576	17,086,695	14,199,070		
15 One thousand unit scheme	1,000	£52,717,931	53,287,710	49,753,601	46,213,598	42,667,703	39,115,914	35,558,232	31,994,294	28,419,095	24,837,992	21,250,987	17,658,078		
16 One thousand two hundred and fifty unit scheme	1,250	£65,897,414	59,948,145	55,971,028	51,987,279	47,996,897	43,999,884	39,996,238	35,983,775	31,961,192	27,931,968	23,896,102	19,853,594		
17 One thousand five hundred unit scheme	1,500	£94,892,276	65,859,834	61,487,725	57,108,325	52,721,635	48,327,654	43,926,382	39,517,819	35,099,440	30,669,930	26,233,120	21,789,007		
18 Caravan Park - 20 units	20	£474,461	866,251	866,251	866,251	866,251	866,251	866,251	866,251	866,251	866,251	866,251	866,251		
19 Caravan Park - 40 units	40	£948,923	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926		
20 Caravan Park - 100 units	100	£2,372,307	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315		
21 C2 care scheme - flatted scheme in town centre	60	£632,615	- 1,329,442	- 1,477,899	- 1,626,597	- 1,775,540	- 1,924,726	- 2,074,155	- 2,223,627	- 2,373,742	- 2,523,901	- 2,674,302	- 2,824,948		
22 C2 care scheme - flatted scheme edge of town/village	80	£1,265,230	- 1,772,589	- 1,970,530	- 2,168,797	- 2,367,387	- 2,566,301	- 2,765,539	- 2,965,103	- 3,164,990	- 3,365,201	- 3,565,737	- 3,766,597		
23 C2 care scheme - houses - edge of town/village	50	£1,482,692	3,755,403	3,570,561	3,385,411	3,199,950	3,014,180	2,828,100	2,641,711	2,455,012	2,268,002	2,080,684	1,893,056		

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	362,322	344,127	325,902	307,646	289,360	271,043	252,696	234,319	215,910	197,472	179,003		
2 Five unit development - edge of village	5	£98,667	603,871	573,545	543,170	512,744	482,266	451,739	421,160	390,530	359,851	329,120	298,338		
3 Eight unit development - village centre	8	£157,867	855,903	812,897	769,818	726,666	683,444	640,149	596,782	553,343	509,833	466,250	422,596		
4 Ten unit development - edge of village	10	£197,333	1,103,817	1,048,296	992,682	936,974	881,174	825,281	769,295	713,217	657,045	600,780	544,423		
5 Ten unit development - rural site	10	£246,667	1,103,817	1,048,296	992,682	936,974	881,174	825,281	769,295	713,217	657,045	600,780	544,423		
6 Fifteen unit development - edge of village	15	£296,000	1,655,725	1,572,443	1,489,022	1,405,461	1,321,762	1,237,922	1,153,943	1,069,825	985,567	901,170	816,634		
7 Twenty unit development - within town/village boundary	20	£328,889	2,105,031	1,998,991	1,892,773	1,786,377	1,679,805	1,573,056	1,466,128	1,359,023	1,251,740	1,144,281	1,036,644		
8 Thirty unit development - town centre	30	£370,000	7,159,416	6,757,109	6,354,131	5,950,480	5,546,157	5,141,163	4,735,497	4,329,158	3,922,148	3,514,465	3,106,111		
9 Fifty unit development within town/village boundary	50	£822,222	3,944,552	3,702,007	3,459,056	3,215,701	2,971,941	2,727,777	2,483,207	2,238,232	1,992,854	1,747,069	1,500,880		
10 One hundred unit development - edge of town	100	£2,055,556	7,322,827	6,830,045	6,336,441	5,842,015	5,346,767	4,850,699	4,353,809	3,855,601	3,355,684	2,854,943	2,353,379		
11 Three hundred unit scheme - edge of town	300	£6,166,667	18,539,775	17,276,806	16,011,733	14,744,553	13,475,269	12,203,879	10,930,383	9,654,782	8,377,076	7,097,264	5,814,714		
12 Four hundred unit scheme	400	£8,222,222	24,719,700	23,035,742	21,348,977	19,659,405	17,967,025	16,271,838	14,573,844	12,873,043	11,169,435	9,463,018	7,752,952		
13 Five hundred unit scheme	500	£10,277,778	30,603,888	28,572,277	26,537,279	24,498,892	22,457,118	20,411,956	18,363,406	16,311,468	14,256,141	12,197,428	10,130,277		
14 Seven hundred and fifty unit scheme	750	£15,416,667	42,857,435	40,016,167	37,167,232	34,312,817	31,453,657	28,589,752	25,721,105	22,847,713	19,969,576	17,086,695	14,199,070		
15 One thousand unit scheme	1,000	£20,555,556	53,287,710	49,753,601	46,213,598	42,667,703	39,115,914	35,558,232	31,994,294	28,419,095	24,837,992	21,250,987	17,658,078		
16 One thousand two hundred and fifty unit scheme	1,250	£25,694,444	59,948,145	55,971,028	51,987,279	47,996,897	43,999,884	39,996,238	35,983,775	31,961,192	27,931,968	23,896,102	19,853,594		
17 One thousand five hundred unit scheme	1,500	£37,000,000	65,859,834	61,487,725	57,108,325	52,721,635	48,327,654	43,926,382	39,517,819	35,099,440	30,669,930	26,233,120	21,789,007		
18 Caravan Park - 20 units	20	£185,000	866,251	866,251	866,251	866,251	866,251	866,251	866,251	866,251	866,251	866,251	866,251		
19 Caravan Park - 40 units	40	£370,000	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926		
20 Caravan Park - 100 units	100	£925,000	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315		
21 C2 care scheme - flatted scheme in town centre	60	£246,667	- 1,329,442	- 1,477,899	- 1,626,597	- 1,775,540	- 1,924,726	- 2,074,155	- 2,223,627	- 2,373,742	- 2,523,901	- 2,674,302	- 2,824,948		
22 C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 1,772,589	- 1,970,530	- 2,168,797	- 2,367,387	- 2,566,301	- 2,765,539	- 2,965,103	- 3,164,990	- 3,365,201	- 3,565,737	- 3,766,597		
23 C2 care scheme - houses - edge of town/village	50	£578,125	3,755,403	3,570,561	3,385,411	3,199,950	3,014,180	2,828,100	2,641,711	2,455,012	2,268,002	2,080,684	1,893,056		

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	362,322	344,127	325,902	307,646	289,360	271,043	252,696	234,319	215,910	197,472	179,003		
2 Five unit development - edge of village	5	£66,667	603,871	573,545	543,170	512,744	482,266	451,739	421,160	390,530	359,851	329,120	298,338		
3 Eight unit development - village centre	8	£106,667	855,903	812,897	769,818	726,666	683,444	640,149	596,782	553,343	509,833	466,250	422,596		
4 Ten unit development - edge of village	10	£133,333	1,103,817	1,048,296	992,682	936,974	881,174	825,281	769,295	713,217	657,045	600,780	544,423		
5 Ten unit development - rural site	10	£166,667	1,103,817	1,048,296	992,682	936,974	881,174	825,281	769,295	713,217	657,045	600,780	544,423		
6 Fifteen unit development - edge of village	15	£200,000	1,655,725	1,572,443	1,489,022	1,405,461	1,321,762	1,237,922	1,153,943	1,069,825	985,567	901,170	816,634		
7 Twenty unit development - within town/village boundary	20	£222,222	2,105,031	1,998,991	1,892,773	1,786,377	1,679,805	1,573,056	1,466,128	1,359,023	1,251,740	1,144,281	1,036,644		
8 Thirty unit development - town centre	30	£250,000	7,159,416	6,757,109	6,354,131	5,950,480	5,546,157	5,141,163	4,735,497	4,329,158	3,922,148	3,514,465	3,106,111		
9 Fifty unit development within town/village boundary	50	£555,556	3,944,552	3,702,007	3,459,056	3,215,701	2,971,941	2,727,777	2,483,207	2,238,232	1,992,854	1,747,069	1,500,880		
10 One hundred unit development - edge of town	100	£1,388,889	7,322,827	6,830,045	6,336,441	5									

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

WEALDEN LOCAL PLAN VIABILITY TESTING			Sales value £5,299 psm		AH tenure		Rented 80%	SO 20%	Frst Hms 0%					
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)			£948,923 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	£94,892	413,219	392,929	372,606	352,248	331,857	311,432	290,973	270,479	249,952	229,391	208,796	
2 Five unit development - edge of village	5	£253,046	688,699	654,883	621,010	587,082	553,095	519,053	484,955	450,799	416,587	382,319	347,994	
3 Eight unit development - village centre	8	£404,874	986,306	937,975	889,563	841,071	792,498	743,844	695,109	646,294	597,396	548,419	499,226	
4 Ten unit development - edge of village	10	£506,092	1,266,819	1,204,620	1,142,317	1,079,909	1,017,398	954,783	892,063	829,240	766,231	703,027	639,718	
5 Ten unit development - rural site	10	£632,615	1,266,819	1,204,620	1,142,317	1,079,909	1,017,398	954,783	892,063	829,240	766,231	703,027	639,718	
6 Fifteen unit development - edge of village	15	£759,138	1,900,229	1,806,930	1,713,475	1,619,864	1,526,097	1,432,174	1,338,095	1,243,859	1,149,347	1,054,540	959,578	
7 Twenty unit development - within town/village boundary	20	£843,487	2,420,827	2,301,866	2,182,705	2,063,345	1,943,785	1,824,027	1,704,069	1,583,913	1,463,557	1,343,002	1,222,248	
8 Thirty unit development - town centre	30	£948,923	3,369,707	3,117,878	2,865,293	2,611,954	2,358,880	2,105,011	1,851,406	1,597,801	1,344,196	1,089,591	835,086	
9 Fifty unit development within town/village boundary	50	£2,108,717	4,685,202	4,412,580	4,139,503	3,865,971	3,591,984	3,317,541	3,042,643	2,767,289	2,491,480	2,214,975	1,937,962	
10 One hundred unit development - edge of town	100	£5,271,793	8,809,927	8,256,369	7,701,888	7,146,483	6,590,155	6,032,903	5,474,728	4,915,629	4,355,607	3,794,661	3,232,792	
11 Three hundred unit scheme - edge of town	300	£15,815,379	22,447,229	21,026,918	19,604,237	18,179,187	16,751,766	15,321,977	13,889,819	12,455,291	11,018,393	9,579,127	8,134,827	
12 Four hundred unit scheme	400	£21,087,172	29,929,639	28,035,890	26,138,982	24,238,915	22,335,688	20,429,303	18,519,758	16,607,055	14,691,192	12,772,169	10,846,435	
13 Five hundred unit scheme	500	£26,358,965	36,888,280	34,602,634	32,313,174	30,019,900	27,722,813	25,421,911	23,117,195	20,808,665	18,494,822	16,175,137	13,851,633	
14 Seven hundred and fifty unit scheme	750	£39,538,448	51,634,952	48,435,252	45,230,211	42,019,832	38,804,114	35,583,055	32,356,659	29,124,923	25,887,847	22,645,433	19,397,680	
15 One thousand unit scheme	1,000	£52,717,931	64,210,295	60,233,186	56,249,442	52,259,060	48,262,042	44,256,155	40,242,031	36,221,264	32,193,854	28,159,801	24,119,106	
16 One thousand two hundred and fifty unit scheme	1,250	£65,897,414	72,248,011	67,771,624	63,287,768	58,796,441	54,297,645	49,791,380	45,277,047	40,751,504	36,218,486	31,677,990	27,130,018	
17 One thousand five hundred unit scheme	1,500	£94,892,276	79,397,978	74,476,237	69,546,282	64,608,115	59,661,735	54,707,143	49,744,338	44,773,320	39,794,090	34,801,950	29,800,828	
18 Caravan Park - 20 units	20	£474,461	936,042	936,042	936,042	936,042	936,042	936,042	936,042	936,042	936,042	936,042	936,042	
19 Caravan Park - 40 units	40	£948,923	1,784,509	1,784,509	1,784,509	1,784,509	1,784,509	1,784,509	1,784,509	1,784,509	1,784,509	1,784,509	1,784,509	
20 Caravan Park - 100 units	100	£2,372,207	4,461,273	4,461,273	4,461,273	4,461,273	4,461,273	4,461,273	4,461,273	4,461,273	4,461,273	4,461,273	4,461,273	
21 C2 care scheme - flatted scheme in town centre	60	£632,615	678,849	650,352	624,687	599,883	575,366	551,136	527,194	503,538	480,169	457,088	434,294	
22 C2 care scheme - flatted scheme edge of town/village	80	£1,265,230	905,133	1,133,803	1,366,250	1,599,844	1,833,822	2,068,182	2,302,924	2,538,050	2,773,559	3,009,450	3,245,724	
23 C2 care scheme - houses - edge of town/village	50	£1,482,692	4,453,898	4,241,057	4,027,860	3,813,997	3,599,450	3,384,545	3,169,282	2,953,661	2,737,682	2,521,346	2,304,651	

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	413,219	392,929	372,606	352,248	331,857	311,432	290,973	270,479	249,952	229,391	208,796	
2 Five unit development - edge of village	5	£98,667	688,699	654,883	621,010	587,082	553,095	519,053	484,955	450,799	416,587	382,319	347,994	
3 Eight unit development - village centre	8	£157,867	986,306	937,975	889,563	841,071	792,498	743,844	695,109	646,294	597,396	548,419	499,226	
4 Ten unit development - edge of village	10	£197,333	1,266,819	1,204,620	1,142,317	1,079,909	1,017,398	954,783	892,063	829,240	766,231	703,027	639,718	
5 Ten unit development - rural site	10	£246,667	1,266,819	1,204,620	1,142,317	1,079,909	1,017,398	954,783	892,063	829,240	766,231	703,027	639,718	
6 Fifteen unit development - edge of village	15	£296,000	1,900,229	1,806,930	1,713,475	1,619,864	1,526,097	1,432,174	1,338,095	1,243,859	1,149,347	1,054,540	959,578	
7 Twenty unit development - within town/village boundary	20	£328,889	2,420,827	2,301,866	2,182,705	2,063,345	1,943,785	1,824,027	1,704,069	1,583,913	1,463,557	1,343,002	1,222,248	
8 Thirty unit development - town centre	30	£370,000	3,369,707	3,117,878	2,865,293	2,611,954	2,358,880	2,105,011	1,851,406	1,597,801	1,344,196	1,089,591	835,086	
9 Fifty unit development within town/village boundary	50	£822,222	4,685,202	4,412,580	4,139,503	3,865,971	3,591,984	3,317,541	3,042,643	2,767,289	2,491,480	2,214,975	1,937,962	
10 One hundred unit development - edge of town	100	£2,055,556	8,809,927	8,256,369	7,701,888	7,146,483	6,590,155	6,032,903	5,474,728	4,915,629	4,355,607	3,794,661	3,232,792	
11 Three hundred unit scheme - edge of town	300	£6,166,667	22,447,229	21,026,918	19,604,237	18,179,187	16,751,766	15,321,977	13,889,819	12,455,291	11,018,393	9,579,127	8,134,827	
12 Four hundred unit scheme	400	£8,222,222	29,929,639	28,035,890	26,138,982	24,238,915	22,335,688	20,429,303	18,519,758	16,607,055	14,691,192	12,772,169	10,846,435	
13 Five hundred unit scheme	500	£10,277,778	36,888,280	34,602,634	32,313,174	30,019,900	27,722,813	25,421,911	23,117,195	20,808,665	18,494,822	16,175,137	13,851,633	
14 Seven hundred and fifty unit scheme	750	£15,416,667	51,634,952	48,435,252	45,230,211	42,019,832	38,804,114	35,583,055	32,356,659	29,124,923	25,887,847	22,645,433	19,397,680	
15 One thousand unit scheme	1,000	£20,555,556	64,210,295	60,233,186	56,249,442	52,259,060	48,262,042	44,256,155	40,242,031	36,221,264	32,193,854	28,159,801	24,119,106	
16 One thousand two hundred and fifty unit scheme	1,250	£25,694,444	72,248,011	67,771,624	63,287,768	58,796,441	54,297,645	49,791,380	45,277,047	40,751,504	36,218,486	31,677,990	27,130,018	
17 One thousand five hundred unit scheme	1,500	£37,000,000	79,397,978	74,476,237	69,546,282	64,608,115	59,661,735	54,707,143	49,744,338	44,773,320	39,794,090	34,801,950	29,800,828	
18 Caravan Park - 20 units	20	£185,000	936,042	936,042	936,042	936,042	936,042	936,042	936,042	936,042	936,042	936,042	936,042	
19 Caravan Park - 40 units	40	£370,000	1,784,509	1,784,509	1,784,509	1,784,509	1,784,509	1,784,509	1,784,509	1,784,509	1,784,509	1,784,509	1,784,509	
20 Caravan Park - 100 units	100	£925,000	4,461,273	4,461,273	4,461,273	4,461,273	4,461,273	4,461,273	4,461,273	4,461,273	4,461,273	4,461,273	4,461,273	
21 C2 care scheme - flatted scheme in town centre	60	£246,667	678,849	650,352	624,687	599,883	575,366	551,136	527,194	503,538	480,169	457,088	434,294	
22 C2 care scheme - flatted scheme edge of town/village	80	£493,333	905,133	1,133,803	1,366,250	1,599,844	1,833,822	2,068,182	2,302,924	2,538,050	2,773,559	3,009,450	3,245,724	
23 C2 care scheme - houses - edge of town/village	50	£578,125	4,453,898	4,241,057	4,027,860	3,813,997	3,599,450	3,384,545	3,169,282	2,953,661	2,737,682	2,521,346	2,304,651	

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)			£250,000 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£25,000	413,219	392,929	372,606	352,248	331,857	311,432	290,973	270,479	249,952	229,391	208,796	
2 Five unit development - edge of village	5	£66,667	688,699	654,883	621,010	587,082	553,095	519,053	484,955	450,799	416,587	382,319	347,994	
3 Eight unit development - village centre	8	£106,667	986,306	937,975	889,563	841,071	792,498	743,844	695,109	646,294	597,396	548,419	499,226	
4 Ten unit development - edge of village	10	£133,333	1,266,819	1,204,620	1,142,317	1,079,909	1,017,398	954,783	892,063	829,240	766,231	703,027	639,718	
5 Ten unit development - rural site	10	£166,667	1,266,819	1,204,620	1,142,317	1,079,909	1,017,398	954,783	892,063	829,240	766,231	703,027	639,718	
6 Fifteen unit development - edge of village	15	£200,000	1,900,229	1,806,930	1,713,475	1,619,864	1,526,097	1,432,174	1,338,095	1,243,859	1,149,347	1,054,540	959,578	
7 Twenty unit development - within town/village boundary	20	£222,222	2,420,827	2,301,866	2,182,705	2,063,345	1,943,785	1,824,027	1,704,069	1,583,913	1,463,557	1,343,002	1,222,248	
8 Thirty unit development - town centre	30	£250,000	3,369,707	3,117,878	2,865,293	2,611,954	2,358,880	2,105,011	1,851,406	1,597,801	1,344,196	1,089,591	835,086	
9 Fifty unit development within town/village boundary	50	£555,556	4,685,202	4,412,580	4,139,503	3,865,971	3,591,984	3,317,541	3,042,643	2,767,289	2,491,480	2,214,975	1,937,962	
10 One hundred unit development - edge of town	100	£1,388,889	8,809,927	8,256,369	7,701,888	7,146,483	6,590,155	6,032,903	5,474,728	4,915,629	4,355,607	3,794,661	3,232,792	
11 Three hundred unit scheme - edge of town	300	£4,166,667	22,447,229	21,026,918	19,604,237	18,179,187	16,751,766	15,321,977	13,889,819	12,455,291	11,018,393	9,579,127	8,134,827	
12 Four hundred unit scheme	400	£5,555,556	29,929,639	28,035,890	26,138,982	24,238,915	22,335,688	20,429,303	18,519,758	16,607,055	14,691,192	12,772,169	10,846,435	
13 Five hundred unit scheme	500	£6,944,444	36,888,280	34,										

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

WEALDEN LOCAL PLAN VIABILITY TESTING			Sales value £5,538 psm		AH tenure		Rented 80%	SO 20%	Frst Hms 0%							
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)			£948,923 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	£94,892	464,115	441,732	419,311	396,851	374,355	351,822	329,249	306,641	283,994	261,311	238,590			
2 Five unit development - edge of village	5	£253,046	773,526	736,219	698,850	661,419	623,925	586,369	548,749	511,069	473,325	435,519	397,650			
3 Eight unit development - village centre	8	£404,874	1,116,708	1,063,053	1,009,235	955,288	901,251	847,125	792,907	738,601	684,204	629,716	575,139			
4 Ten unit development - edge of village	10	£506,092	1,429,464	1,360,476	1,291,372	1,222,152	1,152,816	1,083,368	1,013,800	944,118	874,320	804,408	734,380			
5 Ten unit development - rural site	10	£632,615	1,429,464	1,360,476	1,291,372	1,222,152	1,152,816	1,083,368	1,013,800	944,118	874,320	804,408	734,380			
6 Fifteen unit development - edge of village	15	£759,138	2,144,196	2,040,714	1,937,058	1,833,227	1,729,224	1,625,048	1,520,699	1,416,177	1,311,481	1,206,612	1,101,569			
7 Twenty unit development - within town/village boundary	20	£843,487	2,736,624	2,604,741	2,472,636	2,340,311	2,207,764	2,074,998	1,942,010	1,808,802	1,675,372	1,541,723	1,407,852			
8 Thirty unit development - town centre	30	£948,923	9,579,998	9,078,647	8,576,456	8,073,429	7,569,562	7,064,858	6,559,316	6,052,936	5,545,718	5,037,661	4,528,767			
9 Fifty unit development within town/village boundary	50	£2,108,717	5,420,801	5,118,090	4,814,873	4,511,151	4,206,922	3,902,189	3,596,949	3,291,203	2,984,952	2,678,194	2,370,932			
10 One hundred unit development - edge of town	100	£5,271,793	10,297,027	9,682,693	9,067,336	8,450,951	7,833,542	7,215,107	6,595,647	5,975,161	5,353,650	4,731,113	4,107,551			
11 Three hundred unit scheme - edge of town	300	£15,815,379	26,347,724	24,769,517	23,188,663	21,603,805	20,016,309	18,426,177	16,833,408	15,238,003	13,639,962	12,039,284	10,435,969			
12 Four hundred unit scheme	400	£21,087,172	35,130,298	33,026,022	30,918,217	28,805,072	26,688,412	24,568,236	22,444,545	20,317,338	18,186,616	16,052,378	13,914,626			
13 Five hundred unit scheme	500	£26,358,965	43,151,049	40,609,728	38,064,165	35,514,359	32,960,310	30,402,017	27,839,483	25,272,705	22,701,685	20,126,422	17,546,916			
14 Seven hundred and fifty unit scheme	750	£39,538,448	60,379,534	56,824,952	53,264,436	49,697,986	46,125,600	42,547,281	38,963,026	35,372,838	31,776,715	28,174,657	24,563,815			
15 One thousand unit scheme	1,000	£52,717,931	75,084,097	70,662,730	66,233,983	61,797,853	57,354,342	52,903,450	48,445,175	43,979,520	39,506,483	35,026,063	30,538,263			
16 One thousand two hundred and fifty unit scheme	1,250	£65,897,414	84,502,867	79,527,790	74,542,193	69,548,286	64,546,071	59,535,545	54,516,710	49,489,564	44,454,109	39,410,345	34,358,270			
17 One thousand five hundred unit scheme	1,500	£94,892,276	92,876,995	87,406,931	81,927,735	76,439,407	70,941,946	65,435,353	59,919,627	54,394,769	48,860,439	43,313,439	37,757,301			
18 Caravan Park - 20 units	20	£474,461	1,005,834	1,005,834	1,005,834	1,005,834	1,005,834	1,005,834	1,005,834	1,005,834	1,005,834	1,005,834	1,005,834			
19 Caravan Park - 40 units	40	£948,923	1,924,093	1,924,093	1,924,093	1,924,093	1,924,093	1,924,093	1,924,093	1,924,093	1,924,093	1,924,093	1,924,093			
20 Caravan Park - 100 units	100	£2,372,307	4,810,231	4,810,231	4,810,231	4,810,231	4,810,231	4,810,231	4,810,231	4,810,231	4,810,231	4,810,231	4,810,231			
21 C2 care scheme - flatted scheme in town centre	60	£632,615	35,752	232,971	430,516	628,386	826,581	1,028,118	1,230,561	1,433,334	1,636,436	1,839,873	2,043,639			
22 C2 care scheme - flatted scheme edge of town/village	80	£1,265,230	47,668	310,628	574,022	837,848	1,102,109	1,370,824	1,640,747	1,911,112	2,181,917	2,453,165	2,724,853			
23 C2 care scheme - houses - edge of town/village	50	£1,482,692	5,146,061	4,904,869	4,663,273	4,421,273	4,178,868	3,936,060	3,692,847	3,449,229	3,205,208	2,960,782	2,715,952			

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	464,115	441,732	419,311	396,851	374,355	351,822	329,249	306,641	283,994	261,311	238,590			
2 Five unit development - edge of village	5	£98,667	773,526	736,219	698,850	661,419	623,925	586,369	548,749	511,069	473,325	435,519	397,650			
3 Eight unit development - village centre	8	£157,867	1,116,708	1,063,053	1,009,235	955,288	901,251	847,125	792,907	738,601	684,204	629,716	575,139			
4 Ten unit development - edge of village	10	£197,333	1,429,464	1,360,476	1,291,372	1,222,152	1,152,816	1,083,368	1,013,800	944,118	874,320	804,408	734,380			
5 Ten unit development - rural site	10	£246,667	1,429,464	1,360,476	1,291,372	1,222,152	1,152,816	1,083,368	1,013,800	944,118	874,320	804,408	734,380			
6 Fifteen unit development - edge of village	15	£296,000	2,144,196	2,040,714	1,937,058	1,833,227	1,729,224	1,625,048	1,520,699	1,416,177	1,311,481	1,206,612	1,101,569			
7 Twenty unit development - within town/village boundary	20	£328,889	2,736,624	2,604,741	2,472,636	2,340,311	2,207,764	2,074,998	1,942,010	1,808,802	1,675,372	1,541,723	1,407,852			
8 Thirty unit development - town centre	30	£370,000	9,579,998	9,078,647	8,576,456	8,073,429	7,569,562	7,064,858	6,559,316	6,052,936	5,545,718	5,037,661	4,528,767			
9 Fifty unit development within town/village boundary	50	£822,222	5,420,801	5,118,090	4,814,873	4,511,151	4,206,922	3,902,189	3,596,949	3,291,203	2,984,952	2,678,194	2,370,932			
10 One hundred unit development - edge of town	100	£2,055,556	10,297,027	9,682,693	9,067,336	8,450,951	7,833,542	7,215,107	6,595,647	5,975,161	5,353,650	4,731,113	4,107,551			
11 Three hundred unit scheme - edge of town	300	£6,166,667	26,347,724	24,769,517	23,188,663	21,603,805	20,016,309	18,426,177	16,833,408	15,238,003	13,639,962	12,039,284	10,435,969			
12 Four hundred unit scheme	400	£8,222,222	35,130,298	33,026,022	30,918,217	28,805,072	26,688,412	24,568,236	22,444,545	20,317,338	18,186,616	16,052,378	13,914,626			
13 Five hundred unit scheme	500	£10,277,778	43,151,049	40,609,728	38,064,165	35,514,359	32,960,310	30,402,017	27,839,483	25,272,705	22,701,685	20,126,422	17,546,916			
14 Seven hundred and fifty unit scheme	750	£15,416,667	60,379,534	56,824,952	53,264,436	49,697,986	46,125,600	42,547,281	38,963,026	35,372,838	31,776,715	28,174,657	24,563,815			
15 One thousand unit scheme	1,000	£20,555,556	75,084,097	70,662,730	66,233,983	61,797,853	57,354,342	52,903,450	48,445,175	43,979,520	39,506,483	35,026,063	30,538,263			
16 One thousand two hundred and fifty unit scheme	1,250	£25,694,444	84,502,867	79,527,790	74,542,193	69,548,286	64,546,071	59,535,545	54,516,710	49,489,564	44,454,109	39,410,345	34,358,270			
17 One thousand five hundred unit scheme	1,500	£37,000,000	92,876,995	87,406,931	81,927,735	76,439,407	70,941,946	65,435,353	59,919,627	54,394,769	48,860,439	43,313,439	37,757,301			
18 Caravan Park - 20 units	20	£185,000	1,005,834	1,005,834	1,005,834	1,005,834	1,005,834	1,005,834	1,005,834	1,005,834	1,005,834	1,005,834	1,005,834			
19 Caravan Park - 40 units	40	£370,000	1,924,093	1,924,093	1,924,093	1,924,093	1,924,093	1,924,093	1,924,093	1,924,093	1,924,093	1,924,093	1,924,093			
20 Caravan Park - 100 units	100	£925,000	4,810,231	4,810,231	4,810,231	4,810,231	4,810,231	4,810,231	4,810,231	4,810,231	4,810,231	4,810,231	4,810,231			
21 C2 care scheme - flatted scheme in town centre	60	£246,667	35,752	232,971	430,516	628,386	826,581	1,028,118	1,230,561	1,433,334	1,636,436	1,839,873	2,043,639			
22 C2 care scheme - flatted scheme edge of town/village	80	£493,333	47,668	310,628	574,022	837,848	1,102,109	1,370,824	1,640,747	1,911,112	2,181,917	2,453,165	2,724,853			
23 C2 care scheme - houses - edge of town/village	50	£578,125	5,146,061	4,904,869	4,663,273	4,421,273	4,178,868	3,936,060	3,692,847	3,449,229	3,205,208	2,960,782	2,715,952			

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	464,115	441,732	419,311	396,851	374,355	351,822	329,249	306,641	283,994	261,311	238,590			
2 Five unit development - edge of village	5	£66,667	773,526	736,219	698,850	661,419	623,925	586,369	548,749	511,069	473,325	435,519	397,650			
3 Eight unit development - village centre	8	£106,667	1,116,708	1,063,053	1,009,235	955,288	901,251	847,125	792,907	738,601	684,204	629,716	575,139			
4 Ten unit development - edge of village	10	£133,333	1,429,464	1,360,476	1,											

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

WEALDEN LOCAL PLAN VIABILITY TESTING			Sales value £5,778 psm		AH tenure		Rented 80%	SO 20%	Frst Hms 0%							
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)			£948,923 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	£94,892	515,012	490,534	466,014	441,454	416,853	392,210	367,527	342,803	318,038	293,230	268,383			
2 Five unit development - edge of village	5	£253,046	858,353	817,556	776,691	735,756	694,754	653,683	612,545	571,337	530,062	488,718	447,306			
3 Eight unit development - village centre	8	£404,874	1,245,946	1,186,901	1,127,758	1,068,517	1,009,175	949,735	890,197	830,559	770,823	710,987	651,053			
4 Ten unit development - edge of village	10	£506,092	1,590,823	1,515,215	1,439,480	1,363,618	1,287,630	1,211,514	1,135,273	1,058,905	982,410	905,788	829,041			
5 Ten unit development - rural site	10	£632,615	1,590,823	1,515,215	1,439,480	1,363,618	1,287,630	1,211,514	1,135,273	1,058,905	982,410	905,788	829,041			
6 Fifteen unit development - edge of village	15	£759,138	2,386,235	2,272,822	2,159,219	2,045,427	1,931,444	1,817,271	1,702,909	1,588,357	1,473,615	1,358,683	1,243,561			
7 Twenty unit development - within town/village boundary	20	£843,487	3,052,421	2,907,615	2,762,567	2,617,278	2,471,744	2,325,969	2,179,952	2,033,692	1,887,189	1,740,444	1,593,456			
8 Thirty unit development - town centre	30	£948,923	10,790,289	10,239,414	9,687,619	9,134,903	8,581,255	8,026,708	7,471,226	6,914,825	6,357,503	5,799,260	5,240,095			
9 Fifty unit development within town/village boundary	50	£2,108,717	6,156,401	5,823,600	5,490,244	5,156,331	4,821,861	4,486,836	4,151,255	3,815,117	3,478,422	3,141,173	2,803,366			
10 One hundred unit development - edge of town	100	£5,271,793	11,784,127	11,109,019	10,432,783	9,755,419	9,076,929	8,397,312	7,716,566	7,034,693	6,351,694	5,667,567	4,982,312			
11 Three hundred unit scheme - edge of town	300	£15,815,379	30,222,672	28,486,254	26,746,935	25,004,717	23,259,599	21,511,581	19,760,664	18,006,848	16,250,131	14,490,515	12,728,000			
12 Four hundred unit scheme	400	£21,087,172	40,296,897	37,981,671	35,662,580	33,339,622	31,012,799	28,682,108	26,347,552	24,009,130	21,666,841	19,320,687	16,970,667			
13 Five hundred unit scheme	500	£26,358,965	49,386,239	46,591,620	43,792,333	40,988,378	38,179,756	35,366,465	32,548,507	29,725,882	26,898,589	24,066,629	21,230,000			
14 Seven hundred and fifty unit scheme	750	£39,538,448	69,103,166	65,192,213	61,274,728	57,350,709	53,420,160	49,483,077	45,539,462	41,589,316	37,632,637	33,669,426	29,699,683			
15 One thousand unit scheme	1,000	£52,717,931	85,920,381	81,053,081	76,187,660	71,309,116	66,422,455	61,527,670	56,624,764	51,713,738	46,794,589	41,867,321	36,931,931			
16 One thousand two hundred and fifty unit scheme	1,250	£65,897,414	96,700,800	91,227,196	85,744,450	80,252,562	74,751,532	69,241,359	63,722,045	58,193,589	52,655,990	47,109,249	41,553,366			
17 One thousand five hundred unit scheme	1,500	£94,892,276	106,321,069	100,302,560	94,272,806	88,232,998	82,183,137	76,123,220	70,053,250	63,973,225	57,883,146	51,783,013	45,672,826			
18 Caravan Park - 20 units	20	£474,461	1,075,626	1,075,626	1,075,626	1,075,626	1,075,626	1,075,626	1,075,626	1,075,626	1,075,626	1,075,626	1,075,626			
19 Caravan Park - 40 units	40	£948,923	2,063,676	2,063,676	2,063,676	2,063,676	2,063,676	2,063,676	2,063,676	2,063,676	2,063,676	2,063,676	2,063,676			
20 Caravan Park - 100 units	100	£2,372,307	5,159,189	5,159,189	5,159,189	5,159,189	5,159,189	5,159,189	5,159,189	5,159,189	5,159,189	5,159,189	5,159,189			
21 C2 care scheme - flatted scheme in town centre	60	£632,615	597,574	378,224	158,512	62,569	266,611	511,021	735,800	963,129	1,192,706	1,422,659	1,652,988			
22 C2 care scheme - flatted scheme edge of town/village	80	£1,265,230	796,766	504,299	211,350	83,425	382,148	681,362	981,067	1,284,172	1,590,275	1,896,878	2,203,981			
23 C2 care scheme - houses - edge of town/village	50	£1,482,692	5,836,628	5,567,719	5,298,358	5,028,548	4,758,287	4,487,574	4,216,412	3,944,798	3,672,733	3,400,218	3,127,253			

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	515,012	490,534	466,014	441,454	416,853	392,210	367,527	342,803	318,038	293,230	268,383			
2 Five unit development - edge of village	5	£98,667	858,353	817,556	776,691	735,756	694,754	653,683	612,545	571,337	530,062	488,718	447,306			
3 Eight unit development - village centre	8	£157,867	1,245,946	1,186,901	1,127,758	1,068,517	1,009,175	949,735	890,197	830,559	770,823	710,987	651,053			
4 Ten unit development - edge of village	10	£197,333	1,590,823	1,515,215	1,439,480	1,363,618	1,287,630	1,211,514	1,135,273	1,058,905	982,410	905,788	829,041			
5 Ten unit development - rural site	10	£246,667	1,590,823	1,515,215	1,439,480	1,363,618	1,287,630	1,211,514	1,135,273	1,058,905	982,410	905,788	829,041			
6 Fifteen unit development - edge of village	15	£296,000	2,386,235	2,272,822	2,159,219	2,045,427	1,931,444	1,817,271	1,702,909	1,588,357	1,473,615	1,358,683	1,243,561			
7 Twenty unit development - within town/village boundary	20	£328,889	3,052,421	2,907,615	2,762,567	2,617,278	2,471,744	2,325,969	2,179,952	2,033,692	1,887,189	1,740,444	1,593,456			
8 Thirty unit development - town centre	30	£370,000	10,790,289	10,239,414	9,687,619	9,134,903	8,581,255	8,026,708	7,471,226	6,914,825	6,357,503	5,799,260	5,240,095			
9 Fifty unit development within town/village boundary	50	£822,222	6,156,401	5,823,600	5,490,244	5,156,331	4,821,861	4,486,836	4,151,255	3,815,117	3,478,422	3,141,173	2,803,366			
10 One hundred unit development - edge of town	100	£2,055,556	11,784,127	11,109,019	10,432,783	9,755,419	9,076,929	8,397,312	7,716,566	7,034,693	6,351,694	5,667,567	4,982,312			
11 Three hundred unit scheme - edge of town	300	£6,166,667	30,222,672	28,486,254	26,746,935	25,004,717	23,259,599	21,511,581	19,760,664	18,006,848	16,250,131	14,490,515	12,728,000			
12 Four hundred unit scheme	400	£8,222,222	40,296,897	37,981,671	35,662,580	33,339,622	31,012,799	28,682,108	26,347,552	24,009,130	21,666,841	19,320,687	16,970,667			
13 Five hundred unit scheme	500	£10,277,778	49,386,239	46,591,620	43,792,333	40,988,378	38,179,756	35,366,465	32,548,507	29,725,882	26,898,589	24,066,629	21,230,000			
14 Seven hundred and fifty unit scheme	750	£15,416,667	69,103,166	65,192,213	61,274,728	57,350,709	53,420,160	49,483,077	45,539,462	41,589,316	37,632,637	33,669,426	29,699,683			
15 One thousand unit scheme	1,000	£20,555,556	85,920,381	81,053,081	76,187,660	71,309,116	66,422,455	61,527,670	56,624,764	51,713,738	46,794,589	41,867,321	36,931,931			
16 One thousand two hundred and fifty unit scheme	1,250	£25,694,444	96,700,800	91,227,196	85,744,450	80,252,562	74,751,532	69,241,359	63,722,045	58,193,589	52,655,990	47,109,249	41,553,366			
17 One thousand five hundred unit scheme	1,500	£37,000,000	106,321,069	100,302,560	94,272,806	88,232,998	82,183,137	76,123,220	70,053,250	63,973,225	57,883,146	51,783,013	45,672,826			
18 Caravan Park - 20 units	20	£185,000	1,075,626	1,075,626	1,075,626	1,075,626	1,075,626	1,075,626	1,075,626	1,075,626	1,075,626	1,075,626	1,075,626			
19 Caravan Park - 40 units	40	£370,000	2,063,676	2,063,676	2,063,676	2,063,676	2,063,676	2,063,676	2,063,676	2,063,676	2,063,676	2,063,676	2,063,676			
20 Caravan Park - 100 units	100	£925,000	5,159,189	5,159,189	5,159,189	5,159,189	5,159,189	5,159,189	5,159,189	5,159,189	5,159,189	5,159,189	5,159,189			
21 C2 care scheme - flatted scheme in town centre	60	£246,667	597,574	378,224	158,512	62,569	266,611	511,021	735,800	963,129	1,192,706	1,422,659	1,652,988			
22 C2 care scheme - flatted scheme edge of town/village	80	£493,333	796,766	504,299	211,350	83,425	382,148	681,362	981,067	1,284,172	1,590,275	1,896,878	2,203,981			
23 C2 care scheme - houses - edge of town/village	50	£578,125	5,836,628	5,567,719	5,298,358	5,028,548	4,758,287	4,487,574	4,216,412	3,944,798	3,672,733	3,400,218	3,127,253			

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	515,012	490,534	466,014	441,454	416,853	392,210	367,527	342,803	318,038	293,230	268,383			
2 Five unit development - edge of village	4	£66,667	858,353	817,556	776,691	735,756	694,754	653,683	612,545	571,337	530,062	488,718	447,306			
3 Eight unit development - village centre	5	£106,667	1,245,946	1,186,901	1,127,758	1,068,517	1,009,175	949,735	890,197	830,559	770,823	710,987	651,053			
4 Ten unit development - edge of village	6	£133,333	1,590,823	1,515,215												

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

WEALDEN LOCAL PLAN VIABILITY TESTING		Sales value £6,017 psm		AH tenure		Rented 80%	SO 20%	Frst Hms 0%										
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)		£948,923 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	£94,892	565,909	539,336	512,718	486,057	459,350	432,599	405,804	378,964	352,080	325,151	298,178					
2 Five unit development - edge of village	5	£253,046	943,181	898,894	854,531	810,094	765,533	720,999	676,339	631,606	586,799	541,918	496,962					
3 Eight unit development - village centre	8	£404,874	1,375,033	1,310,711	1,246,282	1,181,744	1,117,099	1,052,346	987,486	922,518	857,442	792,259	726,967					
4 Ten unit development - edge of village	10	£506,092	1,752,182	1,669,954	1,587,587	1,505,084	1,422,443	1,339,663	1,256,746	1,173,692	1,090,500	1,007,170	923,701					
5 Ten unit development - rural site	10	£632,615	1,752,182	1,669,954	1,587,587	1,505,084	1,422,443	1,339,663	1,256,746	1,173,692	1,090,500	1,007,170	923,701					
6 Fifteen unit development - edge of village	15	£759,138	2,628,274	2,504,931	2,381,381	2,257,626	2,133,664	2,009,495	1,885,119	1,760,538	1,635,750	1,510,754	1,385,552					
7 Twenty unit development - within town/village boundary	20	£843,487	3,368,217	3,210,490	3,052,499	2,894,244	2,735,725	2,576,941	2,417,893	2,258,581	2,099,005	1,939,165	1,779,060					
8 Thirty unit development - town centre	30	£948,923	12,000,580	11,400,183	10,798,782	10,196,376	9,592,968	8,988,554	8,383,136	7,776,714	7,169,289	6,560,858	5,951,424					
9 Fifty unit development within town/village boundary	50	£2,108,717	6,892,000	6,529,110	6,165,614	5,801,511	5,436,801	5,071,485	4,705,561	4,339,031	3,971,894	3,604,151	3,235,801					
10 One hundred unit development - edge of town	100	£5,271,793	13,271,227	12,535,343	11,798,230	11,059,887	10,320,316	9,579,515	8,837,485	8,094,225	7,349,737	6,604,019	5,857,071					
11 Three hundred unit scheme - edge of town	300	£15,815,379	34,097,622	32,202,991	30,305,194	28,404,233	26,500,107	24,592,816	22,682,361	20,768,739	18,851,954	16,932,003	15,008,887					
12 Four hundred unit scheme	400	£21,087,172	45,463,495	42,937,320	40,406,925	37,872,311	35,333,476	32,790,422	30,243,147	27,691,653	25,135,938	22,576,004	20,011,850					
13 Five hundred unit scheme	500	£26,358,965	55,609,155	52,560,356	49,506,464	46,447,478	43,383,399	40,314,224	37,239,956	34,160,594	31,076,138	27,986,588	24,891,945					
14 Seven hundred and fifty unit scheme	750	£39,538,448	77,801,117	73,535,759	69,263,275	64,983,665	60,696,928	56,403,064	52,102,073	47,793,956	43,478,713	39,156,343	34,826,846					
15 One thousand unit scheme	1,000	£52,717,931	96,738,325	91,433,904	86,120,619	80,798,472	75,467,463	70,127,592	64,778,857	59,421,259	54,054,800	48,679,477	43,295,291					
16 One thousand two hundred and fifty unit scheme	1,250	£65,897,414	108,885,525	102,914,862	96,934,224	90,943,610	84,943,021	78,932,456	72,911,915	66,881,397	60,840,905	54,789,600	48,727,584					
17 One thousand five hundred unit scheme	1,500	£94,892,276	119,710,563	113,145,020	106,568,506	99,981,023	93,382,570	86,773,148	80,152,756	73,521,394	66,879,063	60,225,761	53,561,490					
18 Caravan Park - 20 units	20	£474,461	1,145,418	1,145,418	1,145,418	1,145,418	1,145,418	1,145,418	1,145,418	1,145,418	1,145,418	1,145,418	1,145,418					
19 Caravan Park - 40 units	40	£948,923	2,203,259	2,203,259	2,203,259	2,203,259	2,203,259	2,203,259	2,203,259	2,203,259	2,203,259	2,203,259	2,203,259					
20 Caravan Park - 100 units	100	£2,372,307	5,508,148	5,508,148	5,508,148	5,508,148	5,508,148	5,508,148	5,508,148	5,508,148	5,508,148	5,508,148	5,508,148					
21 C2 care scheme - flatted scheme in town centre	60	£632,615	1,230,324	985,671	740,613	495,150	249,282	3,009	-	247,653	-	498,776	-	750,310	-	1,005,443	-	1,262,332
22 C2 care scheme - flatted scheme edge of town/village	80	£1,265,230	1,640,432	1,314,227	987,484	660,200	332,376	4,013	-	330,204	-	665,034	-	1,000,413	-	1,340,592	-	1,683,109
23 C2 care scheme - houses - edge of town/village	50	£1,482,692	6,527,194	6,230,567	5,933,444	5,635,823	5,337,705	5,039,089	4,739,977	4,440,367	4,140,260	3,839,655	3,538,553					

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	565,909	539,336	512,718	486,057	459,350	432,599	405,804	378,964	352,080	325,151	298,178					
2 Five unit development - edge of village	5	£96,667	943,181	898,894	854,531	810,094	765,533	720,999	676,339	631,606	586,799	541,918	496,962					
3 Eight unit development - village centre	8	£157,867	1,375,033	1,310,711	1,246,282	1,181,744	1,117,099	1,052,346	987,486	922,518	857,442	792,259	726,967					
4 Ten unit development - edge of village	10	£197,333	1,752,182	1,669,954	1,587,587	1,505,084	1,422,443	1,339,663	1,256,746	1,173,692	1,090,500	1,007,170	923,701					
5 Ten unit development - rural site	10	£246,667	1,752,182	1,669,954	1,587,587	1,505,084	1,422,443	1,339,663	1,256,746	1,173,692	1,090,500	1,007,170	923,701					
6 Fifteen unit development - edge of village	15	£296,000	2,628,274	2,504,931	2,381,381	2,257,626	2,133,664	2,009,495	1,885,119	1,760,538	1,635,750	1,510,754	1,385,552					
7 Twenty unit development - within town/village boundary	20	£328,889	3,368,217	3,210,490	3,052,499	2,894,244	2,735,725	2,576,941	2,417,893	2,258,581	2,099,005	1,939,165	1,779,060					
8 Thirty unit development - town centre	30	£370,000	12,000,580	11,400,183	10,798,782	10,196,376	9,592,968	8,988,554	8,383,136	7,776,714	7,169,289	6,560,858	5,951,424					
9 Fifty unit development within town/village boundary	50	£822,222	6,892,000	6,529,110	6,165,614	5,801,511	5,436,801	5,071,485	4,705,561	4,339,031	3,971,894	3,604,151	3,235,801					
10 One hundred unit development - edge of town	100	£2,055,556	13,271,227	12,535,343	11,798,230	11,059,887	10,320,316	9,579,515	8,837,485	8,094,225	7,349,737	6,604,019	5,857,071					
11 Three hundred unit scheme - edge of town	300	£6,166,667	34,097,622	32,202,991	30,305,194	28,404,233	26,500,107	24,592,816	22,682,361	20,768,739	18,851,954	16,932,003	15,008,887					
12 Four hundred unit scheme	400	£8,222,222	45,463,495	42,937,320	40,406,925	37,872,311	35,333,476	32,790,422	30,243,147	27,691,653	25,135,938	22,576,004	20,011,850					
13 Five hundred unit scheme	500	£10,277,778	55,609,155	52,560,356	49,506,464	46,447,478	43,383,399	40,314,224	37,239,956	34,160,594	31,076,138	27,986,588	24,891,945					
14 Seven hundred and fifty unit scheme	750	£15,416,667	77,801,117	73,535,759	69,263,275	64,983,665	60,696,928	56,403,064	52,102,073	47,793,956	43,478,713	39,156,343	34,826,846					
15 One thousand unit scheme	1,000	£20,555,556	96,738,325	91,433,904	86,120,619	80,798,472	75,467,463	70,127,592	64,778,857	59,421,259	54,054,800	48,679,477	43,295,291					
16 One thousand two hundred and fifty unit scheme	1,250	£25,694,444	108,885,525	102,914,862	96,934,224	90,943,610	84,943,021	78,932,456	72,911,915	66,881,397	60,840,905	54,789,600	48,727,584					
17 One thousand five hundred unit scheme	1,500	£37,000,000	119,710,563	113,145,020	106,568,506	99,981,023	93,382,570	86,773,148	80,152,756	73,521,394	66,879,063	60,225,761	53,561,490					
18 Caravan Park - 20 units	20	£185,000	1,145,418	1,145,418	1,145,418	1,145,418	1,145,418	1,145,418	1,145,418	1,145,418	1,145,418	1,145,418	1,145,418					
19 Caravan Park - 40 units	40	£370,000	2,203,259	2,203,259	2,203,259	2,203,259	2,203,259	2,203,259	2,203,259	2,203,259	2,203,259	2,203,259	2,203,259					
20 Caravan Park - 100 units	100	£925,000	5,508,148	5,508,148	5,508,148	5,508,148	5,508,148	5,508,148	5,508,148	5,508,148	5,508,148	5,508,148	5,508,148					
21 C2 care scheme - flatted scheme in town centre	60	£246,667	1,230,324	985,671	740,613	495,150	249,282	3,009	-	247,653	-	498,776	-	750,310	-	1,005,443	-	1,262,332
22 C2 care scheme - flatted scheme edge of town/village	80	£493,333	1,640,432	1,314,227	987,484	660,200	332,376	4,013	-	330,204	-	665,034	-	1,000,413	-	1,340,592	-	1,683,109
23 C2 care scheme - houses - edge of town/village	50	£578,125	6,527,194	6,230,567	5,933,444	5,635,823	5,337,705	5,039,089	4,739,977	4,440,367	4,140,260	3,839,655	3,538,553					

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	565,909	539,336	512,718	486,057	459,350	432,599	405,804	378,964	352,080	325,151	298,178		
2 Five unit development - edge of village	5	£66,667	943,181	898,894	854,531	810,094	765,533	720,999	676,339	631,606	586,799	541,918	496,962		
3 Eight unit development - village centre	8	£106,667	1,375,033	1,310,711	1,246,282	1,181,744	1,117,099	1,052,346	987,486	922,518	857,442	792,259	726,967		
4 Ten unit development - edge of village	10	£133,333	1,752,182	1,669,954	1,587,587	1,505,084	1,422,443	1,339,663	1,256,746	1,173,692	1,090,500	1,007,170	923,701		
5 Ten unit development - rural site	10	£166,667	1,752,182	1,669,954	1,587,587	1,505,084	1,422,443	1,339,663	1,256,746	1,173,692	1,090,500	1,007,170	923,701		
6 Fifteen unit development - edge of village	15	£200,000	2,628,274	2,504,931	2,381,381	2,257,626	2,133,664	2,009,495	1,885,119	1,760,538	1,635,750	1,510,754	1,385,552		
7 Twenty unit development - within town/village boundary	20	£222,222	3,368,217	3,210,490	3,052,499	2,894,244	2,735,725	2,576,941	2,417,893	2,258,581	2,099,005	1,939,165	1,779,060		
8 Thirty unit development - town centre	30	£250,000	12,000,580	11,400,183	10,798,782	10,196,376	9,592,968	8,988,554	8,383,136	7,776,714	7,169,289	6,560,858	5,951,424		
9 Fifty unit development within town/village boundary	50	£555,556	6,892,000	6,529,110	6,165,614	5,801,51									

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

Affordable housing on care schemes

- 6.9 The typologies tested include three C2 care schemes (a flatted scheme in the town centre; a flatted scheme on the edge of a town/village; and a care scheme comprising houses on the edge of town or village). The two flatted schemes do not generate viable outcomes until sales values reach £5,778 per square metre and then affordable housing can only be delivered at around 5% in some scenarios. These results should be considered in the context in which care schemes are developed; these schemes will typically generate premium values that exceed the prevailing market averages. Consequently, it would be reasonable to apply the wider policy target for affordable housing to these types of development, given that there is flexibility if scheme-specific viability issues emerge. However, given that our appraisals indicate generally low levels of viability on schemes in urban areas (which is the favoured location of most care scheme operators), it is unlikely that 35% affordable housing will be achievable in the short term. However, this target can be met in some circumstances, so it would be appropriate to retain this overall target, recognising that developers may present viability issues at the application stage to provide lower percentages in the early part of the plan period. In this context, and also considering the likelihood of increased sustainability requirements over the plan period, it would not be appropriate to set a target higher than 35% for care schemes.

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

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

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

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

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

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

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

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

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

Affordable housing on small sites

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

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

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

Figure 6.19.1: Formula for calculating payments in lieu

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

X = the Payment in lieu

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

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

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

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

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

Impact of other emerging Local Plan policies

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

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

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

Table 6.24.1: Approach to costs associated with emerging plan policies

Policy	Policy name	Summary of requirement	Approach adopted in the appraisals
CC1	Net Zero Development Standards (New Build)	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. Non-residential developments to achieve BREEAM 'very good' as a minimum and developments exceeding 1,000 sqm should seek to achieve 'excellent' rating.	Specific cost allowance included in the study
CC2	Reducing Energy Consumption in Existing Buildings	Promotes a retention and retrofit/ refurbish approach to development. Existing buildings to be retained wherever possible. Non-residential development to achieve Excellent BREEAM standard.	Land use issue only. Cost of BREEAM excellent incorporated into the appraisals.
CC3	Sustainable Design and Construction.	Seeks to prioritise the reuse of land and buildings over greenfield development. Use of locally sourced material wherever possible to reduce emissions from transportation. Avoiding overheating through use of natural ventilation and avoiding the use of air conditioning systems. Non-residential development to achieve a minimum of Excellent BREEAM standard.	No specific additional development costs. Costs of BREEAM excellent included in the appraisals.
CC6	Water efficiency	Requires developments to reduce water use, limiting consumption to 110 litres of water per person per day. Non-residential development to achieve BREEAM standards.	No specific cost for water reduction. Costs of BREEAM incorporated into the appraisals.
NE2	Biodiversity Net Gain	Developments are expected to enhance biodiversity – 15% net gain required.	Cost of 15% biodiversity net gain incorporated into the testing.
NE5	Ashdown Forest SPA and SAC	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: 35% Three bed: 40% Four bed: 20%	This housing mix is reflected in the appraisals

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

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

Biodiversity Net Gain

- 6.25 Table 6.21.1 summarises the results of our testing of the impact of the emerging requirement for Biodiversity Net Gain. As noted in Section 4, we have incorporated a cost allowance ranging from 0.11% to 1.9% of base construction costs as recommended by the Ramboll study for the Council, 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 2%. The impact can be more significant when the starting residual land value is very low.

Accessibility standards

- 6.26 The policy on residential accessibility standards requires that 10% of affordable units and 3% of market units on schemes of 30 or more dwellings should meet Part M4 (3) of the Building Regulations and all other new housing is to meet Part M4 (2) of the Building Regulations (accessible and adaptable).
- 6.27 Although the costs per unit for meeting M4 (3) can be relatively high on a per unit basis, these standards apply to only a small percentage of units. The cost of meeting M4 (2) is relatively modest, so the combined cost taken across a whole scheme is low on a per unit basis.
- 6.28 Consequently, the results of our appraisals indicate that the impact of the requirement is modest. For example, on a 50-unit development (typology number 9) with a price point of £5,059 per square metre (the middle of the district-wide range) and 35% affordable housing, the baseline residual land value is £3.01 million. When the costs of meeting the residential accessibility standards policy are incorporated, the residual land value falls to £2.90 million, a reduction of 3.4%. See Table 6.21.2.

Electric Vehicle Charging Points

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

Table 6.21.1: Biodiversity Net Gain – See Appendix 9 for text version

Biodiversity Net Gain		Sales value (£ psm):																			
BLV: PREVIOUSLY DEVELOPED LAND				£4,101 psm		£4,341 psm		£4,580 psm		£4,820 psm		£5,059 psm		£5,299 psm		£5,538 psm		£5,778 psm		£6,017 psm	
Description	No of units	Site area	BLV (£ m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG
1 Three unit development within town/village boundary	3	0.10	£0.09	£0.1498	£0.1386	£0.1860	£0.1757	£0.2221	£0.2119	£0.2583	£0.2480	£0.2819	£0.2717	£0.3181	£0.3078	£0.3543	£0.3440	£0.3904	£0.3802	£0.4266	£0.4163
2 Five unit development - edge of village	5	0.27	£0.25	£0.2497	£0.2326	£0.3100	£0.2929	£0.3702	£0.3531	£0.4305	£0.4134	£0.4699	£0.4528	£0.5302	£0.5131	£0.5904	£0.5733	£0.6507	£0.6336	£0.7110	£0.6938
3 Eight unit development - village centre	8	0.43	£0.40	£0.3417	£0.3144	£0.4347	£0.4074	£0.5276	£0.5003	£0.6203	£0.5933	£0.6795	£0.6526	£0.7714	£0.7445	£0.8634	£0.8365	£0.9553	£0.9285	£1.0473	£1.0204
4 Ten unit development - edge of village	10	0.53	£0.51	£0.4468	£0.4132	£0.5628	£0.5292	£0.6789	£0.6453	£0.7943	£0.7612	£0.8680	£0.8350	£0.9628	£0.9497	£1.0676	£1.0645	£1.2124	£1.1793	£1.3272	£1.2941
5 Ten unit development - rural site	10	0.67	£0.63	£0.4468	£0.4132	£0.5628	£0.5292	£0.6789	£0.6453	£0.7943	£0.7612	£0.8680	£0.8350	£0.9628	£0.9497	£1.0676	£1.0645	£1.2124	£1.1793	£1.3272	£1.2941
6 Fifteen unit development - edge of village	15	0.80	£0.76	£0.6702	£0.6186	£0.8442	£0.7938	£1.0183	£0.9679	£1.1914	£1.1418	£1.3020	£1.2524	£1.4742	£1.4246	£1.6464	£1.5968	£1.8186	£1.7690	£1.9907	£1.9411
7 Twenty unit development - within town/village boundary	20	0.89	£0.84	£0.8456	£0.7801	£1.0705	£1.0050	£1.2954	£1.2298	£1.5202	£1.4547	£1.6832	£1.5976	£1.8880	£1.8225	£2.1129	£2.0474	£2.3378	£2.2723	£2.5613	£2.4968
8 Thirty unit development - town centre	30	1.00	£0.95	£2.4646	£2.1830	£3.3319	£3.0548	£4.1938	£3.9167	£5.0556	£4.7786	£5.9978	£5.7206	£6.8597	£6.5826	£7.8216	£7.5445	£8.8335	£8.5564	£9.6454	£9.3683
9 Fifty unit development within town/village boundary	50	2.22	£2.11	£1.1001	£0.9324	£1.6295	£1.4618	£2.1599	£1.9912	£2.6851	£2.5196	£3.0076	£2.8423	£3.5315	£3.3662	£4.0555	£3.8901	£4.5794	£4.4140	£5.1033	£4.9379
10 One hundred unit development - edge of town	100	5.56	£5.27	£1.4167	£1.2273	£2.4872	£2.2978	£3.5561	£3.3663	£4.6156	£4.4265	£5.7977	£5.6082	£6.8392	£6.6521	£7.9888	£7.7216	£8.4583	£8.2712	£9.5110	£9.3257
11 Three hundred unit scheme - edge of town	300	16.67	£15.82	£3.2683	£2.7488	£6.1252	£5.6194	£8.9436	£8.4438	£11.7359	£11.2414	£13.4345	£12.9405	£15.7195	£15.1912	£18.4813	£17.9236	£21.2432	£20.6456	£23.9902	£23.3902
12 Four hundred unit scheme	400	22.22	£21.09	£4.3678	£3.6651	£8.1870	£7.4920	£11.9248	£11.2584	£15.6478	£14.9885	£17.9126	£17.2533	£21.6124	£20.9593	£25.2949	£24.6418	£28.9744	£28.3243	£32.6346	£31.9869
13 Five hundred unit scheme	500	27.78	£26.36	£5.3075	£4.5120	£8.8996	£8.0864	£14.4256	£13.5334	£18.9146	£18.0232	£21.8334	£21.5420	£26.0574	£25.0090	£30.5358	£29.4452	£34.9705	£33.8799	£39.3930	£38.3031
14 Seven hundred and fifty unit scheme	750	41.67	£39.54	£7.5086	£7.3756	£13.9119	£13.7817	£20.2324	£20.1034	£26.4983	£26.3704	£30.2718	£30.1438	£36.5031	£36.3762	£42.7196	£42.5927	£48.9077	£48.7816	£55.0913	£54.9652
15 One thousand unit scheme	1,000	55.56	£52.72	£9.3836	£9.2186	£17.3377	£17.1758	£25.1883	£25.0290	£32.9741	£32.8160	£37.6346	£37.4765	£45.3830	£45.2248	£53.1000	£52.9428	£60.8075	£60.6504	£68.4859	£68.3297
16 One thousand two hundred and fifty unit scheme	1,250	69.44	£65.90	£10.5722	£10.3874	£19.5287	£19.3470	£28.3656	£28.1865	£37.1288	£36.9508	£42.3268	£42.1488	£51.0582	£50.8812	£59.7483	£59.5713	£68.4206	£68.2445	£77.0739	£76.8978
17 One thousand five hundred unit scheme	1,500	100.00	£94.89	£11.5972	£11.3840	£21.4581	£21.2582	£31.1811	£30.9838	£40.8254	£40.6294	£46.4071	£46.2010	£56.1037	£55.9087	£65.6777	£65.4837	£75.2158	£75.0218	£84.7381	£84.5459
18 Caravan Park - 20 units	20	0.50	£0.47	£0.7009	£0.7009	£0.7707	£0.7707	£0.8405	£0.8405	£0.9103	£0.9103	£0.8750	£0.8750	£0.9448	£0.9448	£1.0146	£1.0146	£1.0844	£1.0844	£1.1542	£1.1542
19 Caravan Park - 40 units	40	1.00	£0.95	£1.3143	£1.3143	£1.4539	£1.4539	£1.5935	£1.5935	£1.7330	£1.7330	£1.6824	£1.6824	£1.8020	£1.8020	£1.9416	£1.9416	£2.0812	£2.0812	£2.2208	£2.2208
20 Caravan Park - 100 units	100	2.50	£0.93	£3.2857	£3.2857	£3.6347	£3.6347	£3.9836	£3.9836	£4.3326	£4.3326	£4.1561	£4.1561	£4.5051	£4.5051	£4.8540	£4.8540	£5.2030	£5.2030	£5.5519	£5.5519
21 C2 care scheme - flattened scheme in town centre	60	0.67	£0.63	£3.2227	£3.2363	£2.7825	£2.7861	£2.2823	£2.2869	£1.8121	£1.8257	£1.5936	£1.6072	£1.1234	£1.1370	£0.6555	£0.6688	£0.1934	£0.2068	£0.2645	£0.2513
22 C2 care scheme - flattened scheme edge of town/village	80	1.33	£1.27	£4.2969	£4.3151	£3.6699	£3.6881	£3.0430	£3.0612	£2.4161	£2.4342	£2.1248	£2.1430	£1.4979	£1.5160	£0.8740	£0.8918	£0.2578	£0.2757	£0.3526	£0.3351
23 C2 care scheme - houses - edge of town/village	50	1.56	£1.49	£1.2167	£1.2068	£1.7182	£1.7034	£2.2197	£2.2059	£2.7178	£2.7035	£3.0166	£3.0076	£3.5122	£3.5026	£4.0077	£3.9981	£4.5033	£4.4937	£4.9899	£4.9803
24 Class E (retail) development - town centre	-	0.02	£0.02	£0.2045	£0.2037	£0.2045	£0.2037	£0.2045	£0.2037	£0.2045	£0.2037	£0.2045	£0.2037	£0.2045	£0.2037	£0.2045	£0.2037	£0.2045	£0.2037	£0.2045	£0.2037
25 Class E (light industrial) development - town centre	-	0.14	£0.14	£0.1584	£0.1589	£0.1584	£0.1589	£0.1584	£0.1589	£0.1584	£0.1589	£0.1584	£0.1589	£0.1584	£0.1589	£0.1584	£0.1589	£0.1584	£0.1589	£0.1584	£0.1589
26 Class E (retail) development - edge of town	-	0.24	£0.23	£1.4605	£1.4553	£1.4605	£1.4553	£1.4605	£1.4553	£1.4605	£1.4553	£1.4605	£1.4553	£1.4605	£1.4553	£1.4605	£1.4553	£1.4605	£1.4553	£1.4605	£1.4553
27 Class E (office) development - town centre	-	0.02	£0.02	£0.2832	£0.2843	£0.2832	£0.2843	£0.2832	£0.2843	£0.2832	£0.2843	£0.2832	£0.2843	£0.2832	£0.2843	£0.2832	£0.2843	£0.2832	£0.2843	£0.2832	£0.2843
28 Class E (office) development - town centre	-	0.08	£0.07	£1.2135	£1.2183	£1.2135	£1.2183	£1.2135	£1.2183	£1.2135	£1.2183	£1.2135	£1.2183	£1.2135	£1.2183	£1.2135	£1.2183	£1.2135	£1.2183	£1.2135	£1.2183
29 Class E (office) development - edge of town	-	0.18	£0.17	£2.0225	£2.0304	£2.0225	£2.0304	£2.0225	£2.0304	£2.0225	£2.0304	£2.0225	£2.0304	£2.0225	£2.0304	£2.0225	£2.0304	£2.0225	£2.0304	£2.0225	£2.0304
30 Industrial (B2/B8) out of town	-	0.83	£0.79	£1.8419	£1.8361	£1.8419	£1.8361	£1.8419	£1.8361	£1.8419	£1.8361	£1.8419	£1.8361	£1.8419	£1.8361	£1.8419	£1.8361	£1.8419	£1.8361	£1.8419	£1.8361
31 Industrial (B2/B8) within town/village boundary	-	3.33	£3.16	£7.5268	£7.5033	£7.5268	£7.5033	£7.5268	£7.5033	£7.5268	£7.5033	£7.5268	£7.5033	£7.5268	£7.5033	£7.5268	£7.5033	£7.5268	£7.5033	£7.5268	£7.5033
32 Industrial (B2/B8) edge of town/village	-	0.17	£0.16	£0.3684	£0.3672	£0.3684	£0.3672	£0.3684	£0.3672	£0.3684	£0.3672	£0.3684	£0.3672	£0.3684	£0.3672	£0.3684	£0.3672	£0.3684	£0.3672	£0.3684	£0.3672
33 Hotel (town centre) 50 rooms	-	0.13	£0.12	£0.5704	£0.5753	£0.5704	£0.5753	£0.5704	£0.5753	£0.5704	£0.5753	£0.5704	£0.5753	£0.5704	£0.5753	£0.5704	£0.5753	£0.5704	£0.5753	£0.5704	£0.5753
34 Hotel (town centre) 75 rooms	-	0.19	£0.18	£0.9338	£0.9410	£0.9338	£0.9410	£0.9338	£0.9410	£0.9338	£0.9410	£0.9338	£0.9410	£0.9338	£0.9410	£0.9338	£0.9410	£0.9338	£0.9410	£0.9338	£0.9410
35 Hotel (town centre) 100 rooms	-	0.25	£0.24	£1.2451	£1.2547	£1.2451	£1.2547	£1.2451	£1.2547	£1.2451	£1.2547	£1.2451	£1.2547	£1.2451	£1.2547	£1.2451	£1.2547	£1.2451	£1.2547	£1.2451	£1.2547
36 Community use/leisure within town/village	-	0.08	£0.07	£1.2148	£1.2187	£1.2148	£1.2187	£1.2148	£1.2187	£1.2148	£1.2187	£1.2148	£1.2187	£1.2148	£1.2187	£1.2148	£1.2187	£1.2148	£1.2187	£1.2148	£1.2187
BLV: HIGHER GREENFIELD				£4,101 psm		£4,341 psm		£4,580 psm		£4,820 psm		£5,059 psm		£5,299 psm		£5,538 psm		£5,778 psm		£6,017 psm	
Description	No of units	Site area	BLV (£ m)	Baseline	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	0.10	£0.04	£0.1498	£0.1386	£0.1860	£0.1757	£0.2221	£0.2119	£0.2583	£0.2480	£0.2819	£0.2717	£0.3181	£0.3078	£0.3543	£0.3440	£0.3904	£0.3802	£0.4266	£0.4163
2 Five unit development - edge of village	5	0.27	£0.10	£0.2497	£0.2326	£0.3100	£0.2929	£0.3702	£0.3531	£0.4305	£0.4134	£0.4699	£0.4528	£0.5302	£0.5131	£0.5904	£0.5733	£0.6507	£0.6336	£0.7110	£0.6938
3 Eight unit development - village centre	8	0.43	£0.16	£0.3417	£0.3144	£0.4347	£0.4074	£0.5276	£0.5003	£0.6203	£0.5933	£0.6795	£0.6526	£0.7714	£0.7445	£0.8634	£0.8365	£0.9553	£0.9285	£1.0473	£1.0204
4 Ten unit development - edge of village	10	0.53	£0.20	£0.4468	£0.4132	£0.5628	£0.5292	£0.6789	£0.6453	£0.7943	£0.7612	£0.8680	£0.8350	£0.9628	£0.9497	£1.0676	£1.0645	£1.2124	£1.1793	£1.3272	£1.2941
5 Ten unit development - rural site	10	0.67	£0.25	£0.4468	£0.4132	£0.5628	£0.5292	£0.6789	£0.6453	£0.7943	£0.7612	£0.8680	£0.8350	£0.9628	£0.9497	£1.0676	£1.0645	£1.2124	£1.1793	£1.3272	£1.2941
6 Fifteen unit development - edge of village	15	0.80	£0.30	£0.6702	£0.6186																

Table 6.21.2: Accessibility standards – See Appendix 9 for text version

Accessibility			Sales Value (€ p/sqm)																											
BLV: PREVIOUSLY DEVELOPED LAND			€ 4,101 psm		€ 4,341 psm		€ 4,580 psm		€ 4,820 psm		€ 5,059 psm		€ 5,299 psm		€ 5,538 psm		€ 5,778 psm		€ 6,017 psm											
Description	No of units	Site area	BLV (€ m)	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access									
1 Three unit development within town/village boundary	3	0.10	60.09	€0.1498	€0.1430	€0.1860	€0.1792	€0.2221	€0.2154	€0.2583	€0.2515	€0.2819	€0.2752	€0.3181	€0.3113	€0.3543	€0.3475	€0.3904	€0.3836	€0.4268	€0.4198									
2 Five unit development - edge of village	5	0.27	60.07	€0.2497	€0.2384	€0.3100	€0.2987	€0.3702	€0.3589	€0.4305	€0.4192	€0.4999	€0.4886	€0.5602	€0.5489	€0.6208	€0.6094	€0.6817	€0.6704	€0.7426	€0.7310									
3 Eight unit development - village centre	8	0.43	60.10	€0.3417	€0.3237	€0.4347	€0.4167	€0.5276	€0.5096	€0.6203	€0.6026	€0.6795	€0.6617	€0.7714	€0.7537	€0.8634	€0.8456	€0.9553	€0.9376	€1.0473	€1.0296									
4 Ten unit development - edge of village	10	0.53	60.07	€0.4468	€0.4246	€0.5628	€0.5407	€0.6789	€0.6567	€0.7943	€0.7724	€0.8860	€0.8642	€0.9828	€0.9610	€1.0976	€1.0758	€1.2124	€1.1906	€1.3272	€1.3053									
5 Ten unit development - rural site	10	0.67	60.13	€0.4468	€0.4246	€0.5628	€0.5407	€0.6789	€0.6567	€0.7943	€0.7724	€0.8860	€0.8642	€0.9828	€0.9610	€1.0976	€1.0758	€1.2124	€1.1906	€1.3272	€1.3053									
6 Fifteen unit development - edge of village	15	0.80	60.30	€0.6702	€0.6370	€0.8442	€0.8112	€1.0183	€0.9850	€1.1914	€1.1587	€1.3020	€1.2693	€1.4742	€1.4415	€1.6464	€1.6137	€1.8186	€1.7859	€1.9907	€1.9580									
7 Twenty unit development - within town/village boundary	20	0.89	60.84	€0.8456	€0.8023	€1.0705	€1.0272	€1.2954	€1.2521	€1.5202	€1.4770	€1.6832	€1.6199	€1.8880	€1.8448	€2.1129	€2.0697	€2.3378	€2.2946	€2.5613	€2.5186									
8 Thirty unit development - town centre	30	1.00	60.95	€2.4646	€2.2911	€3.3319	€3.1612	€4.1938	€4.0231	€5.0556	€4.8849	€5.9878	€5.4271	€6.4597	€6.2890	€7.3216	€7.1509	€8.1835	€8.0128	€9.0454	€8.8747									
9 Fifty unit development within town/village boundary	50	2.22	62.11	€1.1001	€0.9920	€1.6285	€1.5214	€2.1958	€2.0508	€2.8551	€2.7848	€3.0076	€2.9210	€3.9315	€3.8250	€4.9555	€4.8489	€5.9794	€5.8728	€6.9033	€6.7967									
10 One hundred unit development - edge of town	100	5.56	62.37	€1.4167	€1.2094	€2.4872	€2.2759	€3.5561	€3.3504	€4.6156	€4.4108	€5.2797	€5.0749	€6.3392	€6.1344	€7.3988	€7.1940	€8.4583	€8.2535	€9.5110	€9.3063									
11 Three hundred unit scheme - edge of town	300	16.67	61.52	€3.2683	€2.6968	€5.1252	€4.5177	€8.9436	€8.3966	€11.7359	€11.1947	€13.4345	€12.8933	€16.2193	€15.6782	€18.9712	€18.4351	€21.7308	€21.1974	€24.4759	€23.9444									
12 Four hundred unit scheme - edge of town	400	22.22	61.04	€3.2683	€2.6968	€5.1252	€4.5177	€8.9436	€8.3966	€11.7359	€11.1947	€13.4345	€12.8933	€16.2193	€15.6782	€18.9712	€18.4351	€21.7308	€21.1974	€24.4759	€23.9444									
13 Five hundred unit scheme	500	27.76	62.36	€3.5075	€4.4020	€0.8986	€0.9125	€14.4256	€13.5508	€18.9146	€18.0479	€23.6334	€22.7667	€29.0374	€28.2004	€33.5358	€32.6764	€38.9705	€38.1111	€43.3930	€42.5336									
14 Seven hundred and fifty unit scheme	750	41.67	63.54	€7.5086	€6.2475	€13.9119	€12.6771	€20.2324	€19.0080	€26.4983	€25.2852	€32.7718	€29.0586	€36.5031	€35.2992	€42.7196	€41.5157	€48.9077	€47.7119	€55.0913	€53.8955									
15 One thousand unit scheme	1,000	55.56	62.37	€8.3636	€7.8168	€17.3377	€16.8025	€25.1863	€23.6740	€32.9741	€31.4740	€37.6348	€36.1317	€45.3830	€43.8833	€53.1000	€51.6096	€60.8075	€59.3173	€68.4859	€67.0041									
16 One thousand two hundred and fifty unit scheme	1,250	69.44	65.90	€10.5722	€8.8196	€19.5287	€17.8051	€26.8658	€26.6658	€37.1288	€35.4440	€42.3268	€40.8384	€51.0582	€49.3715	€59.7483	€58.0895	€68.4206	€66.7504	€77.0739	€75.4017									
17 One thousand five hundred unit scheme	1,500	100.00	€94.89	€11.5972	€9.6679	€21.4581	€19.5621	€31.1811	€29.3103	€40.8254	€38.9657	€46.4971	€44.6374	€56.1037	€54.2451	€65.7777	€63.8206	€75.2156	€73.3750	€84.7391	€83.0090									
18 Caravan Park - 20 units	20	0.50	60.07	€0.7009	€0.7009	€0.7707	€0.7707	€0.8405	€0.8405	€0.9103	€0.9103	€0.9750	€0.9750	€0.9448	€0.9448	€1.0146	€1.0146	€1.0844	€1.0844	€1.1542	€1.1542									
19 Caravan Park - 40 units	40	1.00	60.39	€1.3143	€1.3143	€1.4539	€1.4539	€1.5935	€1.5935	€1.7330	€1.7330	€1.8624	€1.8624	€1.9020	€1.9020	€2.0416	€2.0416	€2.1812	€2.1812	€2.3208	€2.3208									
20 Caravan Park - 100 units	100	2.50	60.93	€3.2857	€3.2857	€3.6347	€3.6347	€3.9836	€3.9836	€4.3326	€4.3326	€4.6816	€4.6816	€5.0305	€5.0305	€5.3794	€5.3794	€5.7283	€5.7283	€6.0773	€6.0773									
21 C2 care scheme - flatbed scheme in town centre	60	0.67	60.25	€3.2227	€3.3583	€2.7525	€2.8881	€2.2823	€2.4179	€1.9121	€1.9477	€1.9838	€1.7292	€1.1254	€1.2590	€0.6555	€0.7890	€0.1534	€0.3268	€0.2645	€0.1332									
22 C2 care scheme - flatbed scheme edge of town/village	80	1.33	61.27	€4.2969	€4.4777	€3.6899	€3.8508	€3.0430	€3.2238	€2.4161	€2.5969	€2.1248	€2.3056	€1.4979	€1.6787	€0.8740	€1.0520	€0.2576	€0.4307	€0.3528	€0.1778									
23 C2 care scheme - houses - edge of town/village	50	1.56	61.48	€1.2167	€1.1120	€1.7182	€1.6135	€2.2197	€2.1150	€2.7179	€2.6149	€3.0168	€2.9136	€3.5212	€3.4202	€4.0077	€3.9048	€4.5033	€4.4003	€4.9989	€4.8959									
24 Class E (retail) development - town centre	-	0.02	60.02	€0.2045	€0.2045	€0.2045	€0.2045	€0.2045	€0.2045	€0.2045	€0.2045	€0.2045	€0.2045	€0.2045	€0.2045	€0.2045	€0.2045	€0.2045	€0.2045	€0.2045	€0.2045									
25 Class E (light industrial) development - town centre	-	0.14	60.04	€0.1564	€0.1564	€0.1564	€0.1564	€0.1564	€0.1564	€0.1564	€0.1564	€0.1564	€0.1564	€0.1564	€0.1564	€0.1564	€0.1564	€0.1564	€0.1564	€0.1564	€0.1564									
26 Class E (office) development - town centre	-	0.00	60.00	€0.2832	€0.2832	€0.2832	€0.2832	€0.2832	€0.2832	€0.2832	€0.2832	€0.2832	€0.2832	€0.2832	€0.2832	€0.2832	€0.2832	€0.2832	€0.2832	€0.2832	€0.2832									
27 Class E (office) development - town centre	-	0.02	60.02	€0.2832	€0.2832	€0.2832	€0.2832	€0.2832	€0.2832	€0.2832	€0.2832	€0.2832	€0.2832	€0.2832	€0.2832	€0.2832	€0.2832	€0.2832	€0.2832	€0.2832	€0.2832									
28 Class E (office) development - edge of town	-	0.08	60.01	€1.2135	€1.2135	€1.2135	€1.2135	€1.2135	€1.2135	€1.2135	€1.2135	€1.2135	€1.2135	€1.2135	€1.2135	€1.2135	€1.2135	€1.2135	€1.2135	€1.2135	€1.2135									
29 Class E (office) development - edge of town	-	0.18	60.01	€2.0225	€2.0225	€2.0225	€2.0225	€2.0225	€2.0225	€2.0225	€2.0225	€2.0225	€2.0225	€2.0225	€2.0225	€2.0225	€2.0225	€2.0225	€2.0225	€2.0225	€2.0225									
30 Industrial (B2/B8) out of town	-	0.83	60.79	€1.8419	€1.8419	€1.8419	€1.8419	€1.8419	€1.8419	€1.8419	€1.8419	€1.8419	€1.8419	€1.8419	€1.8419	€1.8419	€1.8419	€1.8419	€1.8419	€1.8419	€1.8419									
31 Industrial (B2/B8) within town/village boundary	-	3.33	60.83	€7.5268	€7.5268	€7.5268	€7.5268	€7.5268	€7.5268	€7.5268	€7.5268	€7.5268	€7.5268	€7.5268	€7.5268	€7.5268	€7.5268	€7.5268	€7.5268	€7.5268	€7.5268									
32 Industrial (B2/B8) edge of town/village	-	0.17	60.16	€0.3684	€0.3684	€0.3684	€0.3684	€0.3684	€0.3684	€0.3684	€0.3684	€0.3684	€0.3684	€0.3684	€0.3684	€0.3684	€0.3684	€0.3684	€0.3684	€0.3684	€0.3684									
33 Hotel (town centre) 50 rooms	-	0.13	60.03	€0.8704	€0.8704	€0.8704	€0.8704	€0.8704	€0.8704	€0.8704	€0.8704	€0.8704	€0.8704	€0.8704	€0.8704	€0.8704	€0.8704	€0.8704	€0.8704	€0.8704	€0.8704									
34 Hotel (town centre) 75 rooms	-	0.19	60.07	€0.9338	€0.9338	€0.9338	€0.9338	€0.9338	€0.9338	€0.9338	€0.9338	€0.9338	€0.9338	€0.9338	€0.9338	€0.9338	€0.9338	€0.9338	€0.9338	€0.9338	€0.9338									
35 Hotel (town centre) 100 rooms	-	0.25	60.09	€1.2451	€1.2451	€1.2451	€1.2451	€1.2451	€1.2451	€1.2451	€1.2451	€1.2451	€1.2451	€1.2451	€1.2451	€1.2451	€1.2451	€1.2451	€1.2451	€1.2451	€1.2451									
36 Community use/leisure within town/village	-	0.08	60.07	€1.2148	€1.2148	€1.2148	€1.2148	€1.2148	€1.2148	€1.2148	€1.2148	€1.2148	€1.2148	€1.2148	€1.2148	€1.2148	€1.2148	€1.2148	€1.2148	€1.2148	€1.2148									
BLV: HIGHER GREENFIELD																														
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	0.10	60.09	€0.1498	€0.1430	€0.1860	€0.1792	€0.2221	€0.2154	€0.2583	€0.2515	€0.2819	€0.2752	€0.3181	€0.3113	€0.3543	€0.3475	€0.3904	€0.3836	€0.4268	€0.4198									
2 Five unit development - edge of village	5	0.27	60.07	€0.2497	€0.2384	€0.3100	€0.2987	€0.3702	€0.3589	€0.4305	€0.4192	€0.4999	€0.4886	€0.5602	€0.5489	€0.6208	€0.6094	€0.6817	€0.6704	€0.7426	€0.7310									
3 Eight unit development - village centre	8	0.43	60.10	€0.3417	€0.3237	€0.4347	€0.4167	€0.5276	€0.5096	€0.6203	€0.6026	€0.6795	€0.6617	€0.7714	€0.7537	€0.8634	€0.8456	€0.9553	€0.9376	€1.0473	€1.0296									
4 Ten unit development - edge of village	10	0.53	60.07	€0.4468	€0.4246	€0.5628	€0.5407	€0.6789	€0.6567	€0.7943	€0.7724	€0.8860	€0.8642	€0.9828	€0.9610	€1.0976	€1.0758	€1.2124	€1.1906	€1.3272	€1.3053									
5 Ten unit development - rural site	10	0.67	60.13	€0.4468	€0.4246	€0.5628	€0.5407	€0.6789	€0.6567	€0.7943	€0.7724	€0.8860	€0.8642	€0.9828	€0.9610	€1.0976	€1.0758	€1.2124	€1.1906	€1.3272	€1.3053									
6 Fifteen unit development - edge of village	15	0.80	60.30	€0.6702	€0.6370	€0.8442	€0.8112	€1.0183	€0.9850	€1.1914	€1.1587	€1.3020	€1.2693	€1.4742	€1.4415	€1.6464	€1.6137	€1.8186	€1.7859	€1.9907	€1.9580									
7 Twenty unit development - within town/village boundary	20	0.89	60.84	€0.8456	€0.8023	€1.0705	€1.0272	€1.2954	€1.2521	€1.5202	€1.4770	€1.6832	€1.6199	€1.8880	€1.8448	€2.1129	€2.0697	€2.3378	€2.2946	€2.5613	€2.5186									
8 Thirty unit development - town centre	30	1.00	60.95	€2.4646	€2.2911	€3.3319	€3.1612	€4.1938	€4.0231	€5.0556	€4.8849	€5.9878	€5.4271	€6.4597	€6.2890	€7.3216	€7.1509	€8.1835	€8.0128	€9.0454	€8.8747									
9 Fifty unit development within town/village boundary	50	2.22	62.11	€1.1001	€0.9920	€1.6285	€1.5214	€2.1958	€2.0508	€2.8551	€2.7848	€3.0076	€2.9210	€3.9315	€3.8250	€4.9555	€4.8489	€5.9794	€5.8728	€6.9033	€6.7967									
10 One hundred unit development - edge of town	100	5.56	62.37																											

Table 6.21.3: Electric Vehicle Charging – See Appendix 9 for text version

Electric Vehicle Charging

Sales value (£ pcm)

BLV: PREVIOUSLY DEVELOPED LAND

Description	No of units	Site area	BLV (£ m)	£4,101 pcm		£4,341 pcm		£4,580 pcm		£4,820 pcm		£5,059 pcm		£5,299 pcm		£5,538 pcm		£5,778 pcm		£6,017 pcm	
				Baseline	EV/C	Baseline	EV/C	Baseline	EV/C	Baseline	EV/C	Baseline	EV/C	Baseline	EV/C	Baseline	EV/C	Baseline	EV/C	Baseline	EV/C
1 Three unit development within town/village boundary	3	0.10	£0.09	£0.1498	£0.1485	£0.1860	£0.1846	£0.2221	£0.2208	£0.2583	£0.2570	£0.2919	£0.2806	£0.3181	£0.3168	£0.3543	£0.3529	£0.3904	£0.3891	£0.4266	£0.4252
2 Five unit development - edge of village	5	0.27	£0.20	£0.2497	£0.2475	£0.3100	£0.3077	£0.3702	£0.3680	£0.4305	£0.4283	£0.4899	£0.4877	£0.5302	£0.5279	£0.5904	£0.5882	£0.6507	£0.6485	£0.7110	£0.7100
3 Eight unit development - village centre	8	0.43	£0.16	£0.3417	£0.3382	£0.4347	£0.4311	£0.5276	£0.5241	£0.6203	£0.6168	£0.7095	£0.7060	£0.7714	£0.7679	£0.8634	£0.8599	£0.9553	£0.9518	£1.0473	£1.0438
4 Ten unit development - edge of village	10	0.53	£0.20	£0.4468	£0.4424	£0.5628	£0.5585	£0.6789	£0.6745	£0.7943	£0.7900	£0.8880	£0.8837	£0.9828	£0.9785	£1.0976	£1.0933	£1.2124	£1.2081	£1.3272	£1.3228
5 Ten unit development - rural site	10	0.67	£0.25	£0.4468	£0.4424	£0.5628	£0.5585	£0.6789	£0.6745	£0.7943	£0.7900	£0.8880	£0.8837	£0.9828	£0.9785	£1.0976	£1.0933	£1.2124	£1.2081	£1.3272	£1.3228
6 Fifteen unit development - edge of village	15	0.80	£0.30	£0.6702	£0.6636	£0.8442	£0.8377	£1.0183	£1.0117	£1.1914	£1.1849	£1.3020	£1.2956	£1.4742	£1.4677	£1.6484	£1.6399	£1.8196	£1.8121	£1.9907	£1.9843
7 Twenty unit development - within town/village boundary	20	0.89	£0.84	£0.8456	£0.8370	£1.0705	£1.0619	£1.2954	£1.2868	£1.5202	£1.5117	£1.6632	£1.6546	£1.8880	£1.8795	£2.1228	£2.1144	£2.3578	£2.3493	£2.5928	£2.5843
8 Thirty unit development - town centre	30	1.00	£0.97	£2.4646	£2.4308	£3.3319	£3.2963	£4.1938	£4.1605	£5.0556	£5.0224	£5.9578	£5.9246	£6.8597	£6.8265	£7.7823	£7.7493	£8.6835	£8.6505	£9.5945	£9.5615
9 Fifty unit development within town/village boundary	50	2.22	£2.02	£1.4167	£1.0789	£1.6295	£1.6083	£2.1938	£2.1377	£2.6851	£2.6643	£3.0076	£2.9868	£3.5315	£3.5107	£4.0555	£4.0346	£4.5794	£4.5585	£5.1033	£5.0824
10 One hundred unit development - edge of town	100	5.56	£2.06	£1.4167	£1.3750	£2.4872	£2.4483	£3.5651	£3.5157	£4.6156	£4.5752	£5.7297	£5.6393	£6.7392	£6.6392	£7.7388	£7.6388	£8.7384	£8.6384	£9.7380	£9.6380
11 Three hundred unit scheme - edge of town	300	16.67	£1.67	£3.2683	£3.1583	£6.1252	£6.0160	£8.9436	£8.8357	£11.7559	£11.6291	£13.4345	£13.3277	£16.1939	£16.1035	£18.9172	£18.8654	£21.6904	£21.6259	£24.3949	£24.3171
12 Four hundred unit scheme	400	22.22	£2.09	£4.3578	£4.2684	£8.1670	£8.0623	£11.9248	£11.7809	£15.6476	£15.5055	£19.1928	£19.0700	£22.6124	£22.4714	£25.2499	£25.1339	£28.6944	£28.5436	£32.6346	£32.4466
13 Five hundred unit scheme	500	27.78	£0.68	£5.3075	£5.1280	£8.8996	£8.7252	£11.4256	£11.2530	£13.8746	£13.7436	£16.1334	£16.024	£18.2624	£18.1334	£20.2584	£20.1064	£22.1904	£22.0164	£23.9444	£23.7444
14 Seven hundred and fifty unit scheme	750	41.67	£1.42	£7.5086	£7.2588	£13.9119	£13.6682	£20.2324	£19.9910	£26.4893	£26.2589	£30.2718	£30.0325	£35.0591	£34.8051	£39.6796	£39.4421	£43.9077	£43.6717	£55.0913	£54.8554
15 One thousand unit scheme	1,000	55.56	£2.72	£9.3836	£9.0749	£17.3377	£17.0348	£25.1883	£24.8903	£32.9471	£32.6783	£37.6346	£37.3368	£43.3800	£43.0471	£50.1003	£49.7859	£56.8075	£56.5135	£68.6959	£68.1935
16 One thousand two hundred and fifty unit scheme	1,250	69.44	£6.90	£10.5722	£10.2264	£19.5287	£19.1807	£28.3656	£28.0304	£37.1288	£36.7973	£42.3688	£41.9937	£51.0582	£50.7268	£59.7433	£59.4171	£68.4206	£68.0911	£77.0739	£76.7149
17 One thousand five hundred unit scheme	1,500	100.00	£9.89	£11.5972	£11.2173	£21.4581	£21.0840	£31.1811	£30.8120	£40.8254	£40.4566	£46.4917	£46.1302	£55.1737	£54.8038	£65.6777	£65.3414	£75.2156	£74.8525	£84.7391	£84.3444
18 Caravan Park - 20 units	20	0.50	£0.47	£0.7009	£0.6922	£0.7707	£0.7620	£0.8405	£0.8318	£0.9103	£0.9016	£0.9750	£0.9663	£0.9448	£0.9360	£1.0146	£1.0058	£1.0844	£1.0756	£1.1542	£1.1454
19 Caravan Park - 40 units	40	1.00	£0.95	£1.3143	£1.2968	£1.4539	£1.4364	£1.5935	£1.5759	£1.7330	£1.7155	£1.8624	£1.8449	£1.8920	£1.8745	£1.9416	£1.9241	£2.0812	£2.0637	£2.2208	£2.2033
20 Caravan Park - 100 units	100	2.50	£2.07	£3.2857	£3.2419	£3.6347	£3.5909	£3.9636	£3.9399	£4.3268	£4.2838	£4.1561	£4.1123	£4.5021	£4.4581	£4.8450	£4.8102	£5.2030	£5.1592	£5.5519	£5.5081
21 C2 care scheme - flattened scheme in town centre	60	0.67	£0.03	£4.2227	£4.2331	£2.7525	£2.7829	£2.2623	£2.2927	£1.8121	£1.8224	£1.9368	£1.9404	£1.1234	£1.1338	£0.6555	£0.6658	£0.1934	£0.2036	£0.2645	£0.2544
22 C2 care scheme - flattened scheme edge of town/village	80	1.33	£0.49	£4.2969	£4.3107	£3.6699	£3.6838	£2.4040	£2.4059	£2.4161	£2.4269	£2.4248	£2.4348	£1.4279	£1.4378	£0.8770	£0.8877	£0.2576	£0.2718	£0.3526	£0.3392
23 C2 care scheme - houses - edge of town/village	50	1.56	£0.58	£1.2167	£1.2084	£1.7182	£1.7099	£2.2197	£2.2114	£2.7119	£2.7027	£3.0168	£3.0085	£3.5122	£3.5044	£4.0077	£3.9996	£4.5033	£4.4952	£4.9989	£4.9890
24 Class E (retail) development - town centre	-	0.02	£0.01	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564
25 Class E (light industrial) development - town centre	-	0.14	£0.04	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832
26 Class E (retail) development - edge of town	-	0.24	£0.03	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135
27 Class E (office) development - town centre	-	0.02	£0.01	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832
28 Class E (office) development - town centre	-	0.08	£0.03	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135
29 Class E (office) development - edge of town	-	0.18	£0.07	£4.2225	£4.2225	£4.2225	£4.2225	£4.2225	£4.2225	£4.2225	£4.2225	£4.2225	£4.2225	£4.2225	£4.2225	£4.2225	£4.2225	£4.2225	£4.2225	£4.2225	£4.2225
30 Industrial (B2/B8) out of town	-	0.83	£0.21	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419
31 Industrial (B2/B8) within town/village boundary	-	3.33	£0.83	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268
32 Industrial (B2/B8) edge of town/village	-	0.17	£0.16	£3.684	£3.684	£3.684	£3.684	£3.684	£3.684	£3.684	£3.684	£3.684	£3.684	£3.684	£3.684	£3.684	£3.684	£3.684	£3.684	£3.684	£3.684
33 Hotel (town centre) 50 rooms	-	0.13	£0.12	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704
34 Hotel (town centre) 75 rooms	-	0.19	£0.18	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338
35 Hotel (town centre) 100 rooms	-	0.25	£0.24	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451
36 Community use/leisure within town/village	-	0.08	£0.07	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148

BLV: HIGHER GREENFIELD

Description	No of units	Site area	BLV (£ m)	£4,101 pcm		£4,341 pcm		£4,580 pcm		£4,820 pcm		£5,059 pcm		£5,299 pcm		£5,538 pcm		£5,778 pcm		£6,017 pcm	
				Baseline	EV/C	Baseline	EV/C	Baseline	EV/C	Baseline	EV/C	Baseline	EV/C	Baseline	EV/C	Baseline	EV/C	Baseline	EV/C	Baseline	EV/C
1 Three unit development within town/village boundary	3	0.10	£0.04	£0.1498	£0.1485	£0.1860	£0.1846	£0.2221	£0.2208	£0.2583	£0.2570	£0.2919	£0.2806	£0.3181	£0.3168	£0.3543	£0.3529	£0.3904	£0.3891	£0.4266	£0.4252
2 Five unit development - edge of village	5	0.27	£0.10	£0.2497	£0.2475	£0.3100	£0.3077	£0.3702	£0.3680	£0.4305	£0.4283	£0.4899	£0.4877	£0.5302	£0.5279	£0.5904	£0.5882	£0.6507	£0.6485	£0.7110	£0.7100
3 Eight unit development - village centre	8	0.43	£0.16	£0.3417	£0.3382	£0.4347	£0.4311	£0.5276	£0.5241	£0.6203	£0.6168	£0.7095	£0.7060	£0.7714	£0.7679	£0.8634	£0.8599	£0.9553	£0.9518	£1.0473	£1.0438
4 Ten unit development - edge of village	10	0.53	£0.20	£0.4468	£0.4424	£0.5628	£0.5585	£0.6789	£0.6745	£0.7943	£0.7900	£0.8880	£0.8837	£0.9828	£0.9785	£1.0976	£1.0933	£1.2124	£1.2081	£1.3272	£1.3228
5 Ten unit development - rural site	10	0.67	£0.25	£0.4468	£0.4424	£0.5628	£0.5585	£0.6789	£0.6745	£0.7943	£0.7900	£0.8880	£0.8837	£0.9828	£0.9785	£1.0976	£1.0933	£1.2124	£1.2081	£1.3272	£1.3228
6 Fifteen unit development - edge of village	15	0.80	£0.30	£0.6702	£0.6636	£0.8442	£0.8377	£1.0183	£1.0117	£1.1914	£1.1849	£1.3020	£1.2956	£1.4742	£1.4677	£1.6484	£1.6399	£1.8196	£1.8121	£1.9907	£1.9843
7 Twenty unit development - within town/village boundary	20	0.89	£0.84	£0.8456	£0.8370	£1.0705	£1.0619	£1.2954	£1.2868	£1.5202	£1.5117	£1.6632	£1.6546	£1.8880	£1.8795	£2.1228	£2.1144	£2.3578	£2.3493	£2.5928	£2.5843
8 Thirty unit development - town centre	30	1.00	£0.97	£2.4646	£2.4308	£3.3319	£3.2963	£4.1938	£4.1605	£5.0556	£5.0224	£5.9578	£5.9246	£6.8597	£6.8265	£7.7823	£7.7493	£8.6835	£8.6505	£9.5945	£9.5615
9 Fifty unit development within town/village boundary	50	2.22	£2.02	£1.4167	£1.0789	£1.6295	£1.6083	£2.1938	£2.1377	£2.6851	£2.6643	£3.0076	£2.9868								

Table 6.21.4: Net zero carbon (operational only) – See Appendix 9 for text version

Net zero carbon A / X			Sales value (€ psm):																	
BLV: PREVIOUSLY DEVELOPED LAND			€4,101 psm		€4,341 psm		€4,580 psm		€4,820 psm		€5,059 psm		€5,299 psm		€5,538 psm		€5,778 psm		€6,017 psm	
Description	No of units	Site area	BLV (€ m)	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	
1 Three unit development within town/village boundary	3	0.10	€0.09	€0.1498	€0.1214	€0.1860	€0.1576	€0.2221	€0.1937	€0.2583	€0.2299	€0.2819	€0.2535	€0.3181	€0.2897	€0.3543	€0.3259	€0.3904	€0.3620	
2 Five unit development - edge of village	5	0.27	€0.25	€0.2497	€0.2023	€0.3100	€0.2626	€0.3702	€0.3229	€0.4305	€0.3832	€0.4699	€0.4225	€0.5302	€0.4828	€0.5904	€0.5431	€0.6507	€0.6034	
3 Eight unit development - village centre	8	0.43	€0.40	€0.3417	€0.2861	€0.4347	€0.3590	€0.5276	€0.4520	€0.6203	€0.5449	€0.6795	€0.6045	€0.7714	€0.6970	€0.8634	€0.7889	€0.9553	€0.8809	
4 Ten unit development - edge of village	10	0.53	€0.51	€0.4468	€0.3538	€0.5628	€0.4688	€0.6789	€0.5858	€0.7943	€0.7018	€0.8680	€0.7761	€0.9828	€0.8912	€1.0976	€1.0060	€1.2124	€1.1208	
5 Ten unit development - rural site	10	0.67	€0.63	€0.4468	€0.3538	€0.5628	€0.4688	€0.6789	€0.5858	€0.7943	€0.7018	€0.8680	€0.7761	€0.9828	€0.8912	€1.0976	€1.0060	€1.2124	€1.1208	
6 Fifteen unit development - edge of village	15	0.80	€0.76	€0.6702	€0.5308	€0.8442	€0.7047	€1.0183	€0.8787	€1.1914	€1.0527	€1.3020	€1.1642	€1.4742	€1.3369	€1.6464	€1.5091	€1.8186	€1.6812	
7 Twenty unit development - within town/village boundary	20	0.89	€0.84	€0.8456	€0.6641	€1.0705	€0.8890	€1.2954	€1.1139	€1.5202	€1.3388	€1.6332	€1.4817	€1.8880	€1.7096	€2.1129	€1.9315	€2.3378	€2.1564	
8 Thirty unit development - town centre	30	1.00	€0.95	€2.4646	€1.8888	€3.3319	€2.5806	€4.1938	€3.4205	€5.0556	€4.2904	€5.5978	€4.8326	€6.4597	€5.6944	€7.3216	€6.5583	€8.1835	€7.4182	
9 Fifty unit development within town/village boundary	50	2.22	€2.11	€1.1001	€0.6359	€1.6295	€1.1653	€2.2595	€1.6947	€2.8851	€2.2241	€3.0076	€2.5488	€3.5315	€3.0737	€4.0555	€3.5976	€4.5794	€4.1215	
10 One hundred unit development - edge of town	100	5.56	€5.27	€1.4167	€0.4255	€2.4872	€1.5035	€3.5561	€2.5740	€4.6156	€3.6440	€5.2797	€4.3080	€6.3392	€5.3676	€7.3988	€6.4271	€8.4583	€7.4866	
11 Three hundred unit scheme - edge of town	300	16.67	€15.82	€3.2683	€0.5468	€6.1252	€3.4781	€9.9436	€6.3359	€11.7359	€9.1560	€13.4345	€10.8619	€16.2093	€13.6495	€18.9712	€16.4279	€21.7308	€19.1898	
12 Four hundred unit scheme	400	22.22	€21.09	€4.3578	€0.7288	€8.1670	€4.6375	€11.9248	€8.4478	€15.6478	€12.2081	€17.9126	€14.4825	€21.6124	€18.1994	€25.2949	€21.9038	€28.9744	€25.5864	
13 Five hundred unit scheme	500	27.78	€26.36	€5.3075	€0.9536	€9.8996	€5.6524	€14.4256	€10.2456	€18.9146	€14.7741	€21.6334	€17.4995	€26.0974	€21.9656	€30.5358	€26.4496	€34.9705	€30.8930	
14 Seven hundred and fifty unit scheme	750	41.67	€39.54	€7.5086	€1.4591	€13.9119	€8.0067	€20.2324	€14.4082	€26.4983	€20.7300	€30.2718	€24.5090	€36.5031	€30.7723	€42.7196	€37.0077	€48.9077	€43.2242	
15 One thousand unit scheme	1,000	55.56	€52.72	€9.3838	€1.8877	€17.3377	€10.0175	€25.1883	€17.9686	€32.9741	€25.8185	€37.6346	€30.4762	€45.3830	€38.2677	€53.1000	€46.0161	€60.8075	€53.7374	
16 One thousand two hundred and fifty unit scheme	1,250	69.44	€65.90	€10.5722	€2.1530	€19.5207	€11.3023	€28.3688	€20.2516	€37.1288	€29.0869	€42.3268	€34.2764	€51.0582	€43.0493	€59.7403	€51.7824	€68.4208	€60.4734	
17 One thousand five hundred unit scheme	1,500	100.00	€94.99	€11.5972	€2.3377	€21.4581	€12.4127	€31.1811	€22.2640	€40.9254	€31.9828	€46.4971	€37.6424	€56.1037	€47.2988	€65.6777	€56.9066	€75.2158	€66.4830	
18 Caravan Park - 20 units	20	0.50	€0.47	€0.7009	€0.7009	€0.7707	€0.7707	€0.8405	€0.8405	€0.9103	€0.9103	€0.8750	€0.8750	€0.9448	€0.9448	€1.0146	€1.0146	€1.0844	€1.0844	
19 Caravan Park - 40 units	40	1.00	€0.95	€1.3143	€1.3143	€1.4539	€1.4539	€1.5935	€1.5935	€1.7330	€1.7330	€1.6624	€1.6624	€1.8020	€1.8020	€1.9416	€1.9416	€2.0812	€2.0812	
20 Caravan Park - 100 units	100	2.50	€2.37	€3.2857	€3.2857	€3.6347	€3.6347	€3.9836	€3.9836	€4.3326	€4.3326	€4.1561	€4.1561	€4.5051	€4.5051	€4.8540	€4.8540	€5.2030	€5.2030	
21 C2 care scheme - flatbed scheme in town centre	60	0.67	€0.63	€3.2227	€3.8357	€2.7525	€3.3655	€2.2823	€2.8953	€1.8121	€2.4251	€1.5936	€2.2067	€1.1234	€1.7364	€0.8555	€1.2682	€0.1934	€0.7965	
22 C2 care scheme - flatbed scheme edge of town/village	80	1.33	€1.27	€4.2969	€5.1143	€3.6898	€4.4873	€3.0430	€3.8604	€2.4161	€3.2335	€2.1248	€2.9422	€1.4979	€2.3153	€0.8740	€1.6883	€0.2578	€1.0621	
23 C2 care scheme - houses - edge of town/village	50	1.56	€1.48	€1.2167	€0.7771	€1.7182	€1.2789	€2.2197	€1.7804	€2.7179	€2.2820	€3.0166	€2.5834	€3.5122	€3.0800	€4.0077	€3.5756	€4.5033	€4.0711	
24 Class E (retail) development - town centre	-	0.02	€0.02	€0.2045	€0.1725	€0.2045	€0.1725	€0.2045	€0.1725	€0.2045	€0.1725	€0.2045	€0.1725	€0.2045	€0.1725	€0.2045	€0.1725	€0.2045	€0.1725	
25 Class E (light industrial) development - town centre	-	0.14	€0.14	€0.1564	€0.2658	€0.1564	€0.2658	€0.1564	€0.2658	€0.1564	€0.2658	€0.1564	€0.2658	€0.1564	€0.2658	€0.1564	€0.2658	€0.1564	€0.2658	
26 Class E (retail) development - edge of town	-	0.24	€0.23	€1.4605	€1.2322	€1.4605	€1.2322	€1.4605	€1.2322	€1.4605	€1.2322	€1.4605	€1.2322	€1.4605	€1.2322	€1.4605	€1.2322	€1.4605	€1.2322	
27 Class E (office) development - town centre	-	0.02	€0.02	€0.2832	€0.3326	€0.2832	€0.3326	€0.2832	€0.3326	€0.2832	€0.3326	€0.2832	€0.3326	€0.2832	€0.3326	€0.2832	€0.3326	€0.2832	€0.3326	
28 Class E (office) development - town centre	-	0.08	€0.07	€1.2135	€1.4256	€1.2135	€1.4256	€1.2135	€1.4256	€1.2135	€1.4256	€1.2135	€1.4256	€1.2135	€1.4256	€1.2135	€1.4256	€1.2135	€1.4256	
29 Class E (office) development - edge of town	-	0.18	€0.17	€2.0228	€2.3760	€2.0228	€2.3760	€2.0228	€2.3760	€2.0228	€2.3760	€2.0228	€2.3760	€2.0228	€2.3760	€2.0228	€2.3760	€2.0228	€2.3760	
30 Industrial (B2/B8) out of town	-	0.83	€0.79	€1.8419	€1.5890	€1.8419	€1.5890	€1.8419	€1.5890	€1.8419	€1.5890	€1.8419	€1.5890	€1.8419	€1.5890	€1.8419	€1.5890	€1.8419	€1.5890	
31 Industrial (B2/B8) within town/village boundary	-	3.33	€3.16	€7.5268	€6.4920	€7.5268	€6.4920	€7.5268	€6.4920	€7.5268	€6.4920	€7.5268	€6.4920	€7.5268	€6.4920	€7.5268	€6.4920	€7.5268	€6.4920	
32 Industrial (B2/B8) edge of town/village	-	0.17	€0.16	€0.3684	€0.3178	€0.3684	€0.3178	€0.3684	€0.3178	€0.3684	€0.3178	€0.3684	€0.3178	€0.3684	€0.3178	€0.3684	€0.3178	€0.3684	€0.3178	
33 Hotel (town centre) 50 rooms	-	0.13	€0.12	€0.5704	€0.7897	€0.5704	€0.7897	€0.5704	€0.7897	€0.5704	€0.7897	€0.5704	€0.7897	€0.5704	€0.7897	€0.5704	€0.7897	€0.5704	€0.7897	
34 Hotel (town centre) 75 rooms	-	0.19	€0.18	€0.9338	€1.2567	€0.9338	€1.2567	€0.9338	€1.2567	€0.9338	€1.2567	€0.9338	€1.2567	€0.9338	€1.2567	€0.9338	€1.2567	€0.9338	€1.2567	
35 Hotel (town centre) 100 rooms	-	0.25	€0.24	€1.2451	€1.6757	€1.2451	€1.6757	€1.2451	€1.6757	€1.2451	€1.6757	€1.2451	€1.6757	€1.2451	€1.6757	€1.2451	€1.6757	€1.2451	€1.6757	
36 Community use/leisure within town/village	-	0.08	€0.07	€1.2148	€1.3902	€1.2148	€1.3902	€1.2148	€1.3902	€1.2148	€1.3902	€1.2148	€1.3902	€1.2148	€1.3902	€1.2148	€1.3902	€1.2148	€1.3902	

BLV: HIGHER GREENFIELD			€4,101 psm		€4,341 psm		€4,580 psm		€4,820 psm		€5,059 psm		€5,299 psm		€5,538 psm		€5,778 psm		€6,017 psm	
Description	No of units	Site area	BLV (€ m)	Baseline	NZC 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	0.10	€0.04	€0.1498	€0.1214	€0.1860	€0.1576	€0.2221	€0.1937	€0.2583	€0.2299	€0.2819	€0.2535	€0.3181	€0.2897	€0.3543	€0.3259	€0.3904	€0.3620	
2 Five unit development - edge of village	5	0.27	€0.10	€0.2497	€0.2023	€0.3100	€0.2626	€0.3702	€0.3229	€0.4305	€0.3832	€0.4699	€0.4225	€0.5302	€0.4828	€0.5904	€0.5431	€0.6507	€0.6034	
3 Eight unit development - village centre	8	0.43	€0.16	€0.3417	€0.2861	€0.4347	€0.3590	€0.5276	€0.4520	€0.6203	€0.5449	€0.6795	€0.6045	€0.7714	€0.6970	€0.8634	€0.7889	€0.9553	€0.8809	
4 Ten unit development - edge of village	10	0.53	€0.20	€0.4468	€0.3538	€0.5628	€0.4688	€0.6789	€0.5858	€0.7943	€0.7018	€0.8680	€0.7761	€0.9828	€0.8912	€1.0976	€1.0060	€1.2124	€1.1208	
5 Ten unit development - rural site	10	0.67	€0.25	€0.4468	€0.3538	€0.5628	€0.4688	€0.6789	€0.5858	€0.7943	€0.7018	€0.8680	€0.7761	€0.9828	€0.8912	€1.0976	€1.0060	€1.2124	€1.1208	
6 Fifteen unit development - edge of village	15	0.80	€0.30	€0.6702	€0.5308	€0.8442	€0.7047	€1.0183	€0.8787	€1.1914	€1.0527	€1.3020	€1.1642	€1.4742	€1.3369	€1.6464	€1.5091	€1.8186	€1.6812	
7 Twenty unit development - within town/village boundary	20	0.89	€0.33	€0.8456	€0.6641	€1.0705	€0.8890	€1.2954	€1.1139	€1.5202	€1.3388	€1.6332	€1.4817	€1.8880	€1.7096	€2.1129	€1.9315	€2.3378	€2.1564	
8 Thirty unit development - town centre	30	1.00	€0.37	€2.4646	€1.8888	€3.3319	€2.5806	€4.1938	€3.4205	€5.0556	€4.2904	€5.5978	€4.8326	€6.4597	€5.6944	€7.3216	€6.5583	€8.1835	€7.4182	
9 Fifty unit development within town/village boundary	50	2.22	€0.82	€1.1001	€0.6359	€1.6295	€1.1653	€2.2595	€1.6947	€2.8851	€2.2241	€3.0076	€2.5488	€3.5315	€3.0737	€4.0555	€3.5976	€4.5794	€4.1215	
10 One hundred unit development - edge of town	100	5.56	€2.06	€1.4167	€0.4255	€2.4872	€1.5035	€3.5561	€2.5740	€4.6156	€3.6440	€5.2797	€4.3080	€6.3392	€5.3676	€7.3988	€6.4271	€8.4583	€7.4866</	

Table 6.21.5: Net zero carbon (operational and embodied carbon) – See Appendix 9 for text version

Net zero carbon B/Y

Sales value (£'000)

BLV: PREVIOUSLY DEVELOPED LAND		No of units	Site area	BLV (£/m)	£4,101 psm	£4,341 psm	£4,580 psm	£4,820 psm	£5,059 psm	£5,299 psm	£5,538 psm	£5,778 psm	£6,017 psm	
Description					Baseline	N/ZC BY	Baseline	N/ZC BY	Baseline	N/ZC BY	Baseline	N/ZC BY	Baseline	N/ZC BY
1 Three unit development within town/village boundary	3	0.10	£0.09	£0.1498	£0.0646	£0.1800	£0.1008	£0.2221	£0.1369	£0.2583	£0.1731	£0.2819	£0.1967	£0.3181
2 Five unit development - edge of village	5	0.27	0.20	£0.2497	£0.1077	£0.3100	£0.1679	£0.3702	£0.2262	£0.4305	£0.2885	£0.4989	£0.3279	£0.5381
3 Eight unit development - village centre	8	0.43	0.16	£0.4468	£0.1148	£0.5437	£0.2077	£0.5726	£0.3007	£0.6795	£0.4332	£0.7714	£0.5462	£0.8634
4 Ten unit development - edge of village	10	0.53	0.03	£0.4468	£0.1677	£0.5628	£0.2837	£0.6709	£0.3997	£0.7943	£0.5157	£0.8680	£0.5901	£0.9716
5 Ten unit development - rural site	10	0.67	0.03	£0.4468	£0.1677	£0.5628	£0.2837	£0.6709	£0.3997	£0.7943	£0.5157	£0.8680	£0.5901	£0.9716
6 Fifteen unit development - edge of village	15	0.80	0.00	£0.6702	£0.2516	£0.8402	£0.4258	£1.0183	£0.5996	£1.1914	£0.7376	£1.3020	£0.8551	£1.4742
7 Twenty unit development - within town/village boundary	20	0.89	0.08	£0.8456	£0.2971	£1.0705	£0.5251	£1.2954	£0.7511	£1.5202	£0.9760	£1.6632	£1.1189	£1.8840
8 Thirty unit development - town centre	30	1.00	0.05	£2.4646	£0.1313	£3.3119	£1.0500	£4.1938	£1.8767	£5.0558	£2.7524	£5.5978	£3.3012	£6.4597
9 Fifty unit development within town/village boundary	50	2.22	0.22	£1.1001	£0.3102	£1.6295	£0.2322	£2.1589	£0.7684	£2.6851	£1.2959	£3.0076	£1.6205	£3.5315
10 One hundred unit development - edge of town	100	5.56	£5.27	£1.4167	£1.8110	£2.4872	£0.4931	£3.5561	£0.5998	£4.6156	£1.6771	£5.2797	£2.3457	£6.3392
11 Three hundred unit scheme - edge of town	300	16.67	£15.82	£3.2683	£3.1386	£2.4852	£2.0589	£9.9436	£0.9716	£11.7359	£3.8970	£13.4345	£5.8300	£16.2093
12 Four hundred unit scheme	400	22.22	£6.56	£4.3578	£4.8514	£6.1670	£2.2584	£11.5246	£1.8519	£13.9146	£6.3423	£12.6334	£9.1085	£23.6074
13 Five hundred unit scheme	500	27.78	£26.36	£5.3075	£4.2871	£9.8996	£3.2582	£14.4256	£1.6519	£18.9146	£6.3423	£12.6334	£9.1085	£23.6074
14 Seven hundred and fifty unit scheme	750	41.67	£39.54	£7.5086	£11.6044	£19.3119	£4.3689	£20.2324	£2.4708	£26.4683	£10.3028	£12.8147	£13.6752	£19.1914
15 One thousand unit scheme	1,000	55.56	£52.72	£9.3836	£14.4458	£17.3377	£5.2977	£25.1803	£3.1761	£32.9741	£11.2798	£37.6346	£15.9667	£45.3830
16 One thousand two hundred and fifty unit scheme	1,250	69.44	£65.90	£10.5722	£16.2159	£19.5287	£5.8948	£28.3658	£3.7128	£37.1286	£12.7265	£42.3268	£17.9600	£51.0582
17 One thousand five hundred unit scheme	1,500	100.00	£94.89	£11.5972	£17.9371	£21.4581	£6.4880	£31.1811	£4.0168	£40.8254	£14.0432	£46.4971	£19.6975	£58.1037
18 Caravan Park - 20 units	20	0.50	0.04	£7.7009	£0.7009	£7.7007	£0.7707	£0.8405	£0.8405	£0.9103	£0.9103	£0.8750	£0.9448	£0.9448
19 Caravan Park - 40 units	40	1.00	0.05	£1.3143	£1.3143	£1.4539	£1.4539	£1.5935	£1.5935	£1.7330	£1.7330	£1.6824	£1.8624	£1.8624
20 Caravan Park - 100 units	100	2.50	0.23	£3.2857	£3.2857	£3.6347	£3.6347	£3.9836	£3.9836	£4.3326	£4.3326	£4.1561	£4.5051	£4.5051
21 C2 care scheme - flat-topped scheme in town centre	60	0.67	0.03	£2.2227	£5.9818	£2.7552	£4.5918	£2.2823	£4.1214	£1.8121	£3.6512	£1.5936	£3.4327	£1.1234
22 C2 care scheme - flat-topped scheme edge of town/village	80	1.33	0.13	£4.2969	£6.7491	£5.8889	£8.1221	£3.0430	£5.4952	£4.4161	£4.6862	£2.1248	£4.5770	£1.4979
23 C2 care scheme - houses - edge of town/village	50	1.56	0.18	£1.2167	£1.1178	£1.7182	£0.3983	£2.2197	£0.9019	£2.7179	£1.4305	£3.0168	£1.7049	£3.5122
24 Class E (retail) development - town centre	-	0.02	0.01	£0.2045	£0.1086	£0.2045	£0.1086	£0.2045	£0.1086	£0.2045	£0.1086	£0.2045	£0.1086	£0.2045
25 Class E (light industrial) development - town centre	-	0.14	0.04	£0.1584	£0.4845	£0.1584	£0.4845	£0.1584	£0.4845	£0.1584	£0.4845	£0.1584	£0.4845	£0.1584
26 Class E (retail) development - edge of town	-	0.24	0.06	£1.4605	£0.7755	£1.4605	£0.7755	£1.4605	£0.7755	£1.4605	£0.7755	£1.4605	£0.7755	£1.4605
27 Class E (office) development - town centre	-	0.02	0.02	£0.2832	£0.4316	£0.2832	£0.4316	£0.2832	£0.4316	£0.2832	£0.4316	£0.2832	£0.4316	£0.2832
28 Class E (office) development - town centre	-	0.18	0.08	£1.2135	£1.8498	£1.2135	£1.8498	£1.2135	£1.8498	£1.2135	£1.8498	£1.2135	£1.8498	£1.2135
29 Class E (office) development - edge of town	-	0.18	0.08	£1.2135	£1.8498	£1.2135	£1.8498	£1.2135	£1.8498	£1.2135	£1.8498	£1.2135	£1.8498	£1.2135
30 Industrial (B2/B8) out of town	-	0.83	0.79	£1.8419	£1.0832	£1.8419	£1.0832	£1.8419	£1.0832	£1.8419	£1.0832	£1.8419	£1.0832	£1.8419
31 Industrial (B2/B8) within town/village boundary	-	0.33	0.33	£7.5268	£4.4224	£7.5268	£4.4224	£7.5268	£4.4224	£7.5268	£4.4224	£7.5268	£4.4224	£7.5268
32 Industrial (B2/B8) edge of town/village	-	0.17	0.16	£6.3684	£2.166	£6.3684	£2.166	£6.3684	£2.166	£6.3684	£2.166	£6.3684	£2.166	£6.3684
33 Hotel (town centre) 50 rooms	-	0.13	0.05	£0.5704	£1.2281	£0.5704	£1.2281	£0.5704	£1.2281	£0.5704	£1.2281	£0.5704	£1.2281	£0.5704
34 Hotel (town centre) 75 rooms	-	0.19	0.07	£0.9338	£1.9026	£0.9338	£1.9026	£0.9338	£1.9026	£0.9338	£1.9026	£0.9338	£1.9026	£0.9338
35 Hotel (town centre) 100 rooms	-	0.25	0.09	£1.2451	£2.5368	£1.2451	£2.5368	£1.2451	£2.5368	£1.2451	£2.5368	£1.2451	£2.5368	£1.2451
36 Community use/leisure within town/village	-	0.08	0.02	£1.2148	£1.7409	£1.2148	£1.7409	£1.2148	£1.7409	£1.2148	£1.7409	£1.2148	£1.7409	£1.2148

BLV: HIGHER GREENFIELD		No of units	Site area	BLV (£/m)	£4,101 psm	£4,341 psm	£4,580 psm	£4,820 psm	£5,059 psm	£5,299 psm	£5,538 psm	£5,778 psm	£6,017 psm	
Description					Baseline	N/ZC BY	Baseline	N/ZC BY	Baseline	N/ZC BY	Baseline	N/ZC BY	Baseline	N/ZC BY
1 Three unit development within town/village boundary	3	0.10	£0.04	£0.1498	£0.0646	£0.1800	£0.1008	£0.2221	£0.1369	£0.2583	£0.1731	£0.2819	£0.1967	£0.3181
2 Five unit development - edge of village	5	0.27	0.20	£0.2497	£0.1077	£0.3100	£0.1679	£0.3702	£0.2262	£0.4305	£0.2885	£0.4989	£0.3279	£0.5381
3 Eight unit development - village centre	8	0.43	0.16	£0.3417	£0.1148	£0.4347	£0.2077	£0.5276	£0.3007	£0.6203	£0.3936	£0.6795	£0.4332	£0.7714
4 Ten unit development - edge of village	10	0.53	0.03	£0.4468	£0.1677	£0.5628	£0.2837	£0.6709	£0.3997	£0.7943	£0.5157	£0.8680	£0.5901	£0.9716
5 Ten unit development - rural site	10	0.67	0.03	£0.4468	£0.1677	£0.5628	£0.2837	£0.6709	£0.3997	£0.7943	£0.5157	£0.8680	£0.5901	£0.9716
6 Fifteen unit development - edge of village	15	0.80	0.00	£0.6702	£0.2516	£0.8402	£0.4258	£1.0183	£0.5996	£1.1914	£0.7376	£1.3020	£0.8551	£1.4742
7 Twenty unit development - within town/village boundary	20	0.89	0.03	£0.8456	£0.2971	£1.0705	£0.5251	£1.2954	£0.7511	£1.5202	£0.9760	£1.6632	£1.1189	£1.8840
8 Thirty unit development - town centre	30	1.00	0.05	£2.4646	£0.1313	£3.3119	£1.0500	£4.1938	£1.8767	£5.0558	£2.7524	£5.5978	£3.3012	£6.4597
9 Fifty unit development within town/village boundary	50	2.22	0.22	£1.1001	£0.3102	£1.6295	£0.2322	£2.1589	£0.7684	£2.6851	£1.2959	£3.0076	£1.6205	£3.5315
10 One hundred unit development - edge of town	100	5.56	£2.06	£1.4167	£1.8110	£2.4872	£0.4931	£3.5561	£0.5998	£4.6156	£1.6771	£5.2797	£2.3457	£6.3392
11 Three hundred unit scheme - edge of town	300	16.67	£18.17	£3.2683	£3.1386	£2.4852	£2.0589	£9.9436	£0.9716	£11.7359	£3.8970	£13.4345	£5.8300	£16.2093
12 Four hundred unit scheme	400	22.22	£12.28	£4.3578	£4.8514	£6.1670	£2.2584	£11.5246	£1.8519	£13.9146	£6.3423	£12.6334	£9.1085	£23.6074
13 Five hundred unit scheme	500	27.78	£16.62	£5.3075	£4.2871	£9.8996	£3.2582	£14.4256	£1.6519	£18.9146	£6.3423	£12.6334	£9.1085	£23.6074
14 Seven hundred and fifty unit scheme	750	41.67	£22.66	£7.5086	£11.6044	£19.3119	£4.3689	£20.2324	£2.4708	£26.4683	£10.3028	£12.8147	£13.6752	£19.1914
15 One thousand unit scheme	1,000	55.56	£20.56	£9.3836	£14.4458	£17.3377	£5.2977	£25.1803	£3.1761	£32.9741	£11.2798	£37.6346	£15.9667	£45.3830
16 One thousand two hundred and fifty unit scheme	1,250	69.44	£25.69	£10.5722	£16.2159	£19.5287	£5.8948	£28.3658	£3.7128	£37.1286	£12.7265	£42.3268	£17.9600	£51.0582
17 One thousand five hundred unit scheme	1,500	100.00	£37.00	£11.5972	£17.9371	£21.4581	£6.4880	£31.1811	£4.0168	£40.8254	£14.0432	£46.4971	£19.6975	£58.1037
18 Caravan Park - 20 units	20	0.50	0.19	£0.7009	£0.7009	£7.7007	£0.7707	£0.8405	£0.8405	£0.9103	£0.9103	£0.8750	£0.9448	£0.9448
19 Caravan Park - 40 units	40	1.00	0.37	£1.3143	£1.3143	£1.4539	£1.4539	£1.5935	£1.5935	£1.7330	£1.7330	£1.6824	£1.8624	£1.8624
20 Caravan Park - 100 units	100	2.50	0.93	£3.2857	£3.2857	£3.6347	£3.6347	£3.9836	£3.9836	£4.3326	£4.3326	£4.1561	£4.5051	£4.5051
21 C2 care scheme - flat-topped scheme in town centre	60	0.67	0.25	£2.2227	£5.9818	£2.7552	£4.5918	£2.2823	£4.1214	£1.8121	£3.6512	£1.5936	£3.4327	£1.1234
22 C2 care scheme - flat-topped scheme edge of town/village	80	1.33	0.39	£4.2969	£6.7491	£5.8889	£8.1221	£3.0430	£5.4952	£4.4161	£4.6862	£2.1248	£4.5770	£1.4979
23 C2 care scheme - houses - edge of town/village	50	1.56	0.58	£1.2167	£1.1178	£1.7182	£0.3983	£2.2197	£0.9019	£2.7179	£1.4305	£3.0168	£1.7049	£3.5122
24 Class E (retail) development - town centre	-	0.02	0.01	£0.2045	£0.1086	£0.2045	£0.1086	£0.2045	£0.1086	£0.2045	£0.1086	£0.2045	£0.1086	£0.2045
25 Class E (light industrial) development - town centre	-	0.14	0.05	£0.1584	£0.4845	£0.1584	£0.4845	£0.1584	£0.4845	£0.1584	£0.4845	£0.1584	£0.4845	£0.1584
26 Class E (retail) development - edge of town	-	0.24	0.06	£1.4605	£0.7755	£1.4605	£0.7755	£1.4605	£0.7755	£1.4605	£0.7755	£1.4605	£0.7755	£1.4605
27 Class E (office) development - town centre	-	0.02	0.01	£0.2832	£0.4316	£0.2832	£0.4316	£0.2832	£0.4316	£0.2832	£0.4316	£0.2832	£0.4316	£0.2832
28 Class E (office) development - town centre	-	0.08	0.03	£1.2135	£1.8498	£1.2135	£1.8498	£1.2135	£1.8498	£1.2135	£1.8498	£1.2135	£1.8498	£1.2135
29 Class E (office) development - edge of town	-	0.18	0.08	£1.2135	£1.8498	£1.2135	£1.8498	£1.2135	£1.8498	£1.2135	£1.8498	£1.2135	£1.8498	£1.2135
30 Industrial (B2/B8) out of town	-	0.83	0.79	£1.8419	£1.0832	£1.8419	£1.0832	£1.8419	£1.0832	£1.8419	£1.0832	£1.8419	£1.0832	£1.8419
31 Industrial (B2/B8) within town/village boundary	-	0.33	0.33	£7.5268	£4.4224	£7.5268	£4.4224	£7.5						

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

- 6.31 Net Zero Carbon scenarios A and X assume a cost uplift of 5% of build costs for residential and 5% for non-residential, as noted in paragraphs 4.18 to 4.21 of this report. These allowances address operational emissions only. Emerging work from other local authorities (as noted in paragraphs 4.18 to 4.21 of this report) confirms that the solutions underlying these costs are capable of achieving net zero carbon standard. The residual land values for these two scenarios are summarised in Table 6.21.4. Table 6.31.1 provides a summary of the change in residual land values for schemes assuming a price point of £5,059 per square metre (the middle of the district-wide sales value range), which indicates that the reduction in residual land values is typically circa 18% on average, but with higher reductions on larger schemes, and hotel, office, C2 and light industrial developments.

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

	Description	No of units	Site area ha	Baseline residual value £m	Residual reflecting NZC A+X £m	% change
1	Three unit development within town/village boundary	3	0.10	£0.282	£0.254	10.07%
2	Five unit development - edge of village	5	0.27	£0.470	£0.423	10.07%
3	Eight unit development - village centre	8	0.43	£0.679	£0.605	11.03%
4	Ten unit development - edge of village	10	0.53	£0.868	£0.776	10.58%
5	Ten unit development - rural site	10	0.67	£0.868	£0.776	10.58%
6	Fifteen unit development - edge of village	15	0.80	£1.302	£1.164	10.58%
7	Twenty unit development - within town/village boundary	20	0.89	£1.663	£1.482	10.91%
8	Thirty unit development - town centre	30	1.00	£5.598	£4.833	13.67%
9	Fifty unit development within town/village boundary	50	2.22	£3.008	£2.549	15.26%
10	One hundred unit development - edge of town	100	5.56	£5.280	£4.308	18.40%
11	Three hundred unit scheme - edge of town	300	16.67	£13.434	£10.862	19.15%
12	Four hundred unit scheme	400	22.22	£17.913	£14.483	19.15%
13	Five hundred unit scheme	500	27.78	£21.633	£17.500	19.11%
14	Seven hundred and fifty unit scheme	750	41.67	£30.272	£24.509	19.04%
15	One thousand unit scheme	1,000	55.56	£37.635	£30.476	19.02%
16	One thousand two hundred and fifty unit scheme	1,250	69.44	£42.327	£34.276	19.02%
17	One thousand five hundred unit scheme	1,500	100.00	£46.498	£37.642	19.04%
18	Caravan Park - 20 units	20	0.50	£0.875	£0.875	0.00%
19	Caravan Park - 40 units	40	1.00	£1.662	£1.662	0.00%
20	Caravan Park - 100 units	100	2.50	£4.156	£4.156	0.00%
21	C2 care scheme - flatted scheme in town centre	60	0.67	-£1.594	-£2.207	38.47%
22	C2 care scheme - flatted scheme edge of town/village	80	1.33	-£2.125	-£2.942	38.47%
23	C2 care scheme - houses - edge of town/village	50	1.56	£3.017	£2.583	14.36%
24	Class E (retail) development - town centre	-	0.02	£0.204	£0.173	15.63%
25	Class E (light industrial) development - town centre	-	0.14	-£0.156	-£0.266	69.92%
26	Class E (retail) development - edge of town	-	0.24	£1.461	£1.232	15.63%
27	Class E (office) development - town centre	-	0.02	-£0.283	-£0.333	17.48%
28	Class E (office) development - town centre	-	0.08	-£1.214	-£1.426	17.48%
29	Class E (office) development - edge of town	-	0.18	-£2.023	-£2.376	17.48%
30	Industrial (B2/B8) out of town	-	0.83	£1.842	£1.589	13.73%

	Description	No of units	Site area ha	Baseline residual value £m	Residual reflecting NZC A+X £m	% change
31	Industrial (B2/B8) within town/village boundary	-	3.33	£7.527	£6.492	13.75%
32	Industrial (B2/B8) edge of town/village	-	0.17	£0.368	£0.318	13.73%
33	Hotel (town centre) 50 rooms	-	0.13	-£0.570	-£0.790	38.43%
34	Hotel (town centre) 75 rooms	-	0.19	-£0.934	-£1.257	34.58%
35	Hotel (town centre) 100 rooms	-	0.25	-£1.245	-£1.676	34.58%
36	Community use/leisure within town/village	-	0.08	-£1.215	-£1.390	14.44%

- 6.32 In some cases, the impact of the additional cost is significant, but this is where the starting residual land value is very low. In the main, the impact equates to a reduction in residual land value of 18%. This reduction is unlikely, by itself, to have any significant impact on the deliverability of developments.

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

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

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

	Description	No of units	Site area ha	Baseline residual value £m	Residual reflecting NZC B+Y £m	% change
1	Three unit development within town/village boundary	3	0.10	£0.282	£0.198	30.22%
2	Five unit development - edge of village	5	0.27	£0.470	£0.328	30.22%
3	Eight unit development - village centre	8	0.43	£0.679	£0.453	33.30%
4	Ten unit development - edge of village	10	0.53	£0.868	£0.590	32.02%
5	Ten unit development - rural site	10	0.67	£0.868	£0.590	32.02%
6	Fifteen unit development - edge of village	15	0.80	£1.302	£0.885	32.02%
7	Twenty unit development - within town/village boundary	20	0.89	£1.663	£1.119	32.73%
8	Thirty unit development - town centre	30	1.00	£5.598	£3.301	41.03%
9	Fifty unit development within town/village boundary	50	2.22	£3.008	£1.620	46.12%
10	One hundred unit development - edge of town	100	5.56	£5.280	£2.346	55.57%
11	Three hundred unit scheme - edge of town	300	16.67	£13.434	£5.630	58.09%
12	Four hundred unit scheme	400	22.22	£17.913	£7.507	58.09%
13	Five hundred unit scheme	500	27.78	£21.633	£9.109	57.89%
14	Seven hundred and fifty unit scheme	750	41.67	£30.272	£12.815	57.67%
15	One thousand unit scheme	1,000	55.56	£37.635	£15.967	57.57%
16	One thousand two hundred and fifty unit scheme	1,250	69.44	£42.327	£17.960	57.57%
17	One thousand five hundred unit scheme	1,500	100.00	£46.498	£19.698	57.64%
18	Caravan Park - 20 units	20	0.50	£0.875	£0.875	0.00%
19	Caravan Park - 40 units	40	1.00	£1.662	£1.662	0.00%
20	Caravan Park - 100 units	100	2.50	£4.156	£4.156	0.00%

	Description	No of units	Site area ha	Baseline residual value £m	Residual reflecting NZC B+Y £m	% change
21	C2 care scheme - flatted scheme in town centre	60	0.67	-£1.594	-£3.433	115.41%
22	C2 care scheme - flatted scheme edge of town/village	80	1.33	-£2.125	-£4.577	115.41%
23	C2 care scheme - houses - edge of town/village	50	1.56	£3.017	£1.705	43.48%
24	Class E (retail) development - town centre	-	0.02	£0.204	£0.109	46.90%
25	Class E (light industrial) development - town centre	-	0.14	-£0.156	-£0.484	209.76%
26	Class E (retail) development - edge of town	-	0.24	£1.461	£0.775	46.90%
27	Class E (office) development - town centre	-	0.02	-£0.283	-£0.432	52.44%
28	Class E (office) development - town centre	-	0.08	-£1.214	-£1.850	52.44%
29	Class E (office) development - edge of town	-	0.18	-£2.023	-£3.083	52.44%
30	Industrial (B2/B8) out of town	-	0.83	£1.842	£1.083	41.19%
31	Industrial (B2/B8) within town/village boundary	-	3.33	£7.527	£4.422	41.24%
32	Industrial (B2/B8) edge of town/village	-	0.17	£0.368	£0.217	41.19%
33	Hotel (town centre) 50 rooms	-	0.13	-£0.570	-£1.228	115.29%
34	Hotel (town centre) 75 rooms	-	0.19	-£0.934	-£1.903	103.74%
35	Hotel (town centre) 100 rooms	-	0.25	-£1.245	-£2.537	103.74%
36	Community use/leisure within town/village	-	0.08	-£1.215	-£1.741	43.31%

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

Cumulative impact of emerging policies

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

of addressing embodied carbon are likely to reduce over time as developers invest more in technical solutions.

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

WEALDEN LOCAL PLAN VIABILITY TESTING				Aff Hsg:	35%				
BLV 1: Previously Developed Land				Mkt value:	£4,101 per square metre				
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	94,892	149,810	148,474	138,218	131,451	102,198	43,692
2	Five unit development - edge of village	5	253,046	249,683	247,457	230,364	219,085	170,330	72,821
3	Eight unit development - village centre	8	404,874	341,729	338,173	310,854	292,829	214,909	59,069
4	Ten unit development - edge of village	10	506,092	446,805	442,431	408,831	386,663	290,830	99,165
5	Ten unit development - rural site	10	632,615	446,805	442,431	408,831	386,663	290,830	99,165
6	Fifteen unit development - edge of village	15	759,138	670,207	663,645	613,247	579,994	436,245	148,747
7	Twenty unit development - within town/village boundary	20	843,487	845,578	837,049	771,533	728,306	541,167	161,324
8	Thirty unit development - town centre	78	948,923	2,464,635	2,430,828	2,149,217	1,975,719	1,175,212	-432,766
9	Fifty unit development within town/village boundary	50	2,108,717	1,100,054	1,078,925	911,312	803,270	322,613	-659,520
10	One hundred unit development - edge of town	100	5,271,793	1,416,721	1,375,815	1,186,361	979,027	-39,214	-2,131,978
11	Three hundred unit scheme - edge of town	300	15,815,379	3,268,315	3,156,316	2,636,641	2,067,919	-760,729	-6,592,331
12	Four hundred unit scheme	400	21,087,172	4,357,753	4,208,422	3,515,522	2,757,225	-1,014,306	-8,789,776
13	Five hundred unit scheme	500	26,358,965	5,307,461	5,128,819	5,033,355	4,127,911	-327,806	-9,744,687
14	Seven hundred and fifty unit scheme	750	39,538,448	7,508,578	7,259,780	7,126,824	5,885,789	-316,195	-13,710,308
15	One thousand unit scheme	1,000	52,717,931	9,383,631	9,074,893	8,909,907	7,345,068	-308,571	-17,119,078
16	One thousand two hundred and fifty unit scheme	1,250	65,897,414	10,572,156	10,226,385	10,041,607	8,284,801	-312,820	-19,418,205
17	One thousand five hundred unit scheme	1,500	94,892,276	11,597,188	11,217,317	11,014,317	9,080,070	-374,317	-21,488,403
18	Caravan Park - 20 units	20	474,461	700,932	692,175	692,175	692,175	692,175	692,175
19	Caravan Park - 40 units	40	948,923	1,314,289	1,296,774	1,296,774	1,296,774	1,296,774	1,296,774
20	Caravan Park - 100 units	100	2,372,307	3,285,722	3,241,934	3,241,934	3,241,934	3,241,934	3,241,934
21	C2 care scheme - flattened scheme in town centre	60	632,615	-3,222,667	-3,233,060	-3,246,683	-3,382,297	-4,002,802	-5,243,811
22	C2 care scheme - flattened scheme edge of town/village	80	1,265,230	-4,296,889	-4,310,748	-4,328,912	-4,509,730	-5,337,069	-6,991,748
23	C2 care scheme - houses - edge of town/village	50	1,482,692	1,216,652	1,208,393	1,198,632	1,093,977	646,631	-262,073
24	Class E (retail) development - town centre	-	16,606	204,474	204,474	203,745	203,745	171,740	107,730
25	Class E (light industrial) development - town centre	-	135,560	-156,408	-156,408	-158,873	-158,873	-268,355	-487,319
26	Class E (retail) development - edge of town	-	225,934	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499
27	Class E (office) development - town centre	-	16,606	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901
28	Class E (office) development - town centre	-	71,169	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288
29	Class E (office) development - edge of town	-	169,450	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,384,344	-3,092,147
30	Industrial (B2/B8) out of town	-	790,769	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651
31	Industrial (B2/B8) within town/village boundary	-	3,163,076	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469
32	Industrial (B2/B8) edge of town/village	-	158,154	368,376	368,376	367,228	367,228	316,596	215,330
33	Hotel (town centre) 50 rooms	-	118,615	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745
34	Hotel (town centre) 75 rooms	-	177,923	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866
35	Hotel (town centre) 100 rooms	-	237,231	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821
36	Community use/leisure within town/village	-	74,558	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,435

BLV 2: Higher Greenfield				Aff Hsg:	35%				
BLV 2: Higher Greenfield				Mkt value:	£4,101 per square metre				
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	149,810	148,474	138,218	131,451	102,198	43,692
2	Five unit development - edge of village	5	98,667	249,683	247,457	230,364	219,085	170,330	72,821
3	Eight unit development - village centre	8	157,667	341,729	338,173	310,854	292,829	214,909	59,069
4	Ten unit development - edge of village	10	197,333	446,805	442,431	408,831	386,663	290,830	99,165
5	Ten unit development - rural site	10	246,667	446,805	442,431	408,831	386,663	290,830	99,165
6	Fifteen unit development - edge of village	15	296,000	670,207	663,645	613,247	579,994	436,245	148,747
7	Twenty unit development - within town/village boundary	20	328,889	845,578	837,049	771,533	728,306	541,167	161,324
8	Thirty unit development - town centre	78	370,000	2,464,635	2,430,828	2,149,217	1,975,719	1,175,212	-432,766
9	Fifty unit development within town/village boundary	50	822,222	1,100,054	1,078,925	911,312	803,270	322,613	-659,520
10	One hundred unit development - edge of town	100	2,055,556	1,416,721	1,375,815	1,186,361	979,027	-39,214	-2,131,978
11	Three hundred unit scheme - edge of town	300	6,166,667	3,268,315	3,156,316	2,636,641	2,067,919	-760,729	-6,592,331
12	Four hundred unit scheme	400	8,222,222	4,357,753	4,208,422	3,515,522	2,757,225	-1,014,306	-8,789,776
13	Five hundred unit scheme	500	10,277,778	5,307,461	5,128,819	5,033,355	4,127,911	-327,806	-9,744,687
14	Seven hundred and fifty unit scheme	750	15,416,667	7,508,578	7,259,780	7,126,824	5,885,789	-316,195	-13,710,308
15	One thousand unit scheme	1,000	20,555,556	9,383,631	9,074,893	8,909,907	7,345,068	-308,571	-17,119,078
16	One thousand two hundred and fifty unit scheme	1,250	25,694,444	10,572,156	10,226,385	10,041,607	8,284,801	-312,820	-19,418,205
17	One thousand five hundred unit scheme	1,500	37,000,000	11,597,188	11,217,317	11,014,317	9,080,070	-374,317	-21,488,403
18	Caravan Park - 20 units	20	185,000	700,932	692,175	692,175	692,175	692,175	692,175
19	Caravan Park - 40 units	40	370,000	1,314,289	1,296,774	1,296,774	1,296,774	1,296,774	1,296,774
20	Caravan Park - 100 units	100	925,000	3,285,722	3,241,934	3,241,934	3,241,934	3,241,934	3,241,934
21	C2 care scheme - flattened scheme in town centre	60	246,667	-3,222,667	-3,233,060	-3,246,683	-3,382,297	-4,002,802	-5,243,811
22	C2 care scheme - flattened scheme edge of town/village	80	493,333	-4,296,889	-4,310,748	-4,328,912	-4,509,730	-5,337,069	-6,991,748
23	C2 care scheme - houses - edge of town/village	50	578,125	1,216,652	1,208,393	1,198,632	1,093,977	646,631	-262,073
24	Class E (retail) development - town centre	-	6,475	204,474	204,474	203,745	203,745	171,740	107,730
25	Class E (light industrial) development - town centre	-	52,857	-156,408	-156,408	-158,873	-158,873	-268,355	-487,319
26	Class E (retail) development - edge of town	-	88,095	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499
27	Class E (office) development - town centre	-	6,475	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901
28	Class E (office) development - town centre	-	27,750	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288
29	Class E (office) development - edge of town	-	66,071	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,384,344	-3,092,147
30	Industrial (B2/B8) out of town	-	308,333	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651
31	Industrial (B2/B8) within town/village boundary	-	1,233,333	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469
32	Industrial (B2/B8) edge of town/village	-	61,667	368,376	368,376	367,228	367,228	316,596	215,330
33	Hotel (town centre) 50 rooms	-	46,250	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745
34	Hotel (town centre) 75 rooms	-	69,375	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866
35	Hotel (town centre) 100 rooms	-	92,500	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821
36	Community use/leisure within town/village	-	29,071	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,435

BLV 3: Lower Greenfield				Aff Hsg:	35%				
BLV 3: Lower Greenfield				Mkt value:	£4,101 per square metre				
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	149,810	148,474	138,218	131,451	102,198	43,692
2	Five unit development - edge of village	5	66,667	249,683	247,457	230,364	219,085	170,330	72,821
3	Eight unit development - village centre	8	106,667	341,729	338,173	310,854	292,829	214,909	59,069
4	Ten unit development - edge of village	10	133,333	446,805	442,431	408,831	386,663	290,830	99,165
5	Ten unit development - rural site	10	166,667	446,805	442,431	408,831	386,663	290,830	99,165
6	Fifteen unit development - edge of village	15	200,000	670,207	663,645	613,247	579,994	436,245	148,747
7	Twenty unit development - within town/village boundary	20	222,222	845,578	837,049	771,533	728,306	541,167	161,324
8	Thirty unit development - town centre	78	250,000	2,464,635	2,430,828	2,149,217	1,975,719	1,175,212	-432,766
9	Fifty unit development within town/village boundary	50	555,556	1,100,054	1,078,925	911,312	803,270	322,613	-659,520
10	One hundred unit development - edge of town	100	1,388,889	1,416,721	1,375,815	1,186,361	979,027	-39,214	-2,131,978
11	Three hundred unit scheme - edge of town	300	4,166,667	3,268,315	3,156,316	2,636,641	2,067,919	-760,729	-6,592,331
12	Four hundred unit scheme	400	5,555,556	4,357,753	4,208,422	3,515,522	2,757,225	-1,014,306	-8,789,776
13	Five hundred unit scheme	500	6,944,444	5,307,461	5,128,819	5,033,355	4,127,911	-327,806	-9,744,687
14	Seven hundred and fifty unit scheme	750	10,416,667	7,508,578	7,259,780	7,126,824	5,885,789	-316,195	-13,710,308
15	One thousand unit scheme	1,000	13,888,889	9,383,631	9,074,893	8,909,907	7,345,068	-308,571	-17,119,078
16	One thousand two hundred and fifty unit scheme	1,250	17,361,111	10,572,156	10,226,385	10,041,607	8,284,801	-312,820	-19,418,205
17	One thousand five hundred unit scheme	1,500	25,000,000	11,597,188	11,217,317	11,014,317	9,080,070	-374,317	-21,488,403
18	Caravan Park - 20 units	20	125,000	700,932	692,175	692,175	692,175	692,175	692,175
19	Caravan Park - 40 units	40	250,000	1,314,289	1,296,774	1,296,774	1,296,774	1,296,774	1,296,774
20	Caravan Park - 100 units	100	625,000	3,285,722	3,241,934	3,241,934	3,241,934	3,241,934	3,241,934
21	C2 care scheme - flattened scheme in town centre	60	166,667	-3,222,667	-3,233,060	-3,246,683	-3,382,297	-4,002,802	-5,243,811
22	C2 care scheme - flattened scheme edge of town/village	80	333,333	-4,296,889	-4,310,748	-4,328,912	-4,509,730		

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

WEALDEN LOCAL PLAN VIABILITY TESTING				Aff Hsg:	35%				
BLV 1: Previously Developed Land				Mkt value:	£4,341 per square metre				
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	94,892	185,971	184,636	174,380	167,613	138,360	79,854
2	Five unit development - edge of village	5	253,046	309,951	307,727	290,633	279,355	230,600	133,090
3	Eight unit development - village centre	8	404,874	434,679	431,123	403,804	385,778	307,858	152,019
4	Ten unit development - edge of village	10	506,092	562,827	558,453	524,854	502,685	406,852	215,188
5	Ten unit development - rural site	10	632,615	562,827	558,453	524,854	502,685	406,852	215,188
6	Fifteen unit development - edge of village	15	759,138	844,241	837,681	787,281	754,028	610,279	322,781
7	Twenty unit development - within town/village boundary	20	843,487	1,070,467	1,061,939	996,423	953,195	766,330	389,296
8	Thirty unit development - town centre	78	948,923	3,331,866	3,298,604	3,021,524	2,849,426	2,048,919	447,905
9	Fifty unit development within town/village boundary	50	2,108,717	1,629,457	1,608,328	1,440,715	1,332,673	854,731	-113,281
10	One hundred unit development - edge of town	100	5,271,793	2,467,230	2,446,324	2,256,870	2,049,535	1,045,995	-1,010,840
11	Three hundred unit scheme - edge of town	300	15,815,379	6,125,214	6,016,004	5,510,215	4,954,885	2,223,408	-3,494,102
12	Four hundred unit scheme	400	21,087,172	8,166,951	8,021,339	7,346,953	6,606,514	2,964,544	-4,658,802
13	Five hundred unit scheme	500	26,358,965	9,899,624	9,725,205	9,631,997	8,741,795	4,422,802	-4,692,298
14	Seven hundred and fifty unit scheme	750	39,538,448	13,911,866	13,668,250	13,538,063	12,303,295	6,294,174	-6,410,397
15	One thousand unit scheme	1,000	52,717,931	17,337,655	17,034,767	16,872,908	15,337,722	7,892,472	-7,823,867
16	One thousand two hundred and fifty unit scheme	1,250	65,897,414	19,528,739	19,188,679	19,006,954	17,283,356	8,922,328	-8,718,337
17	One thousand five hundred unit scheme	1,500	94,892,276	21,458,084	21,084,018	20,884,122	18,988,172	9,795,141	-9,603,086
18	Caravan Park - 20 units	20	474,461	770,724	761,966	761,966	761,966	761,966	761,966
19	Caravan Park - 40 units	40	948,923	1,453,872	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357
20	Caravan Park - 100 units	100	2,372,307	3,634,681	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893
21	C2 care scheme - flatted scheme in town centre	60	632,615	-2,752,463	-2,762,856	-2,776,479	-2,912,093	-3,532,598	-4,773,607
22	C2 care scheme - flatted scheme edge of town/village	80	1,265,230	-3,669,950	-3,683,808	-3,701,973	-3,882,790	-4,710,130	-6,364,810
23	C2 care scheme - houses - edge of town/village	50	1,482,692	1,718,167	1,709,908	1,700,147	1,595,492	1,150,525	250,966
24	Class E (retail) development - town centre	-	16,606	204,474	204,474	203,745	203,745	171,740	107,730
25	Class E (light industrial) development - town centre	-	135,560	-156,408	-156,408	-158,873	-158,873	-268,355	-487,319
26	Class E (retail) development - edge of town	-	225,934	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499
27	Class E (office) development - town centre	-	16,606	-263,154	-263,154	-284,262	-284,262	-333,808	-432,901
28	Class E (office) development - town centre	-	71,169	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288
29	Class E (office) development - edge of town	-	169,450	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,364,344	-3,092,147
30	Industrial (B2/B8) out of town	-	790,769	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651
31	Industrial (B2/B8) within town/village boundary	-	3,163,076	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469
32	Industrial (B2/B8) edge of town/village	-	158,154	368,376	368,376	367,228	367,228	316,596	215,330
33	Hotel (town centre) 50 rooms	-	118,615	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745
34	Hotel (town centre) 75 rooms	-	177,923	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866
35	Hotel (town centre) 100 rooms	-	237,231	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821
36	Community use/leisure within town/village	-	74,558	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,435

BLV 2: Higher Greenfield				Aff Hsg:	35%				
BLV 2: Higher Greenfield				Mkt value:	£4,341 per square metre				
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	185,971	184,636	174,380	167,613	138,360	79,854
2	Five unit development - edge of village	5	98,667	309,951	307,727	290,633	279,355	230,600	133,090
3	Eight unit development - village centre	8	157,667	434,679	431,123	403,804	385,778	307,858	152,019
4	Ten unit development - edge of village	10	197,333	562,827	558,453	524,854	502,685	406,852	215,188
5	Ten unit development - rural site	10	246,667	562,827	558,453	524,854	502,685	406,852	215,188
6	Fifteen unit development - edge of village	15	296,000	844,241	837,681	787,281	754,028	610,279	322,781
7	Twenty unit development - within town/village boundary	20	328,889	1,070,467	1,061,939	996,423	953,195	766,330	389,296
8	Thirty unit development - town centre	78	370,000	3,331,866	3,298,604	3,021,524	2,849,426	2,048,919	447,905
9	Fifty unit development within town/village boundary	50	822,222	1,629,457	1,608,328	1,440,715	1,332,673	854,731	-113,281
10	One hundred unit development - edge of town	100	2,055,556	2,467,230	2,446,324	2,256,870	2,049,535	1,045,995	-1,010,840
11	Three hundred unit scheme - edge of town	300	6,166,667	6,125,214	6,016,004	5,510,215	4,954,885	2,223,408	-3,494,102
12	Four hundred unit scheme	400	8,222,222	8,166,951	8,021,339	7,346,953	6,606,514	2,964,544	-4,658,802
13	Five hundred unit scheme	500	10,277,778	9,899,624	9,725,205	9,631,997	8,741,795	4,422,802	-4,692,298
14	Seven hundred and fifty unit scheme	750	15,416,667	13,911,866	13,668,250	13,538,063	12,303,295	6,294,174	-6,410,397
15	One thousand unit scheme	1,000	20,555,556	17,337,655	17,034,767	16,872,908	15,337,722	7,892,472	-7,823,867
16	One thousand two hundred and fifty unit scheme	1,250	25,694,444	19,528,739	19,188,679	19,006,954	17,283,356	8,922,328	-8,718,337
17	One thousand five hundred unit scheme	1,500	37,000,000	21,458,084	21,084,018	20,884,122	18,988,172	9,795,141	-9,603,086
18	Caravan Park - 20 units	20	185,000	770,724	761,966	761,966	761,966	761,966	761,966
19	Caravan Park - 40 units	40	370,000	1,453,872	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357
20	Caravan Park - 100 units	100	925,000	3,634,681	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893
21	C2 care scheme - flatted scheme in town centre	60	246,667	-2,752,463	-2,762,856	-2,776,479	-2,912,093	-3,532,598	-4,773,607
22	C2 care scheme - flatted scheme edge of town/village	80	493,333	-3,669,950	-3,683,808	-3,701,973	-3,882,790	-4,710,130	-6,364,810
23	C2 care scheme - houses - edge of town/village	50	578,125	1,718,167	1,709,908	1,700,147	1,595,492	1,150,525	250,966
24	Class E (retail) development - town centre	-	6,475	204,474	204,474	203,745	203,745	171,740	107,730
25	Class E (light industrial) development - town centre	-	52,857	-156,408	-156,408	-158,873	-158,873	-268,355	-487,319
26	Class E (retail) development - edge of town	-	88,095	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499
27	Class E (office) development - town centre	-	6,475	-263,154	-263,154	-284,262	-284,262	-333,808	-432,901
28	Class E (office) development - town centre	-	27,750	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288
29	Class E (office) development - edge of town	-	66,071	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,364,344	-3,092,147
30	Industrial (B2/B8) out of town	-	308,333	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651
31	Industrial (B2/B8) within town/village boundary	-	1,233,333	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469
32	Industrial (B2/B8) edge of town/village	-	61,667	368,376	368,376	367,228	367,228	316,596	215,330
33	Hotel (town centre) 50 rooms	-	46,250	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745
34	Hotel (town centre) 75 rooms	-	69,375	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866
35	Hotel (town centre) 100 rooms	-	92,500	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821
36	Community use/leisure within town/village	-	29,071	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,435

BLV 3: Lower Greenfield				Aff Hsg:	35%				
BLV 3: Lower Greenfield				Mkt value:	£4,341 per square metre				
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	185,971	184,636	174,380	167,613	138,360	79,854
2	Five unit development - edge of village	5	66,667	309,951	307,727	290,633	279,355	230,600	133,090
3	Eight unit development - village centre	8	106,667	434,679	431,123	403,804	385,778	307,858	152,019
4	Ten unit development - edge of village	10	133,333	562,827	558,453	524,854	502,685	406,852	215,188
5	Ten unit development - rural site	10	166,667	562,827	558,453	524,854	502,685	406,852	215,188
6	Fifteen unit development - edge of village	15	200,000	844,241	837,681	787,281	754,028	610,279	322,781
7	Twenty unit development - within town/village boundary	20	222,222	1,070,467	1,061,939	996,423	953,195	766,330	389,296
8	Thirty unit development - town centre	78	250,000	3,331,866	3,298,604	3,021,524	2,849,426	2,048,919	447,905
9	Fifty unit development within town/village boundary	50	555,556	1,629,457	1,608,328	1,440,715	1,332,673	854,731	-113,281
10	One hundred unit development - edge of town	100	1,388,889	2,467,230	2,446,324	2,256,870	2,049,535	1,045,995	-1,010,840
11	Three hundred unit scheme - edge of town	300	4,166,667	6,125,214	6,016,004	5,510,215	4,954,885	2,223,408	-3,494,102
12	Four hundred unit scheme	400	5,555,556	8,166,951	8,021,339	7,346,953	6,606,514	2,964,544	-4,658,802
13	Five hundred unit scheme	500	6,944,444	9,899,624	9,725,205	9,631,997	8,741,795	4,422,802	-4,692,298
14	Seven hundred and fifty unit scheme	750	10,416,667	13,911,866	13,668,250	13,538,063	12,303,295	6,294,174	-6,410,397
15	One thousand unit scheme	1,000	13,888,889	17,337,655	17,034,767	16,872,908	15,337,722	7,892,472	-7,823,867
16	One thousand two hundred and fifty unit scheme	1,250	17,361,111	19,528,739	19,188,679	19,006,954	17,283,356	8,922,328	-8,718,337
17	One thousand five hundred unit scheme	1,500	25,000,000	21,458,084	21,084,018	20,884,122	18,988,172	9,795,141	-9,603,086
18	Caravan Park - 20 units	20	125,000	770,724	761,966	761,966	761,966	761,966	761,966
19	Caravan Park - 40 units	40	250,000	1,453,872	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357
20	Caravan Park - 100 units	100	625,000	3,634,681	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893
21	C2 care scheme - flatted scheme in town centre	60	166,667	-2,752,463	-2,762,856	-2,776,479	-2,912,093	-3,532,598	-4,

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

WEALDEN LOCAL PLAN VIABILITY TESTING				Aff Hsg: 35%		Mkt value: £4,580 per square metre								
BLV 1: Previously Developed Land														
Site ref	Site	No of units	BLV	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	94,892	222,133	220,797	210,541	203,774	174,521	116,015					
2	Five unit development - edge of village	5	253,046	370,221	367,996	350,902	339,624	290,869	193,359					
3	Eight unit development - village centre	8	404,874	527,628	524,072	496,753	478,725	400,808	244,968					
4	Ten unit development - edge of village	10	506,092	678,850	674,476	640,877	618,708	522,875	331,210					
5	Ten unit development - rural site	10	632,615	678,850	674,476	640,877	618,708	522,875	331,210					
6	Fifteen unit development - edge of village	15	759,138	1,018,275	1,011,715	961,315	928,062	784,313	496,816					
7	Twenty unit development - within town/village boundary	20	843,487	1,295,356	1,286,827	1,221,312	1,178,084	991,219	617,269					
8	Thirty unit development - town centre	78	948,923	4,193,756	4,160,494	3,883,414	3,712,708	2,922,626	1,321,611					
9	Fifty unit development within town/village boundary	50	2,108,717	2,158,860	2,137,732	1,970,118	1,862,076	1,384,134	425,990					
10	One hundred unit development - edge of town	100	5,271,793	3,556,082	3,515,676	3,327,379	3,120,044	2,116,503	95,462					
11	Three hundred unit scheme - edge of town	300	15,815,379	8,943,617	8,835,696	8,335,867	7,788,863	5,111,054	-442,091					
12	Four hundred unit scheme	400	21,087,172	11,924,823	11,780,927	11,114,489	10,385,150	6,814,737	-589,455					
13	Five hundred unit scheme	500	26,358,965	14,425,610	14,253,003	14,160,765	13,285,913	9,037,190	-279,609					
14	Seven hundred and fifty unit scheme	750	39,538,448	20,232,366	19,991,001	19,862,018	18,638,660	12,731,368	-565,295					
15	One thousand unit scheme	1,000	52,717,931	25,188,284	24,890,298	24,731,057	23,213,238	15,881,859	-823,933					
16	One thousand two hundred and fifty unit scheme	1,250	65,897,414	28,365,641	28,030,421	27,851,282	26,147,897	17,910,955	-1,006,968					
17	One thousand five hundred unit scheme	1,500	94,892,276	31,181,059	30,811,966	30,614,727	28,743,979	19,689,336	-1,114,074					
18	Caravan Park - 20 units	20	474,461	840,516	831,758	831,758	831,758	831,758	831,758					
19	Caravan Park - 40 units	40	948,923	1,593,455	1,575,940	1,575,940	1,575,940	1,575,940	1,575,940					
20	Caravan Park - 100 units	100	2,372,307	3,993,639	3,939,851	3,939,851	3,939,851	3,939,851	3,939,851					
21	C2 care scheme - flatted scheme in town centre	60	632,615	-2,282,258	-2,292,652	-2,306,275	-2,441,888	-3,062,394	-4,303,403					
22	C2 care scheme - flatted scheme edge of town/village	80	1,265,230	-3,043,011	-3,056,870	-3,075,033	-3,255,852	-4,083,191	-5,737,870					
23	C2 care scheme - houses - edge of town/village	50	1,482,692	2,219,681	2,211,422	2,201,661	2,097,006	1,652,040	759,788					
24	Class E (retail) development - town centre	-	16,606	204,474	204,474	203,745	203,745	171,740	107,730					
25	Class E (light industrial) development - town centre	-	135,560	-158,408	-158,408	-158,873	-158,873	-268,355	-487,319					
26	Class E (retail) development - edge of town	-	225,934	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499					
27	Class E (office) development - town centre	-	16,606	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901					
28	Class E (office) development - town centre	-	71,169	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288					
29	Class E (office) development - edge of town	-	169,450	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,364,344	-3,092,147					
30	Industrial (B2/B8) out of town	-	790,769	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651					
31	Industrial (B2/B8) within town/village boundary	-	3,163,076	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469					
32	Industrial (B2/B8) edge of town/village	-	158,154	368,376	368,376	367,228	367,228	316,596	215,330					
33	Hotel (town centre) 50 rooms	-	118,615	-570,441	-570,441	-575,342	-575,342	-794,610	-1,233,745					
34	Hotel (town centre) 75 rooms	-	177,923	-935,822	-935,822	-941,040	-941,040	-1,264,316	-1,910,866					
35	Hotel (town centre) 100 rooms	-	237,231	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821					
36	Community use/leisure within town/village	-	74,558	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,435					
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	222,133	220,797	210,541	203,774	174,521	116,015					
2	Five unit development - edge of village	5	98,667	370,221	367,996	350,902	339,624	290,869	193,359					
3	Eight unit development - village centre	8	157,867	527,628	524,072	496,753	478,725	400,808	244,968					
4	Ten unit development - edge of village	10	197,333	678,850	674,476	640,877	618,708	522,875	331,210					
5	Ten unit development - rural site	10	246,667	678,850	674,476	640,877	618,708	522,875	331,210					
6	Fifteen unit development - edge of village	15	296,000	1,018,275	1,011,715	961,315	928,062	784,313	496,816					
7	Twenty unit development - within town/village boundary	20	328,889	1,295,356	1,286,827	1,221,312	1,178,084	991,219	617,269					
8	Thirty unit development - town centre	78	370,000	4,193,756	4,160,494	3,883,414	3,712,708	2,922,626	1,321,611					
9	Fifty unit development within town/village boundary	50	822,222	2,158,860	2,137,732	1,970,118	1,862,076	1,384,134	425,990					
10	One hundred unit development - edge of town	100	2,055,556	3,556,082	3,515,676	3,327,379	3,120,044	2,116,503	95,462					
11	Three hundred unit scheme - edge of town	300	6,166,667	8,943,617	8,835,696	8,335,867	7,788,863	5,111,054	-442,091					
12	Four hundred unit scheme	400	8,222,222	11,924,823	11,780,927	11,114,489	10,385,150	6,814,737	-589,455					
13	Five hundred unit scheme	500	10,277,778	14,425,610	14,253,003	14,160,765	13,285,913	9,037,190	-279,609					
14	Seven hundred and fifty unit scheme	750	15,416,667	20,232,366	19,991,001	19,862,018	18,638,660	12,731,368	-565,295					
15	One thousand unit scheme	1,000	20,555,556	25,188,284	24,890,298	24,731,057	23,213,238	15,881,859	-823,933					
16	One thousand two hundred and fifty unit scheme	1,250	25,694,444	28,365,641	28,030,421	27,851,282	26,147,897	17,910,955	-1,006,968					
17	One thousand five hundred unit scheme	1,500	37,000,000	31,181,059	30,811,966	30,614,727	28,743,979	19,689,336	-1,114,074					
18	Caravan Park - 20 units	20	185,000	840,516	831,758	831,758	831,758	831,758	831,758					
19	Caravan Park - 40 units	40	370,000	1,593,455	1,575,940	1,575,940	1,575,940	1,575,940	1,575,940					
20	Caravan Park - 100 units	100	925,000	3,993,639	3,939,851	3,939,851	3,939,851	3,939,851	3,939,851					
21	C2 care scheme - flatted scheme in town centre	60	246,667	-2,282,258	-2,292,652	-2,306,275	-2,441,888	-3,062,394	-4,303,403					
22	C2 care scheme - flatted scheme edge of town/village	80	493,333	-3,043,011	-3,056,870	-3,075,033	-3,255,852	-4,083,191	-5,737,870					
23	C2 care scheme - houses - edge of town/village	50	578,125	2,219,681	2,211,422	2,201,661	2,097,006	1,652,040	759,788					
24	Class E (retail) development - town centre	-	6,475	204,474	204,474	203,745	203,745	171,740	107,730					
25	Class E (light industrial) development - town centre	-	52,857	-158,408	-158,408	-158,873	-158,873	-268,355	-487,319					
26	Class E (retail) development - edge of town	-	88,095	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499					
27	Class E (office) development - town centre	-	6,475	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901					
28	Class E (office) development - town centre	-	27,750	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288					
29	Class E (office) development - edge of town	-	66,071	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,364,344	-3,092,147					
30	Industrial (B2/B8) out of town	-	308,333	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651					
31	Industrial (B2/B8) within town/village boundary	-	1,233,333	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469					
32	Industrial (B2/B8) edge of town/village	-	61,667	368,376	368,376	367,228	367,228	316,596	215,330					
33	Hotel (town centre) 50 rooms	-	46,250	-570,441	-570,441	-575,342	-575,342	-794,610	-1,233,745					
34	Hotel (town centre) 75 rooms	-	69,375	-935,822	-935,822	-941,040	-941,040	-1,264,316	-1,910,866					
35	Hotel (town centre) 100 rooms	-	92,500	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821					
36	Community use/leisure within town/village	-	29,071	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,435					
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	222,133	220,797	210,541	203,774	174,521	116,015					
2	Five unit development - edge of village	5	66,667	370,221	367,996	350,902	339,							

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

WEALDEN LOCAL PLAN VIABILITY TESTING				Aff Hsg: 35% Mkt value: £4,820 per square metre						
BLV 1: Previously Developed Land										
Site ref	Site	No of units	BLV	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	94,892	258,294	258,959	246,702	239,935	210,682	152,177	
2	Five unit development - edge of village	5	253,046	430,490	428,284	411,170	399,892	351,138	253,628	
3	Eight unit development - village centre	8	404,874	620,331	616,831	589,703	571,678	493,758	337,918	
4	Ten unit development - edge of village	10	506,092	794,255	789,952	756,893	734,731	638,898	447,233	
5	Ten unit development - rural site	10	632,615	794,255	789,952	756,893	734,731	638,898	447,233	
6	Fifteen unit development - edge of village	15	759,138	1,191,383	1,184,928	1,135,340	1,102,097	958,348	670,850	
7	Twenty unit development - within town/village boundary	20	843,487	1,520,246	1,511,717	1,446,201	1,402,974	1,216,109	842,378	
8	Thirty unit development - town centre	78	948,923	5,055,645	5,022,383	4,745,303	4,574,597	3,786,971	2,195,319	
9	Fifty unit development within town/village boundary	50	2,108,717	2,685,127	2,664,285	2,498,938	2,391,479	1,913,537	957,651	
10	One hundred unit development - edge of town	100	5,271,793	4,615,614	4,575,209	4,388,073	4,183,276	3,187,012	1,179,931	
11	Three hundred unit scheme - edge of town	300	15,815,379	11,735,872	11,629,098	11,134,590	10,593,408	7,948,944	2,534,386	
12	Four hundred unit scheme	400	21,087,172	15,647,829	15,505,484	14,846,120	14,124,545	10,598,592	3,379,181	
13	Five hundred unit scheme	500	26,358,965	18,914,573	18,743,585	18,652,211	17,785,133	13,585,450	5,012,587	
14	Seven hundred and fifty unit scheme	750	39,538,448	26,498,285	26,258,949	26,131,051	24,917,980	19,068,714	7,150,946	
15	One thousand unit scheme	1,000	52,717,931	32,974,147	32,678,264	32,520,147	31,016,790	23,757,960	8,987,283	
16	One thousand two hundred and fifty unit scheme	1,250	65,897,414	37,128,829	36,795,711	36,617,698	34,929,295	26,774,698	10,188,852	
17	One thousand five hundred unit scheme	1,500	94,892,276	40,825,437	40,458,526	40,262,452	38,402,765	29,442,365	11,216,267	
18	Caravan Park - 20 units	20	474,461	910,308	901,550	901,550	901,550	901,550	901,550	
19	Caravan Park - 40 units	40	948,923	1,733,039	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524	
20	Caravan Park - 100 units	100	2,372,307	4,332,598	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810	
21	C2 care scheme - flatted scheme in town centre	60	632,615	-1,812,054	-1,822,448	-1,836,071	-1,971,684	-2,592,189	-3,833,199	
22	C2 care scheme - flatted scheme edge of town/village	80	1,265,230	-2,416,072	-2,429,930	-2,448,095	-2,628,912	-3,458,252	-5,110,931	
23	C2 care scheme - houses - edge of town/village	50	1,482,692	2,717,868	2,709,742	2,700,137	2,597,166	2,153,555	1,263,623	
24	Class E (retail) development - town centre	-	16,606	204,474	204,474	203,745	203,745	171,740	107,730	
25	Class E (light industrial) development - town centre	-	135,560	-158,408	-158,408	-158,873	-158,873	-268,355	-487,319	
26	Class E (retail) development - edge of town	-	225,934	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499	
27	Class E (office) development - town centre	-	16,606	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901	
28	Class E (office) development - town centre	-	71,169	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288	
29	Class E (office) development - edge of town	-	169,450	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,384,344	-3,092,147	
30	Industrial (B2/B8) out of town	-	790,769	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651	
31	Industrial (B2/B8) within town/village boundary	-	3,163,076	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469	
32	Industrial (B2/B8) edge of town/village	-	158,154	368,376	368,376	367,228	367,228	316,596	215,330	
33	Hotel (town centre) 50 rooms	-	118,615	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745	
34	Hotel (town centre) 75 rooms	-	177,923	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,886	
35	Hotel (town centre) 100 rooms	-	237,231	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821	
36	Community use/leisure within town/village	-	74,558	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,435	
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	258,294	258,959	246,702	239,935	210,682	152,177	
2	Five unit development - edge of village	5	98,667	430,490	428,284	411,170	399,892	351,138	253,628	
3	Eight unit development - village centre	8	157,867	620,331	616,831	589,703	571,678	493,758	337,918	
4	Ten unit development - edge of village	10	197,333	794,255	789,952	756,893	734,731	638,898	447,233	
5	Ten unit development - rural site	10	246,667	794,255	789,952	756,893	734,731	638,898	447,233	
6	Fifteen unit development - edge of village	15	296,000	1,191,383	1,184,928	1,135,340	1,102,097	958,348	670,850	
7	Twenty unit development - within town/village boundary	20	328,889	1,520,246	1,511,717	1,446,201	1,402,974	1,216,109	842,378	
8	Thirty unit development - town centre	78	370,000	5,055,645	5,022,383	4,745,303	4,574,597	3,786,971	2,195,319	
9	Fifty unit development within town/village boundary	50	822,222	2,685,127	2,664,285	2,498,938	2,391,479	1,913,537	957,651	
10	One hundred unit development - edge of town	100	2,055,556	4,615,614	4,575,209	4,388,073	4,183,276	3,187,012	1,179,931	
11	Three hundred unit scheme - edge of town	300	6,166,667	11,735,872	11,629,098	11,134,590	10,593,408	7,948,944	2,534,386	
12	Four hundred unit scheme	400	8,222,222	15,647,829	15,505,484	14,846,120	14,124,545	10,598,592	3,379,181	
13	Five hundred unit scheme	500	10,277,778	18,914,573	18,743,585	18,652,211	17,785,133	13,585,450	5,012,587	
14	Seven hundred and fifty unit scheme	750	15,416,667	26,498,285	26,258,949	26,131,051	24,917,980	19,068,714	7,150,946	
15	One thousand unit scheme	1,000	20,555,556	32,974,147	32,678,264	32,520,147	31,016,790	23,757,960	8,987,283	
16	One thousand two hundred and fifty unit scheme	1,250	25,694,444	37,128,829	36,795,711	36,617,698	34,929,295	26,774,698	10,188,852	
17	One thousand five hundred unit scheme	1,500	37,000,000	40,825,437	40,458,526	40,262,452	38,402,765	29,442,365	11,216,267	
18	Caravan Park - 20 units	20	185,000	910,308	901,550	901,550	901,550	901,550	901,550	
19	Caravan Park - 40 units	40	370,000	1,733,039	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524	
20	Caravan Park - 100 units	100	925,000	4,332,598	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810	
21	C2 care scheme - flatted scheme in town centre	60	246,667	-1,812,054	-1,822,448	-1,836,071	-1,971,684	-2,592,189	-3,833,199	
22	C2 care scheme - flatted scheme edge of town/village	80	493,333	-2,416,072	-2,429,930	-2,448,095	-2,628,912	-3,458,252	-5,110,931	
23	C2 care scheme - houses - edge of town/village	50	578,125	2,717,868	2,709,742	2,700,137	2,597,166	2,153,555	1,263,623	
24	Class E (retail) development - town centre	-	6,475	204,474	204,474	203,745	203,745	171,740	107,730	
25	Class E (light industrial) development - town centre	-	52,857	-158,408	-158,408	-158,873	-158,873	-268,355	-487,319	
26	Class E (retail) development - edge of town	-	88,095	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499	
27	Class E (office) development - town centre	-	6,475	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901	
28	Class E (office) development - town centre	-	27,750	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288	
29	Class E (office) development - edge of town	-	66,071	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,384,344	-3,092,147	
30	Industrial (B2/B8) out of town	-	308,333	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651	
31	Industrial (B2/B8) within town/village boundary	-	1,233,333	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469	
32	Industrial (B2/B8) edge of town/village	-	61,667	368,376	368,376	367,228	367,228	316,596	215,330	
33	Hotel (town centre) 50 rooms	-	46,250	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745	
34	Hotel (town centre) 75 rooms	-	69,375	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,886	
35	Hotel (town centre) 100 rooms	-	92,500	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821	
36	Community use/leisure within town/village	-	29,071	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,435	
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	258,294	258,959	246,702	239,935	210,682	152,177	
2	Five unit development - edge of village	5	66,667	430,490	428,284	411,170	399,892	351,138	253,628	
3	Eight unit development - village centre	8	106,667	620,331	616,831	589,703	571,678	493,758	337,918	
4	Ten unit development - edge of village	10	133,333	794,255	789,952	756,893	734,731	638,898	447,233	
5	Ten unit development - rural site	10	166,667	794,255	789,952	756,893	734,731	638,898	447,233	
6	Fifteen unit development - edge of village	15	200,000	1,191,383	1,184,928	1,135,340	1,102,097	958,348	670,850	
7	Twenty unit development - within town/village boundary	20	222,222	1,520,246	1,511,717	1,446,201	1,402,974	1,216,109	842,378	
8	Thirty unit development - town centre	78	250,000	5,055,645	5,022,383	4,745,303	4,574,597	3,786,971	2,195,319	
9	Fifty unit development within town/village boundary	50	555,556	2,685,127	2,664,285	2,498,938	2,391,479	1,913,537	957,651	
10	One hundred unit development - edge of town	100	1,388,889	4,615,614	4,575,209	4,388,073	4,183,276	3,187,012	1,179,931	
11	Three hundred unit scheme - edge of town	300	4,166,667	11,735,872	11,629,098	11,134,590	10,593,408	7,948,944	2,534,386	
12	Four hundred unit scheme	400	5,555,556	15,647,829	15,505,484	14,846,120	14,124,545	10,598,592	3,379,181	
13	Five hundred unit scheme	500	6,944,444	18,914,573	18,743,585	18,652,211	17,785,133	13,585,450	5,012,587	
14	Seven hundred and fifty unit scheme	750	10,416,667	26,498,285	26,258,949	26,131,051	24,917,980	19,068,714	7,150,946	
15	One thousand unit scheme	1,000	13,888,889	32,974,147	32,678,264	32,520,147	31,016,790	23,757,960	8,987,283	
16	One thousand two hundred and fifty unit scheme	1,250	17,361,111	37,128,829	36,795,711	36,617,698	34,929,295	26,774,698	10,188,852	
17	One thousand five hundred unit scheme	1,500	25,000,000	40,825,437	40,458,526	40,262,452	38,402,765	29,442,		

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

WEALDEN LOCAL PLAN VIABILITY TESTING				Aff Hsg:	35%				
BLV 1: Previously Developed Land				Mkt value:	£5,059 per square metre				
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	94,892	281,930	280,594	270,339	263,571	234,319	175,812
2	Five unit development - edge of village	5	253,046	469,883	467,657	450,564	439,285	390,530	293,021
3	Eight unit development - village centre	8	404,874	679,462	675,964	649,084	631,263	553,343	397,504
4	Ten unit development - edge of village	10	506,092	868,009	863,705	830,647	808,834	713,217	521,551
5	Ten unit development - rural site	10	632,615	868,009	863,705	830,647	808,834	713,217	521,551
6	Fifteen unit development - edge of village	15	759,138	1,302,012	1,295,557	1,245,969	1,213,252	1,069,825	782,326
7	Twenty unit development - within town/village boundary	20	843,487	1,663,161	1,654,632	1,589,116	1,545,889	1,359,023	985,292
8	Thirty unit development - town centre	78	948,923	5,597,831	5,564,569	5,287,489	5,116,783	4,329,158	2,744,093
9	Fifty unit development within town/village boundary	50	2,108,717	3,007,628	2,986,786	2,821,439	2,714,857	2,238,232	1,282,347
10	One hundred unit development - edge of town	100	5,271,793	5,279,693	5,239,287	5,052,153	4,847,356	3,855,601	1,848,519
11	Three hundred unit scheme - edge of town	300	15,815,379	13,434,466	13,327,692	12,833,184	12,292,003	9,654,782	4,285,204
12	Four hundred unit scheme	400	21,087,172	17,912,622	17,770,257	17,110,911	16,389,336	12,873,043	5,713,605
13	Five hundred unit scheme	500	26,358,965	21,633,367	21,462,378	21,371,005	20,504,355	16,311,468	7,791,162
14	Seven hundred and fifty unit scheme	750	39,538,448	30,271,839	30,032,503	29,904,605	28,691,534	22,847,713	10,982,949
15	One thousand unit scheme	1,000	52,717,931	37,634,641	37,338,758	37,180,641	35,674,511	28,419,095	13,691,358
16	One thousand two hundred and fifty unit scheme	1,250	65,897,414	42,326,817	41,993,700	41,815,686	40,124,177	31,961,192	15,400,099
17	One thousand five hundred unit scheme	1,500	94,892,276	46,497,111	46,130,199	45,934,126	44,074,438	35,099,440	16,879,418
18	Caravan Park - 20 units	20	474,461	875,008	866,251	866,251	866,251	866,251	866,251
19	Caravan Park - 40 units	40	948,923	1,662,441	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926
20	Caravan Park - 100 units	100	2,372,307	4,156,102	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315
21	C2 care scheme - flatted scheme in town centre	60	632,615	-1,593,607	-1,604,001	-1,617,624	-1,753,237	-2,373,742	-3,614,752
22	C2 care scheme - flatted scheme edge of town/village	80	1,265,230	-2,124,810	-2,138,668	-2,156,833	-2,337,650	-3,164,990	-4,819,669
23	C2 care scheme - houses - edge of town/village	50	1,482,692	3,016,599	3,008,473	2,998,868	2,895,897	2,455,012	1,565,080
24	Class E (retail) development - town centre	-	16,606	204,474	204,474	203,745	203,745	171,740	107,730
25	Class E (light industrial) development - town centre	-	135,560	-156,408	-156,408	-158,873	-158,873	-268,355	-487,319
26	Class E (retail) development - edge of town	-	225,934	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499
27	Class E (office) development - town centre	-	16,606	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901
28	Class E (office) development - town centre	-	71,169	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,268
29	Class E (office) development - edge of town	-	169,450	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,384,344	-3,092,147
30	Industrial (B2/B8) out of town	-	790,769	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651
31	Industrial (B2/B8) within town/village boundary	-	3,163,076	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469
32	Industrial (B2/B8) edge of town/village	-	158,154	368,376	368,376	367,228	367,228	316,596	215,330
33	Hotel (town centre) 50 rooms	-	118,615	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745
34	Hotel (town centre) 75 rooms	-	177,923	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866
35	Hotel (town centre) 100 rooms	-	237,231	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821
36	Community use/leisure within town/village	-	74,558	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,435

BLV 2: Higher Greenfield				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	281,930	280,594	270,339	263,571	234,319	175,812
2	Five unit development - edge of village	5	98,667	469,883	467,657	450,564	439,285	390,530	293,021
3	Eight unit development - village centre	8	157,867	679,462	675,964	649,084	631,263	553,343	397,504
4	Ten unit development - edge of village	10	197,333	868,009	863,705	830,647	808,834	713,217	521,551
5	Ten unit development - rural site	10	246,667	868,009	863,705	830,647	808,834	713,217	521,551
6	Fifteen unit development - edge of village	15	296,000	1,302,012	1,295,557	1,245,969	1,213,252	1,069,825	782,326
7	Twenty unit development - within town/village boundary	20	328,889	1,663,161	1,654,632	1,589,116	1,545,889	1,359,023	985,292
8	Thirty unit development - town centre	78	370,000	5,597,831	5,564,569	5,287,489	5,116,783	4,329,158	2,744,093
9	Fifty unit development within town/village boundary	50	822,222	3,007,628	2,986,786	2,821,439	2,714,857	2,238,232	1,282,347
10	One hundred unit development - edge of town	100	2,055,556	5,279,693	5,239,287	5,052,153	4,847,356	3,855,601	1,848,519
11	Three hundred unit scheme - edge of town	300	6,166,667	13,434,466	13,327,692	12,833,184	12,292,003	9,654,782	4,285,204
12	Four hundred unit scheme	400	8,222,222	17,912,622	17,770,257	17,110,911	16,389,336	12,873,043	5,713,605
13	Five hundred unit scheme	500	10,277,778	21,633,367	21,462,378	21,371,005	20,504,355	16,311,468	7,791,162
14	Seven hundred and fifty unit scheme	750	15,416,667	30,271,839	30,032,503	29,904,605	28,691,534	22,847,713	10,982,949
15	One thousand unit scheme	1,000	20,555,556	37,634,641	37,338,758	37,180,641	35,674,511	28,419,095	13,691,358
16	One thousand two hundred and fifty unit scheme	1,250	25,694,444	42,326,817	41,993,700	41,815,686	40,124,177	31,961,192	15,400,099
17	One thousand five hundred unit scheme	1,500	37,000,000	46,497,111	46,130,199	45,934,126	44,074,438	35,099,440	16,879,418
18	Caravan Park - 20 units	20	185,000	875,008	866,251	866,251	866,251	866,251	866,251
19	Caravan Park - 40 units	40	370,000	1,662,441	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926
20	Caravan Park - 100 units	100	925,000	4,156,102	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315
21	C2 care scheme - flatted scheme in town centre	60	246,667	-1,593,607	-1,604,001	-1,617,624	-1,753,237	-2,373,742	-3,614,752
22	C2 care scheme - flatted scheme edge of town/village	80	493,333	-2,124,810	-2,138,668	-2,156,833	-2,337,650	-3,164,990	-4,819,669
23	C2 care scheme - houses - edge of town/village	50	578,125	3,016,599	3,008,473	2,998,868	2,895,897	2,455,012	1,565,080
24	Class E (retail) development - town centre	-	6,475	204,474	204,474	203,745	203,745	171,740	107,730
25	Class E (light industrial) development - town centre	-	52,857	-156,408	-156,408	-158,873	-158,873	-268,355	-487,319
26	Class E (retail) development - edge of town	-	88,095	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499
27	Class E (office) development - town centre	-	6,475	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901
28	Class E (office) development - town centre	-	27,750	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,268
29	Class E (office) development - edge of town	-	66,071	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,384,344	-3,092,147
30	Industrial (B2/B8) out of town	-	308,333	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651
31	Industrial (B2/B8) within town/village boundary	-	1,233,333	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469
32	Industrial (B2/B8) edge of town/village	-	61,667	368,376	368,376	367,228	367,228	316,596	215,330
33	Hotel (town centre) 50 rooms	-	46,250	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745
34	Hotel (town centre) 75 rooms	-	69,375	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866
35	Hotel (town centre) 100 rooms	-	92,500	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821
36	Community use/leisure within town/village	-	29,071	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,435

BLV 3: Lower Greenfield				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	281,930	280,594	270,339	263,571	234,319	175,812
2	Five unit development - edge of village	5	66,667	469,883	467,657	450,564	439,285	390,530	293,021
3	Eight unit development - village centre	8	106,667	679,462	675,964	649,084	631,263	553,343	397,504
4	Ten unit development - edge of village	10	133,333	868,009	863,705	830,647	808,834	713,217	521,551
5	Ten unit development - rural site	10	166,667	868,009	863,705	830,647	808,834	713,217	521,551
6	Fifteen unit development - edge of village	15	200,000	1,302,012	1,295,557	1,245,969	1,213,252	1,069,825	782,326
7	Twenty unit development - within town/village boundary	20	222,222	1,663,161	1,654,632	1,589,116	1,545,889	1,359,023	985,292
8	Thirty unit development - town centre	78	250,000	5,597,831	5,564,569	5,287,489	5,116,783	4,329,158	2,744,093
9	Fifty unit development within town/village boundary	50	555,556	3,007,628	2,986,786	2,821,439	2,714,857	2,238,232	1,282,347
10	One hundred unit development - edge of town	100	1,388,889	5,279,693	5,239,287	5,052,153	4,847,356	3,855,601	1,848,519
11	Three hundred unit scheme - edge of town	300	4,166,667	13,434,466	13,327,692	12,833,184	12,292,003	9,654,782	4,285,204
12	Four hundred unit scheme	400	5,555,556	17,912,622	17,770,257	17,110,911	16,389,336	12,873,043	5,713,605
13	Five hundred unit scheme	500	6,944,444	21,633,367	21,462,378	21,371,005	20,504,355	16,311,468	7,791,162
14	Seven hundred and fifty unit scheme	750	10,416,667	30,271,839	30,032,503	29,904,605	28,691,534	22,847,713	10,982,949
15	One thousand unit scheme	1,000	13,888,889	37,634,641	37,338,758	37,180,641	35,674,511	28,419,095	13,691,358
16	One thousand two hundred and fifty unit scheme	1,250	17,361,111	42,326,817	41,993,700	41,815,686	40,124,177	31,961,192	15,400,099
17	One thousand five hundred unit scheme	1,500	25,000,000	46,497,111	46,130,199	45,934,126	44,074,438	35,099,440	16,879,418
18	Caravan Park - 20 units	20	125,000	875,008	866,251	866,251	866,251	866,251	866,251
19	Caravan Park - 40 units	40	250,000	1,662,441	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926
20	Caravan Park - 100 units	100	625,000	4,156,102	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315
21	C2 care scheme - flatted scheme in town centre	60	166,667	-1,593,607	-1,604,001	-1,617,624	-1,753,237	-2,373,742	-3,614,752
22	C2 care scheme - flatted scheme edge of town/village	80	333,333	-2,124,810	-2,138,668	-2,156,833	-2,3		

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

WEALDEN LOCAL PLAN VIABILITY TESTING				Aff Hsg: 35%		Mkt value: £5,299 per square metre								
BLV 1: Previously Developed Land														
Site ref	Site	No of units	BLV	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	94,892	318,091	316,758	306,499	299,733	270,479	211,974					
2	Five unit development - edge of village	5	253,046	530,151	527,927	510,833	499,555	450,799	353,289					
3	Eight unit development - village centre	8	404,874	771,421	767,922	741,043	723,307	646,294	490,453					
4	Ten unit development - edge of village	10	506,092	982,796	978,492	945,434	923,621	829,240	637,574					
5	Ten unit development - rural site	10	632,615	992,796	978,492	945,434	923,621	829,240	637,574					
6	Fifteen unit development - edge of village	15	759,138	1,474,193	1,467,738	1,418,150	1,385,432	1,243,859	956,361					
7	Twenty unit development - within town/village boundary	20	843,487	1,888,050	1,879,522	1,814,006	1,770,778	1,583,913	1,210,181					
8	Thirty unit development - town centre	78	948,923	6,459,720	6,426,458	6,149,378	5,978,672	5,191,047	3,615,797					
9	Fifty unit development within town/village boundary	50	2,108,717	3,531,543	3,510,700	3,345,352	3,238,771	2,767,289	1,811,750					
10	One hundred unit development - edge of town	100	5,271,793	6,339,225	6,298,819	6,111,685	5,906,888	4,915,629	2,919,028					
11	Three hundred unit scheme - edge of town	300	15,815,379	16,209,273	16,103,513	15,613,693	15,074,715	12,455,291	7,146,812					
12	Four hundred unit scheme	400	21,087,172	21,812,364	21,471,350	20,818,258	20,099,621	16,607,055	9,529,083					
13	Five hundred unit scheme	500	26,358,965	26,097,406	25,926,419	25,835,045	24,968,396	20,808,665	12,376,941					
14	Seven hundred and fifty unit scheme	750	39,538,448	36,503,107	36,265,593	36,138,652	34,934,764	29,124,923	17,378,121					
15	One thousand unit scheme	1,000	52,717,931	45,382,991	45,087,108	44,928,991	43,429,310	36,221,264	21,640,972					
16	One thousand two hundred and fifty unit scheme	1,250	65,897,414	51,058,218	50,726,823	50,548,808	48,860,406	40,751,504	24,355,209					
17	One thousand five hundred unit scheme	1,500	94,892,276	58,103,736	55,738,809	55,543,795	53,694,159	44,773,320	26,742,502					
18	Caravan Park - 20 units	20	474,461	944,800	936,042	936,042	936,042	936,042	936,042					
19	Caravan Park - 40 units	40	948,923	1,802,024	1,784,509	1,784,509	1,784,509	1,784,509	1,784,509					
20	Caravan Park - 100 units	100	2,372,307	4,505,061	4,461,273	4,461,273	4,461,273	4,461,273	4,461,273					
21	C2 care scheme - flattened scheme in town centre	60	632,615	-1,123,403	-1,133,797	-1,147,420	-1,283,033	-1,903,538	-3,144,548					
22	C2 care scheme - flattened scheme edge of town/village	80	1,265,230	-1,497,870	-1,511,729	-1,529,893	-1,710,711	-2,538,050	-4,192,730					
23	C2 care scheme - houses - edge of town/village	50	1,482,692	3,512,167	3,504,041	3,494,437	3,391,466	2,953,661	2,066,594					
24	Class E (retail) development - town centre	-	16,606	204,474	204,474	203,745	203,745	171,740	107,730					
25	Class E (light industrial) development - town centre	-	135,560	-158,408	-158,408	-158,873	-158,873	-268,355	-487,319					
26	Class E (retail) development - edge of town	-	225,934	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499					
27	Class E (office) development - town centre	-	16,606	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901					
28	Class E (office) development - town centre	-	71,169	-1,213,517	-1,213,517	-1,218,268	-1,218,268	-1,430,607	-1,855,288					
29	Class E (office) development - edge of town	-	169,450	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,364,344	-3,092,147					
30	Industrial (B2/B8) out of town	-	790,769	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651					
31	Industrial (B2/B8) within town/village boundary	-	3,163,076	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469					
32	Industrial (B2/B8) edge of town/village	-	158,154	368,376	368,376	367,228	367,228	316,596	215,330					
33	Hotel (town centre) 50 rooms	-	118,615	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745					
34	Hotel (town centre) 75 rooms	-	177,923	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866					
35	Hotel (town centre) 100 rooms	-	237,231	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821					
36	Community use/leisure within town/village	-	74,558	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,435					
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	318,091	316,758	306,499	299,733	270,479	211,974					
2	Five unit development - edge of village	5	98,667	530,151	527,927	510,833	499,555	450,799	353,289					
3	Eight unit development - village centre	8	157,867	771,421	767,922	741,043	723,307	646,294	490,453					
4	Ten unit development - edge of village	10	197,333	982,796	978,492	945,434	923,621	829,240	637,574					
5	Ten unit development - rural site	10	246,667	992,796	978,492	945,434	923,621	829,240	637,574					
6	Fifteen unit development - edge of village	15	296,000	1,474,193	1,467,738	1,418,150	1,385,432	1,243,859	956,361					
7	Twenty unit development - within town/village boundary	20	328,889	1,888,050	1,879,522	1,814,006	1,770,778	1,583,913	1,210,181					
8	Thirty unit development - town centre	78	370,000	6,459,720	6,426,458	6,149,378	5,978,672	5,191,047	3,615,797					
9	Fifty unit development within town/village boundary	50	822,222	3,531,543	3,510,700	3,345,352	3,238,771	2,767,289	1,811,750					
10	One hundred unit development - edge of town	100	2,055,556	6,339,225	6,298,819	6,111,685	5,906,888	4,915,629	2,919,028					
11	Three hundred unit scheme - edge of town	300	6,166,667	16,209,273	16,103,513	15,613,693	15,074,715	12,455,291	7,146,812					
12	Four hundred unit scheme	400	8,222,222	21,812,364	21,471,350	20,818,258	20,099,621	16,607,055	9,529,083					
13	Five hundred unit scheme	500	10,277,778	26,097,406	25,926,419	25,835,045	24,968,396	20,808,665	12,376,941					
14	Seven hundred and fifty unit scheme	750	15,416,667	36,503,107	36,265,593	36,138,652	34,934,764	29,124,923	17,378,121					
15	One thousand unit scheme	1,000	20,555,556	45,382,991	45,087,108	44,928,991	43,429,310	36,221,264	21,640,972					
16	One thousand two hundred and fifty unit scheme	1,250	25,694,444	51,058,218	50,726,823	50,548,808	48,860,406	40,751,504	24,355,209					
17	One thousand five hundred unit scheme	1,500	37,000,000	58,103,736	55,738,809	55,543,795	53,694,159	44,773,320	26,742,502					
18	Caravan Park - 20 units	20	185,000	944,800	936,042	936,042	936,042	936,042	936,042					
19	Caravan Park - 40 units	40	370,000	1,802,024	1,784,509	1,784,509	1,784,509	1,784,509	1,784,509					
20	Caravan Park - 100 units	100	925,000	4,505,061	4,461,273	4,461,273	4,461,273	4,461,273	4,461,273					
21	C2 care scheme - flattened scheme in town centre	60	246,667	-1,123,403	-1,133,797	-1,147,420	-1,283,033	-1,903,538	-3,144,548					
22	C2 care scheme - flattened scheme edge of town/village	80	493,333	-1,497,870	-1,511,729	-1,529,893	-1,710,711	-2,538,050	-4,192,730					
23	C2 care scheme - houses - edge of town/village	50	578,125	3,512,167	3,504,041	3,494,437	3,391,466	2,953,661	2,066,594					
24	Class E (retail) development - town centre	-	6,475	204,474	204,474	203,745	203,745	171,740	107,730					
25	Class E (light industrial) development - town centre	-	52,857	-158,408	-158,408	-158,873	-158,873	-268,355	-487,319					
26	Class E (retail) development - edge of town	-	88,095	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499					
27	Class E (office) development - town centre	-	6,475	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901					
28	Class E (office) development - town centre	-	27,750	-1,213,517	-1,213,517	-1,218,268	-1,218,268	-1,430,607	-1,855,288					
29	Class E (office) development - edge of town	-	66,071	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,364,344	-3,092,147					
30	Industrial (B2/B8) out of town	-	308,333	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651					
31	Industrial (B2/B8) within town/village boundary	-	1,233,333	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469					
32	Industrial (B2/B8) edge of town/village	-	61,667	368,376	368,376	367,228	367,228	316,596	215,330					
33	Hotel (town centre) 50 rooms	-	46,250	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745					
34	Hotel (town centre) 75 rooms	-	69,375	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866					
35	Hotel (town centre) 100 rooms	-	92,500	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821					
36	Community use/leisure within town/village	-	29,071	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,435					
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	318,091	316,758	306,499	299,733	270,479	211,974					
2														

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

WEALDEN LOCAL PLAN VIABILITY TESTING				Aff Hsg: 35%		Mkt value: £5,538 per square metre								
BLV 1: Previously Developed Land														
Site ref	Site	No of units	BLV	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	94,892	354,252	352,918	342,661	335,894	306,641	248,136					
2	Five unit development - edge of village	5	253,046	590,420	588,195	571,102	559,824	511,069	413,559					
3	Eight unit development - village centre	8	404,874	863,381	859,881	833,002	815,266	738,601	583,403					
4	Ten unit development - edge of village	10	506,092	1,097,583	1,093,279	1,060,220	1,038,408	944,118	753,597					
5	Ten unit development - rural site	10	632,615	1,097,583	1,093,279	1,060,220	1,038,408	944,118	753,597					
6	Fifteen unit development - edge of village	15	759,138	1,646,373	1,639,918	1,590,330	1,557,612	1,416,177	1,130,396					
7	Twenty unit development - within town/village boundary	20	843,487	2,112,939	2,104,410	2,038,895	1,995,667	1,808,802	1,435,071					
8	Thirty unit development - town centre	78	948,923	7,321,609	7,288,347	7,011,267	6,840,561	6,052,936	4,477,686					
9	Fifty unit development within town/village boundary	50	2,108,717	4,055,457	4,034,614	3,869,267	3,762,685	3,291,203	2,341,153					
10	One hundred unit development - edge of town	100	5,271,793	7,398,757	7,358,352	7,171,217	6,966,419	5,975,161	3,989,537					
11	Three hundred unit scheme - edge of town	300	15,815,379	18,971,166	18,865,404	18,375,586	17,839,537	15,238,003	9,974,945					
12	Four hundred unit scheme	400	21,087,172	25,294,887	25,153,873	24,500,781	23,786,050	20,317,338	13,299,927					
13	Five hundred unit scheme	500	26,358,965	30,535,792	30,366,231	30,275,619	29,416,199	25,272,705	16,911,716					
14	Seven hundred and fifty unit scheme	750	39,538,448	42,719,585	42,482,061	42,355,130	41,151,242	35,372,838	23,707,821					
15	One thousand unit scheme	1,000	52,717,931	53,099,952	52,805,947	52,648,833	51,158,671	43,979,520	29,508,538					
16	One thousand two hundred and fifty unit scheme	1,250	65,897,414	59,748,331	59,417,109	59,240,108	57,561,315	49,489,564	33,214,794					
17	One thousand five hundred unit scheme	1,500	94,892,276	65,677,725	65,314,585	65,120,527	63,272,615	54,394,769	36,497,718					
18	Caravan Park - 20 units	20	474,461	1,014,592	1,005,834	1,005,834	1,005,834	1,005,834	1,005,834					
19	Caravan Park - 40 units	40	948,923	1,941,608	1,924,093	1,924,093	1,924,093	1,924,093	1,924,093					
20	Caravan Park - 100 units	100	2,372,307	4,854,019	4,810,231	4,810,231	4,810,231	4,810,231	4,810,231					
21	C2 care scheme - flatted scheme in town centre	60	632,615	-855,537	-865,764	-879,167	-812,829	-1,433,334	-2,674,343					
22	C2 care scheme - flatted scheme edge of town/village	80	1,265,230	-874,049	-887,684	-905,556	-1,083,772	-1,911,112	-3,565,791					
23	C2 care scheme - houses - edge of town/village	50	1,482,692	4,007,736	3,999,610	3,990,006	3,887,035	3,449,229	2,568,109					
24	Class E (retail) development - town centre	-	16,606	204,474	204,474	203,745	203,745	171,740	107,730					
25	Class E (light industrial) development - town centre	-	135,560	-156,408	-156,408	-158,873	-158,873	-268,355	-487,319					
26	Class E (retail) development - edge of town	-	225,934	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499					
27	Class E (office) development - town centre	-	16,606	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901					
28	Class E (office) development - town centre	-	71,169	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288					
29	Class E (office) development - edge of town	-	169,450	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,384,344	-3,092,147					
30	Industrial (B2/B8) out of town	-	790,769	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651					
31	Industrial (B2/B8) within town/village boundary	-	3,163,076	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469					
32	Industrial (B2/B8) edge of town/village	-	158,154	368,376	368,376	367,228	367,228	316,596	215,330					
33	Hotel (town centre) 50 rooms	-	118,615	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745					
34	Hotel (town centre) 75 rooms	-	177,923	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866					
35	Hotel (town centre) 100 rooms	-	237,231	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821					
36	Community use/leisure within town/village	-	74,558	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,435					

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	354,252	352,918	342,661	335,894	306,641	248,136			
2	Five unit development - edge of village	5	98,667	590,420	588,195	571,102	559,824	511,069	413,559			
3	Eight unit development - village centre	8	157,867	863,381	859,881	833,002	815,266	738,601	583,403			
4	Ten unit development - edge of village	10	197,333	1,097,583	1,093,279	1,060,220	1,038,408	944,118	753,597			
5	Ten unit development - rural site	10	246,667	1,097,583	1,093,279	1,060,220	1,038,408	944,118	753,597			
6	Fifteen unit development - edge of village	15	296,000	1,646,373	1,639,918	1,590,330	1,557,612	1,416,177	1,130,396			
7	Twenty unit development - within town/village boundary	20	328,889	2,112,939	2,104,410	2,038,895	1,995,667	1,808,802	1,435,071			
8	Thirty unit development - town centre	78	370,000	7,321,609	7,288,347	7,011,267	6,840,561	6,052,936	4,477,686			
9	Fifty unit development within town/village boundary	50	822,222	4,055,457	4,034,614	3,869,267	3,762,685	3,291,203	2,341,153			
10	One hundred unit development - edge of town	100	2,055,556	7,398,757	7,358,352	7,171,217	6,966,419	5,975,161	3,989,537			
11	Three hundred unit scheme - edge of town	300	6,166,667	18,971,166	18,865,404	18,375,586	17,839,537	15,238,003	9,974,945			
12	Four hundred unit scheme	400	8,222,222	25,294,887	25,153,873	24,500,781	23,786,050	20,317,338	13,299,927			
13	Five hundred unit scheme	500	10,277,778	30,535,792	30,366,231	30,275,619	29,416,199	25,272,705	16,911,716			
14	Seven hundred and fifty unit scheme	750	15,416,667	42,719,585	42,482,061	42,355,130	41,151,242	35,372,838	23,707,821			
15	One thousand unit scheme	1,000	20,555,556	53,099,952	52,805,947	52,648,833	51,158,671	43,979,520	29,508,538			
16	One thousand two hundred and fifty unit scheme	1,250	25,694,444	59,748,331	59,417,109	59,240,108	57,561,315	49,489,564	33,214,794			
17	One thousand five hundred unit scheme	1,500	37,000,000	65,677,725	65,314,585	65,120,527	63,272,615	54,394,769	36,497,718			
18	Caravan Park - 20 units	20	185,000	1,014,592	1,005,834	1,005,834	1,005,834	1,005,834	1,005,834			
19	Caravan Park - 40 units	40	370,000	1,941,608	1,924,093	1,924,093	1,924,093	1,924,093	1,924,093			
20	Caravan Park - 100 units	100	925,000	4,854,019	4,810,231	4,810,231	4,810,231	4,810,231	4,810,231			
21	C2 care scheme - flatted scheme in town centre	60	246,667	-855,537	-865,764	-879,167	-812,829	-1,433,334	-2,674,343			
22	C2 care scheme - flatted scheme edge of town/village	80	493,333	-874,049	-887,684	-905,556	-1,083,772	-1,911,112	-3,565,791			
23	C2 care scheme - houses - edge of town/village	50	578,125	4,007,736	3,999,610	3,990,006	3,887,035	3,449,229	2,568,109			
24	Class E (retail) development - town centre	-	6,475	204,474	204,474	203,745	203,745	171,740	107,730			
25	Class E (light industrial) development - town centre	-	52,857	-156,408	-156,408	-158,873	-158,873	-268,355	-487,319			
26	Class E (retail) development - edge of town	-	88,095	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499			
27	Class E (office) development - town centre	-	6,475	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901			
28	Class E (office) development - town centre	-	27,750	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288			
29	Class E (office) development - edge of town	-	66,071	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,384,344	-3,092,147			
30	Industrial (B2/B8) out of town	-	308,333	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651			
31	Industrial (B2/B8) within town/village boundary	-	1,233,333	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469			
32	Industrial (B2/B8) edge of town/village	-	61,667	368,376	368,376	367,228	367,228	316,596	215,330			
33	Hotel (town centre) 50 rooms	-	46,250	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745			
34	Hotel (town centre) 75 rooms	-	69,375	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866			
35	Hotel (town centre) 100 rooms	-	92,500	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821			
36	Community use/leisure within town/village	-	29,071	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,435			

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	25,00									

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

WEALDEN LOCAL PLAN VIABILITY TESTING				Aff Hsg:	35%				
BLV 1: Previously Developed Land				Mkt value:	£5,778 per square metre				
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	94,892	390,414	389,078	378,823	372,055	342,803	284,296
2	Five unit development - edge of village	5	253,046	650,690	648,464	631,370	620,092	571,337	473,828
3	Eight unit development - village centre	8	404,874	955,339	951,839	924,961	907,226	830,559	676,352
4	Ten unit development - edge of village	10	506,092	1,212,370	1,208,066	1,175,007	1,153,195	1,058,905	869,619
5	Ten unit development - rural site	10	632,615	1,212,370	1,208,066	1,175,007	1,153,195	1,058,905	869,619
6	Fifteen unit development - edge of village	15	759,138	1,818,554	1,812,099	1,762,511	1,729,793	1,588,357	1,304,430
7	Twenty unit development - within town/village boundary	20	843,487	2,337,829	2,329,300	2,263,784	2,220,557	2,033,692	1,659,961
8	Thirty unit development - town centre	78	948,923	3,183,499	3,150,237	3,073,157	3,020,451	2,794,825	2,284,574
9	Fifty unit development within town/village boundary	50	1,108,717	4,579,371	4,558,529	4,493,180	4,428,599	4,015,117	3,270,557
10	One hundred unit development - edge of town	100	2,271,793	9,058,290	9,023,749	8,820,749	8,725,952	8,034,693	6,552,176
11	Three hundred unit scheme - edge of town	300	15,815,379	21,730,791	21,625,908	21,137,478	20,601,429	18,006,848	12,781,867
12	Four hundred unit scheme	400	21,087,172	28,974,388	28,834,545	28,183,303	27,468,572	24,009,130	17,042,490
13	Five hundred unit scheme	500	26,358,965	34,970,504	34,800,942	34,710,331	33,850,911	29,725,882	21,410,936
14	Seven hundred and fifty unit scheme	750	39,538,448	48,907,666	48,671,736	48,545,662	47,349,867	41,589,316	29,991,699
15	One thousand unit scheme	1,000	52,717,931	60,807,473	60,513,468	60,356,355	58,866,193	51,713,738	37,314,770
16	One thousand two hundred and fifty unit scheme	1,250	65,897,414	68,420,589	68,091,060	67,914,963	66,244,747	58,193,589	42,006,159
17	One thousand five hundred unit scheme	1,500	94,892,276	75,215,617	74,852,477	74,658,419	72,617,847	63,973,225	46,171,086
18	Caravan Park - 20 units	20	474,461	1,084,383	1,075,626	1,075,626	1,075,626	1,075,626	1,075,626
19	Caravan Park - 40 units	40	948,923	2,081,191	2,063,676	2,063,676	2,063,676	2,063,676	2,063,676
20	Caravan Park - 100 units	100	2,372,307	5,202,978	5,159,189	5,159,189	5,159,189	5,159,189	5,159,189
21	C2 care scheme - flatted scheme in town centre	60	632,615	-183,366	-203,593	-216,997	-350,427	-863,129	-2,204,139
22	C2 care scheme - flatted scheme edge of town/village	80	1,265,230	-257,821	-271,456	-289,328	-467,237	-1,284,172	-2,938,851
23	C2 care scheme - houses - edge of town/village	50	1,482,692	4,503,305	4,495,179	4,485,574	4,382,603	3,944,798	3,069,187
24	Class E (retail) development - town centre	-	16,606	204,474	204,474	203,745	203,745	171,740	107,730
25	Class E (light industrial) development - town centre	-	135,560	-156,408	-156,408	-158,873	-158,873	-268,355	-487,319
26	Class E (retail) development - edge of town	-	225,934	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499
27	Class E (office) development - town centre	-	16,606	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901
28	Class E (office) development - town centre	-	71,169	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288
29	Class E (office) development - edge of town	-	169,450	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,384,344	-3,092,147
30	Industrial (B2/B8) out of town	-	790,769	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651
31	Industrial (B2/B8) within town/village boundary	-	3,163,076	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469
32	Industrial (B2/B8) edge of town/village	-	158,154	368,376	368,376	367,228	367,228	316,596	215,330
33	Hotel (town centre) 50 rooms	-	118,615	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745
34	Hotel (town centre) 75 rooms	-	177,923	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866
35	Hotel (town centre) 100 rooms	-	237,231	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821
36	Community use/leisure within town/village	-	74,558	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,435

BLV 2: Higher Greenfield				Aff Hsg:	35%				
BLV 2: Higher Greenfield				Mkt value:	£5,778 per square metre				
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	390,414	389,078	378,823	372,055	342,803	284,296
2	Five unit development - edge of village	5	98,667	650,690	648,464	631,370	620,092	571,337	473,828
3	Eight unit development - village centre	8	157,867	955,339	951,839	924,961	907,226	830,559	676,352
4	Ten unit development - edge of village	10	197,333	1,212,370	1,208,066	1,175,007	1,153,195	1,058,905	869,619
5	Ten unit development - rural site	10	246,667	1,212,370	1,208,066	1,175,007	1,153,195	1,058,905	869,619
6	Fifteen unit development - edge of village	15	296,000	1,818,554	1,812,099	1,762,511	1,729,793	1,588,357	1,304,430
7	Twenty unit development - within town/village boundary	20	328,889	2,337,829	2,329,300	2,263,784	2,220,557	2,033,692	1,659,961
8	Thirty unit development - town centre	78	370,000	3,183,499	3,150,237	3,073,157	3,020,451	2,794,825	2,284,574
9	Fifty unit development within town/village boundary	50	822,222	4,579,371	4,558,529	4,493,180	4,428,599	4,015,117	3,270,557
10	One hundred unit development - edge of town	100	2,055,556	9,058,290	9,023,749	8,820,749	8,725,952	8,034,693	6,552,176
11	Three hundred unit scheme - edge of town	300	6,166,667	21,730,791	21,625,908	21,137,478	20,601,429	18,006,848	12,781,867
12	Four hundred unit scheme	400	8,222,222	28,974,388	28,834,545	28,183,303	27,468,572	24,009,130	17,042,490
13	Five hundred unit scheme	500	10,277,778	34,970,504	34,800,942	34,710,331	33,850,911	29,725,882	21,410,936
14	Seven hundred and fifty unit scheme	750	15,416,667	48,907,666	48,671,736	48,545,662	47,349,867	41,589,316	29,991,699
15	One thousand unit scheme	1,000	20,555,556	60,807,473	60,513,468	60,356,355	58,866,193	51,713,738	37,314,770
16	One thousand two hundred and fifty unit scheme	1,250	25,694,444	68,420,589	68,091,060	67,914,963	66,244,747	58,193,589	42,006,159
17	One thousand five hundred unit scheme	1,500	37,000,000	75,215,617	74,852,477	74,658,419	72,617,847	63,973,225	46,171,086
18	Caravan Park - 20 units	20	185,000	1,084,383	1,075,626	1,075,626	1,075,626	1,075,626	1,075,626
19	Caravan Park - 40 units	40	370,000	2,081,191	2,063,676	2,063,676	2,063,676	2,063,676	2,063,676
20	Caravan Park - 100 units	100	925,000	5,202,978	5,159,189	5,159,189	5,159,189	5,159,189	5,159,189
21	C2 care scheme - flatted scheme in town centre	60	246,667	-183,366	-203,593	-216,997	-350,427	-863,129	-2,204,139
22	C2 care scheme - flatted scheme edge of town/village	80	493,333	-257,821	-271,456	-289,328	-467,237	-1,284,172	-2,938,851
23	C2 care scheme - houses - edge of town/village	50	578,125	4,503,305	4,495,179	4,485,574	4,382,603	3,944,798	3,069,187
24	Class E (retail) development - town centre	-	6,475	204,474	204,474	203,745	203,745	171,740	107,730
25	Class E (light industrial) development - town centre	-	52,857	-156,408	-156,408	-158,873	-158,873	-268,355	-487,319
26	Class E (retail) development - edge of town	-	88,095	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499
27	Class E (office) development - town centre	-	6,475	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901
28	Class E (office) development - town centre	-	27,750	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288
29	Class E (office) development - edge of town	-	66,071	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,384,344	-3,092,147
30	Industrial (B2/B8) out of town	-	308,333	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651
31	Industrial (B2/B8) within town/village boundary	-	1,233,333	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469
32	Industrial (B2/B8) edge of town/village	-	61,667	368,376	368,376	367,228	367,228	316,596	215,330
33	Hotel (town centre) 50 rooms	-	46,250	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745
34	Hotel (town centre) 75 rooms	-	69,375	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866
35	Hotel (town centre) 100 rooms	-	92,500	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821
36	Community use/leisure within town/village	-	29,071	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,435

BLV 3: Lower Greenfield				Aff Hsg:	35%				
BLV 3: Lower Greenfield				Mkt value:	£5,778 per square metre				
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	390,414	389,078	378,823	372,055	342,803	284,296
2	Five unit development - edge of village	5	66,667	650,690	648,464	631,370	620,092	571,337	473,828
3	Eight unit development - village centre	8	106,667	955,339	951,839	924,961	907,226	830,559	676,352
4	Ten unit development - edge of village	10	133,333	1,212,370	1,208,066	1,175,007	1,153,195	1,058,905	869,619
5	Ten unit development - rural site	10	166,667	1,212,370	1,208,066	1,175,007	1,153,195	1,058,905	869,619
6	Fifteen unit development - edge of village	15	200,000	1,818,554	1,812,099	1,762,511	1,729,793	1,588,357	1,304,430
7	Twenty unit development - within town/village boundary	20	222,222	2,337,829	2,329,300	2,263,784	2,220,557	2,033,692	1,659,961
8	Thirty unit development - town centre	78	250,000	3,183,499	3,150,237	3,073,157	3,020,451	2,794,825	2,284,574
9	Fifty unit development within town/village boundary	50	555,556	4,579,371	4,558,529	4,493,180	4,428,599	4,015,117	3,270,557
10	One hundred unit development - edge of town	100	1,388,889	9,058,290	9,023,749	8,820,749	8,725,952	8,034,693	6,552,176
11	Three hundred unit scheme - edge of town	300	4,166,667	21,730,791	21,625,908	21,137,478	20,601,429	18,006,848	12,781,867
12	Four hundred unit scheme	400	5,555,556	28,974,388	28,834,545	28,183,303	27,468,572	24,009,130	17,042,490
13	Five hundred unit scheme	500	6,944,444	34,970,504	34,800,942	34,710,331	33,850,911	29,725,882	21,410,936
14	Seven hundred and fifty unit scheme	750	10,416,667	48,907,666	48,671,736	48,545,662	47,349,867	41,589,316	29,991,699
15	One thousand unit scheme	1,000	13,888,889	60,807,473	60,513,468	60,356,355	58,866,193	51,713,738	37,314,770
16	One thousand two hundred and fifty unit scheme	1,250	17,381,111	68,420,589	68,091,060	67,914,963	66,244,747	58,193,589	42,006,159
17	One thousand five hundred unit scheme	1,500	25,000,000	75,215,617	74,852,477	74,658,419	72,617,847	63,973,225	46,171,086
18	Caravan Park - 20 units	20	125,000	1,084,383	1,075,626	1,075,626	1,075,626	1,075,626	1,075,626
19	Caravan Park - 40 units	40	250,000	2,081,191	2,063,676	2,063,676	2,063,676		

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

WEALDEN LOCAL PLAN VIABILITY TESTING				Aff Hsg: 35% Mkt value: £6,017 per square metre						
BLV 1: Previously Developed Land										
Site ref	Site	No of units	BLV	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	94,892	426,575	425,240	414,984	408,217	378,964	320,458	320,458
2	Five unit development - edge of village	5	253,046	710,958	708,733	691,640	680,361	631,606	534,097	534,097
3	Eight unit development - village centre	8	404,874	1,047,298	1,043,799	1,016,919	999,184	922,518	769,186	769,186
4	Ten unit development - edge of village	10	506,092	1,327,157	1,322,853	1,289,794	1,267,982	1,173,692	985,111	985,111
5	Ten unit development - rural site	10	632,615	1,327,157	1,322,853	1,289,794	1,267,982	1,173,692	985,111	985,111
6	Fifteen unit development - edge of village	15	759,138	1,990,734	1,984,279	1,934,691	1,901,973	1,760,538	1,477,665	1,477,665
7	Twenty unit development - within town/village boundary	20	843,487	2,561,272	2,552,854	2,488,188	2,445,447	2,258,581	1,884,850	1,884,850
8	Thirty unit development - town centre	78	948,923	9,045,387	9,012,126	8,735,045	8,564,340	7,776,714	6,201,464	6,201,464
9	Fifty unit development within town/village boundary	50	2,108,717	5,103,285	5,082,442	4,917,095	4,810,513	4,339,031	3,396,067	3,396,067
10	One hundred unit development - edge of town	100	5,271,793	9,510,963	9,470,971	9,285,753	9,083,053	8,094,225	6,111,708	6,111,708
11	Three hundred unit scheme - edge of town	300	15,815,379	24,475,948	24,371,067	23,885,318	23,353,723	20,768,739	15,564,580	15,564,580
12	Four hundred unit scheme	400	21,087,172	32,634,598	32,494,755	31,847,091	31,138,298	27,691,653	20,752,773	20,752,773
13	Five hundred unit scheme	500	26,358,965	39,393,022	39,224,698	39,134,748	38,281,603	34,160,594	25,881,325	25,881,325
14	Seven hundred and fifty unit scheme	750	39,538,448	55,091,309	54,855,382	54,729,305	53,533,511	47,793,956	36,247,563	36,247,563
15	One thousand unit scheme	1,000	52,717,931	68,485,893	68,193,543	68,037,315	66,555,543	59,421,259	45,079,939	45,079,939
16	One thousand two hundred and fifty unit scheme	1,250	65,897,414	77,073,911	76,744,382	76,568,285	74,898,069	66,881,397	50,747,881	50,747,881
17	One thousand five hundred unit scheme	1,500	94,892,276	84,739,086	84,377,542	84,184,337	82,351,854	73,521,394	55,795,988	55,795,988
18	Caravan Park - 20 units	20	474,461	1,154,175	1,145,418	1,145,418	1,145,418	1,145,418	1,145,418	1,145,418
19	Caravan Park - 40 units	40	948,923	2,220,774	2,203,259	2,203,259	2,203,259	2,203,259	2,203,259	2,203,259
20	Caravan Park - 100 units	100	2,372,307	5,551,936	5,508,148	5,508,148	5,508,148	5,508,148	5,508,148	5,508,148
21	C2 care scheme - flatted scheme in town centre	60	632,615	264,480	254,418	241,230	109,946	-498,776	-1,733,934	-1,733,934
22	C2 care scheme - flatted scheme edge of town/village	80	1,265,230	352,640	339,224	321,640	146,594	-665,034	-2,311,913	-2,311,913
23	C2 care scheme - houses - edge of town/village	50	1,482,692	4,998,873	4,990,747	4,981,143	4,878,172	4,440,367	3,564,756	3,564,756
24	Class E (retail) development - town centre	-	16,806	204,474	204,474	203,745	203,745	171,740	107,730	107,730
25	Class E (light industrial) development - town centre	-	135,560	-158,408	-158,408	-158,873	-158,873	-268,355	-487,319	-487,319
26	Class E (retail) development - edge of town	-	225,934	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499	769,499
27	Class E (office) development - town centre	-	16,806	-283,154	-283,154	-284,262	-284,262	-333,608	-432,901	-432,901
28	Class E (office) development - town centre	-	71,169	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288	-1,855,288
29	Class E (office) development - edge of town	-	169,450	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,384,344	-3,092,147	-3,092,147
30	Industrial (B2/B8) out of town	-	790,769	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651	1,076,651
31	Industrial (B2/B8) within town/village boundary	-	3,163,076	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469	4,395,469
32	Industrial (B2/B8) edge of town/village	-	158,154	368,376	368,376	367,228	367,228	316,596	215,330	215,330
33	Hotel (town centre) 50 rooms	-	118,615	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745	-1,233,745
34	Hotel (town centre) 75 rooms	-	177,923	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866	-1,910,866
35	Hotel (town centre) 100 rooms	-	237,231	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821	-2,547,821
36	Community use/leisure within town/village	-	74,558	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,435	-1,745,435

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	426,575	425,240	414,984	408,217	378,964	320,458	320,458
2	Five unit development - edge of village	5	98,667	710,958	708,733	691,640	680,361	631,606	534,097	534,097
3	Eight unit development - village centre	8	157,867	1,047,298	1,043,799	1,016,919	999,184	922,518	769,186	769,186
4	Ten unit development - edge of village	10	197,333	1,327,157	1,322,853	1,289,794	1,267,982	1,173,692	985,111	985,111
5	Ten unit development - rural site	10	246,667	1,327,157	1,322,853	1,289,794	1,267,982	1,173,692	985,111	985,111
6	Fifteen unit development - edge of village	15	296,000	1,990,734	1,984,279	1,934,691	1,901,973	1,760,538	1,477,665	1,477,665
7	Twenty unit development - within town/village boundary	20	328,889	2,561,272	2,552,854	2,488,188	2,445,447	2,258,581	1,884,850	1,884,850
8	Thirty unit development - town centre	78	370,000	9,045,387	9,012,126	8,735,045	8,564,340	7,776,714	6,201,464	6,201,464
9	Fifty unit development within town/village boundary	50	822,222	5,103,285	5,082,442	4,917,095	4,810,513	4,339,031	3,396,067	3,396,067
10	One hundred unit development - edge of town	100	2,055,556	9,510,963	9,470,971	9,285,753	9,083,053	8,094,225	6,111,708	6,111,708
11	Three hundred unit scheme - edge of town	300	6,166,667	24,475,948	24,371,067	23,885,318	23,353,723	20,768,739	15,564,580	15,564,580
12	Four hundred unit scheme	400	8,222,222	32,634,598	32,494,755	31,847,091	31,138,298	27,691,653	20,752,773	20,752,773
13	Five hundred unit scheme	500	10,277,778	39,393,022	39,224,698	39,134,748	38,281,603	34,160,594	25,881,325	25,881,325
14	Seven hundred and fifty unit scheme	750	15,416,667	55,091,309	54,855,382	54,729,305	53,533,511	47,793,956	36,247,563	36,247,563
15	One thousand unit scheme	1,000	20,555,556	68,485,893	68,193,543	68,037,315	66,555,543	59,421,259	45,079,939	45,079,939
16	One thousand two hundred and fifty unit scheme	1,250	25,694,444	77,073,911	76,744,382	76,568,285	74,898,069	66,881,397	50,747,881	50,747,881
17	One thousand five hundred unit scheme	1,500	37,000,000	84,739,086	84,377,542	84,184,337	82,351,854	73,521,394	55,795,988	55,795,988
18	Caravan Park - 20 units	20	185,000	1,154,175	1,145,418	1,145,418	1,145,418	1,145,418	1,145,418	1,145,418
19	Caravan Park - 40 units	40	370,000	2,220,774	2,203,259	2,203,259	2,203,259	2,203,259	2,203,259	2,203,259
20	Caravan Park - 100 units	100	925,000	5,551,936	5,508,148	5,508,148	5,508,148	5,508,148	5,508,148	5,508,148
21	C2 care scheme - flatted scheme in town centre	60	246,667	264,480	254,418	241,230	109,946	-498,776	-1,733,934	-1,733,934
22	C2 care scheme - flatted scheme edge of town/village	80	493,333	352,640	339,224	321,640	146,594	-665,034	-2,311,913	-2,311,913
23	C2 care scheme - houses - edge of town/village	50	578,125	4,998,873	4,990,747	4,981,143	4,878,172	4,440,367	3,564,756	3,564,756
24	Class E (retail) development - town centre	-	6,475	204,474	204,474	203,745	203,745	171,740	107,730	107,730
25	Class E (light industrial) development - town centre	-	52,857	-158,408	-158,408	-158,873	-158,873	-268,355	-487,319	-487,319
26	Class E (retail) development - edge of town	-	88,095	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499	769,499
27	Class E (office) development - town centre	-	6,475	-283,154	-283,154	-284,262	-284,262	-333,608	-432,901	-432,901
28	Class E (office) development - town centre	-	27,750	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288	-1,855,288
29	Class E (office) development - edge of town	-	66,071	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,384,344	-3,092,147	-3,092,147
30	Industrial (B2/B8) out of town	-	308,333	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651	1,076,651
31	Industrial (B2/B8) within town/village boundary	-	1,233,333	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469	4,395,469
32	Industrial (B2/B8) edge of town/village	-	61,667	368,376	368,376	367,228	367,228	316,596	215,330	215,330
33	Hotel (town centre) 50 rooms	-	46,250	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745	-1,233,745
34	Hotel (town centre) 75 rooms	-	69,375	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866	-1,910,866
35	Hotel (town centre) 100 rooms	-	92,500	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821	-2,547,821
36	Community use/leisure within town/village	-	29,071	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,435	-1,745,435

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	426,575	425,240	414,984	408,217	378,964	320,458	320,458
2	Five unit development - edge of village	5	66,667	710,958	708,733	691,640	680,361	631,606	534,097	534,097
3	Eight unit development - village centre	8	106,667	1,047,298	1,043,799	1,016,919	999,184	922,518	769,186	769,186
4	Ten unit development - edge of village	10	133,333	1,327,157	1,322,853	1,289,794	1,267,982	1,173,692	985,111	985,111
5	Ten unit development - rural site	10	166,667	1,327,157	1,322,853	1,289,794	1,267,982	1,173,692	985,111	985,111
6	Fifteen unit development - edge of village	15	200,000	1,990,734	1,984,279	1,934,691	1,901,973	1,760,538	1,477,665	1,477,665
7	Twenty unit development - within town/village boundary	20	222,222	2,561,272	2,552,854	2,488,188	2,445,447	2,258,581	1,884,850	1,884,850
8	Thirty unit development - town centre	78	250,000	9,045,387	9,012,126	8,735,045	8,564,340	7,776,714	6,201,464	6,201,464
9	Fifty unit development within town/village boundary	50	555,556	5,103,285	5,082,442	4,917,095	4,810,513	4,339,031	3,396,067	3,396,067
10	One hundred unit development - edge of town	100	1,388,889	9,510,963	9,470,971	9,285,753	9,083,053	8,094,225	6,111,708	6,111,708

Alternative CIL rates

- 6.39 This section sets out the results of our appraisals with the residual land values calculated for scenarios with sales values and capital values reflective of market conditions across the District. The Residual Land Values are assessed in two ways. Firstly, the surplus residual above the benchmark land value is calculated and converted into a rate per square metre, which is a proxy for potential CIL rates. This results in a significant number of results, depending on other factors tested, most notably the level of affordable housing. Secondly, we have tested the impact of three alternative CIL rates as an input.
- 6.40 Development value is finite and is rarely enhanced through the adoption of new policy requirements. On previously developed sites, existing use values can sometimes be relatively high prior to development. In contrast, greenfield sites clearly have greater scope to secure an uplift in land value through the planning process.
- 6.41 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable *regardless of the Council's policy requirements, including the level of CIL* (even including a nil rate) and schemes that are viable *prior* to the imposition of policy requirements. If a scheme is unviable before policy requirements and CIL are levied, it is unlikely to come forward and policy requirements and CIL would not be a factor that comes into play in the developer's/landowner's decision making. The unviable schemes will only become viable following an increase in values and such sites would likely remain in their existing use.
- 6.42 The CIL regulations (as amended) state that in setting a charge, local authorities must "*strike an appropriate balance*" between revenue maximisation on the one hand and the potentially adverse impact of CIL upon the viability of development across the whole area. When considering this balance, the following factors are important:
- Firstly, councils should take a strategic view of viability for Local Plans. There will always be variations in viability between individual sites, but viability testing should establish the most typical viability position; not the exceptional situations.
 - Secondly, councils should take a balanced view of viability – residual valuations are just one factor influencing a developer's decision making – the same applies to local authorities.
 - Thirdly, while a single charge is attractive, it may not be appropriate for all authorities, particularly in areas where sales values vary between areas.
 - Fourthly, markets are cyclical and subject to change over short periods of time. Sensitivity testing to levels of CIL will ensure they are robust in the event that market conditions improve over the life of a Charging Schedule, which is essential.
 - Lastly, local authorities should not set their rates of CIL at the limits of viability. They should leave a margin or contingency to allow for change and site-specific viability issues.
- 6.43 There is clearly a balance that must be struck between the aims of the emerging Affordable Housing policy on the delivery of affordable housing and securing adequate contributions towards infrastructure from the developments that contribute towards the need for new infrastructure. The CIL rate cannot therefore be set on the basis that every single development typology right across the District will deliver 35% affordable housing (or other target that the Council may adopt), as this is not always viable.
- 6.44 At this stage, the emerging Affordable Housing policy is unchanged from the existing adopted affordable housing target of 35%²⁰. We have therefore focused on the results of CIL testing where we have included 35% affordable housing, as the Council will need to secure adequate amounts of funding to support new development while avoiding adversely affecting the aims of Policy HO8. Affordable housing cannot be maximised to the total exclusion of securing infrastructure funding and vice versa.
- 6.45 The appraisals generate a very wide spread of potential CIL rates, depending on the benchmark land

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

value, residential sales values and the mix of uses within each development typology. The results are summarised in Table 6.45.1 overleaf. As one would expect, the capacity for schemes to absorb CIL is greater where the benchmark land value is lowest and sales values are highest.

- 6.46 The second approach to testing potential revised CIL rates is to consider viability from the other perspective; rather than the potential CIL rates being determined by the 'surplus' residual land value over the benchmark land value, the second approach inputs CIL as a cost to determine the scale of impact on the residual land value (see tables 6.46.1 to 6.46.9). This approach helps form a judgement on the impact of CIL on land values, which – if sufficiently modest – is unlikely to prevent a scheme from coming forward.
- 6.47 The results of this analysis indicate that increases from the adopted CIL rates would have a varying impact on the residual land values generated, depending on area. At the upper end of the residential sales value range, there would be relatively modest movements in residual land values, typically between 2% and 6%. In these areas the impact of alternative CIL rates would be sufficiently modest to avoid any significantly adverse impact on land supply. However, at the lower end of the sales value range, the change in residual land value would be more significant, ranging from 15% to 50% and clearly at these reductions, increased CIL rates could have an adverse impact on land supply.

CIL Charging zones

- 6.48 As noted earlier in this report, sales values have increased by 16% between January 2020 and October 2025. Between the period January 2015 and December 2019, the rate of growth was marginally higher at 24%. Although values have increased across the District, there is no evidence that values have increased at slower or faster rates within individual sub-markets.
- 6.49 The present CIL Charging Schedule has two zones for residential development (Use Class C3), with the lower banded zone comprising the parishes of Crowborough, Uckfield, Heathfield and south-eastern parishes of the District (including Hailsham and urban areas to north of Eastbourne). The sales values in these areas are lower than those in the other parts of the District, as noted in Section 2. There is no evidence indicating that the two zones in the adopted Charging Schedule should be changed.

Residential rates

- 6.50 The results of our appraisals, which test CIL as an output, show maximum CIL rates for residential schemes in the lowest value part of the District (assuming 35% affordable housing), ranging from £84.95 to £521.47 per square metre. As can be noted in Table 6.45.1, some schemes are not able to viably absorb the adopted CIL rate of £219.61 per square metre²¹, as well as 35% affordable housing and the policies in the emerging Local Plan (most notably climate change policies, which have a significant cost). We therefore recommend that if the Council chooses to review its CIL rates, that the lower value band rates are excluded from the review and subject to indexation only.
- 6.51 In the higher value zone (sales values of £5,069 per square metre or higher), our appraisals which test CIL as an output show maximum CIL rates for residential schemes (again assuming 35% affordable housing) ranging from £16.94 to £1,136.24 per square metre. The current rate after indexation is £292.81 per square metre, indicating that an increase may be possible, alongside the policies in the emerging Local Plan. In higher value areas, an increase to £300 or £325 per square metre would reduce residual land values by circa 5% to 8%, which should not adversely affect land supply.
- 6.52 Appendices 8 and 9 show the results of our sensitivity analysis which builds in the growth rates on sales values and inflation on costs identified in Table 4.3.1 and the 'downside' scenario in Table 4.3.2. The results indicate that schemes will become more viable and the 'buffer' or 'margin' between the theoretical maximum CIL rates and the proposed rates will widen. This will increase the capacity of schemes which are currently not able to provide 35% affordable housing to provide higher levels of affordable housing or generate higher returns to landowners. As noted previously, these results should be treated with a degree of caution as forecasts are based on assumptions on a range of factors that may change.

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

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

Maximum CIL rates		35% affordable		80% rented, 20% intermediate (shared ownership)						
BENCHMARK LAND VALUE 1 (PREVIOUSLY DEVELOPED LAND)		Lower Band				Higher Band				
Description		£4,101	£4,341	£4,580	£4,820	£5,059	£5,299	£5,538	£5,778	£6,017
1 Three unit development within town/village boundary		152.61	275.56	398.51	521.47	644.42	767.38	890.33	1,013.28	1,136.24
2 Five unit development - edge of village		-	81.97	204.93	327.88	450.83	573.79	696.74	819.69	942.65
3 Eight unit development - village centre		-	3.92	122.44	240.95	358.44	475.69	592.94	710.20	827.45
4 Ten unit development - edge of village		-	26.39	144.74	262.97	380.05	497.14	614.23	731.32	848.40
5 Ten unit development - rural site		-	-	15.68	133.91	250.99	368.08	485.17	602.26	719.34
6 Fifteen unit development - edge of village		-	26.39	144.74	262.97	380.05	497.14	614.23	731.32	848.40
7 Twenty unit development - within town/village boundary		-	86.07	200.77	315.47	430.17	544.87	659.57	773.70	887.55
8 Thirty unit development - town centre		156.74	267.12	376.27	485.41	594.56	703.70	812.85	921.99	1,031.14
9 Fifty unit development within town/village boundary		-	-	-	84.95	191.83	298.71	405.60	512.48	619.36
10 One hundred unit development - edge of town		-	-	-	-	16.94	125.02	232.82	340.13	447.44
11 Three hundred unit scheme - edge of town		-	-	-	-	-	31.55	124.89	218.23	311.24
12 Four hundred unit scheme		-	-	-	-	-	31.55	124.89	218.23	311.24
13 Five hundred unit scheme		-	-	-	-	-	27.59	117.58	207.57	297.21
14 Seven hundred and fifty unit scheme		-	-	-	-	-	-	74.26	158.01	241.51
15 One thousand unit scheme		-	-	-	-	-	-	33.62	111.61	189.43
16 One thousand two hundred and fifty unit scheme		-	-	-	-	-	-	-	47.64	117.70
17 One thousand five hundred unit scheme		-	-	-	-	-	-	-	-	-
18 Caravan Park - 20 units		333.12	376.74	420.36	463.98	507.60	551.22	594.83	638.45	682.07
19 Caravan Park - 40 units		305.75	349.37	392.99	436.61	480.23	523.85	567.47	611.09	654.71
20 Caravan Park - 100 units		305.75	349.37	392.99	436.61	480.23	523.85	567.47	611.09	654.71
21 C2 care scheme - flatted scheme in town centre		-	-	-	-	-	-	-	-	-
22 C2 care scheme - flatted scheme edge of town/village		-	-	-	-	-	-	-	-	-
23 C2 care scheme - houses - edge of town/village		-	54.68	156.99	258.52	359.62	460.72	561.82	662.92	763.65
24 Class E (retail) development - town centre		471.79	471.79	471.79	471.79	471.79	471.79	471.79	471.79	471.79
25 Class E (light industrial) development - town centre		-	-	-	-	-	-	-	-	-
26 Class E (retail) development - edge of town		428.86	428.86	428.86	428.86	428.86	428.86	428.86	428.86	428.86
27 Class E (office) development - town centre		-	-	-	-	-	-	-	-	-
28 Class E (office) development - town centre		-	-	-	-	-	-	-	-	-
29 Class E (office) development - edge of town		-	-	-	-	-	-	-	-	-
30 Industrial (B2/B8) out of town		158.44	158.44	158.44	158.44	158.44	158.44	158.44	158.44	158.44
31 Industrial (B2/B8) within town/village boundary		163.53	163.53	163.53	163.53	163.53	163.53	163.53	163.53	163.53
32 Industrial (B2/B8) edge of town/village		158.44	158.44	158.44	158.44	158.44	158.44	158.44	158.44	158.44
33 Hotel (town centre) 50 rooms		-	-	-	-	-	-	-	-	-
34 Hotel (town centre) 75 rooms		-	-	-	-	-	-	-	-	-
35 Hotel (town centre) 100 rooms		-	-	-	-	-	-	-	-	-
36 Community use/leisure within town/village		-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)		Lower Band				Higher Band				
Description		£4,101	£4,341	£4,580	£4,820	£5,059	£5,299	£5,538	£5,778	£6,017
1 Three unit development within town/village boundary		349.45	472.40	595.36	718.31	841.26	964.22	1,087.17	1,210.12	1,333.08
2 Five unit development - edge of village		273.97	396.92	519.87	642.83	765.78	888.74	1,011.69	1,134.64	1,257.60
3 Eight unit development - village centre		200.35	318.87	437.39	555.90	673.38	790.84	907.89	1,025.14	1,142.39
4 Ten unit development - edge of village		222.99	341.34	459.69	577.91	695.00	812.09	929.17	1,046.26	1,163.35
5 Ten unit development - rural site		172.67	291.02	409.37	527.59	644.68	761.77	878.85	995.94	1,113.03
6 Fifteen unit development - edge of village		222.99	341.34	459.69	577.91	695.00	812.09	929.18	1,046.26	1,163.35
7 Twenty unit development - within town/village boundary		233.83	348.53	463.23	577.93	692.63	807.32	922.02	1,036.15	1,150.00
8 Thirty unit development - town centre		230.05	340.44	449.58	558.73	667.87	777.02	886.16	995.30	1,104.45
9 Fifty unit development within town/village boundary		23.92	131.92	239.92	347.40	454.29	561.17	668.05	774.93	881.82
10 One hundred unit development - edge of town		-	20.01	128.86	236.94	345.01	453.09	560.89	668.20	775.51
11 Three hundred unit scheme - edge of town		-	-	77.42	172.02	265.93	359.62	452.96	546.30	639.31
12 Four hundred unit scheme		-	-	77.42	172.02	265.93	359.62	452.96	546.30	639.31
13 Five hundred unit scheme		-	-	84.05	175.00	265.47	355.66	445.65	535.64	625.28
14 Seven hundred and fifty unit scheme		-	-	66.09	150.58	234.68	318.59	402.33	486.08	569.57
15 One thousand unit scheme		-	-	48.69	127.28	205.55	283.69	361.69	439.68	517.50
16 One thousand two hundred and fifty unit scheme		-	-	24.12	94.73	165.10	235.39	305.55	375.71	445.77
17 One thousand five hundred unit scheme		-	-	-	27.90	92.33	156.72	220.99	285.26	349.46
18 Caravan Park - 20 units		514.03	557.65	601.27	644.89	688.51	732.13	775.75	819.37	862.99
19 Caravan Park - 40 units		486.66	530.28	573.90	617.52	661.14	704.76	748.38	792.00	835.62
20 Caravan Park - 100 units		486.66	530.28	573.90	617.52	661.14	704.76	748.38	792.00	835.62
21 C2 care scheme - flatted scheme in town centre		-	-	-	-	-	-	-	-	40.37
22 C2 care scheme - flatted scheme edge of town/village		-	-	-	-	-	-	-	-	19.40
23 C2 care scheme - houses - edge of town/village		136.90	239.21	341.53	443.05	544.15	645.25	746.35	847.45	948.19
24 Class E (retail) development - town centre		500.74	500.74	500.74	500.74	500.74	500.74	500.74	500.74	500.74
25 Class E (light industrial) development - town centre		-	-	-	-	-	-	-	-	-
26 Class E (retail) development - edge of town		484.00	484.00	484.00	484.00	484.00	484.00	484.00	484.00	484.00
27 Class E (office) development - town centre		-	-	-	-	-	-	-	-	-
28 Class E (office) development - town centre		-	-	-	-	-	-	-	-	-
29 Class E (office) development - edge of town		-	-	-	-	-	-	-	-	-
30 Industrial (B2/B8) out of town		254.93	254.93	254.93	254.93	254.93	254.93	254.93	254.93	254.93
31 Industrial (B2/B8) within town/village boundary		258.83	258.83	258.83	258.83	258.83	258.83	258.83	258.83	258.83
32 Industrial (B2/B8) edge of town/village		254.93	254.93	254.93	254.93	254.93	254.93	254.93	254.93	254.93
33 Hotel (town centre) 50 rooms		-	-	-	-	-	-	-	-	-
34 Hotel (town centre) 75 rooms		-	-	-	-	-	-	-	-	-
35 Hotel (town centre) 100 rooms		-	-	-	-	-	-	-	-	-
36 Community use/leisure within town/village		-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)		Lower Band				Higher Band				
Description		£4,101	£4,341	£4,580	£4,820	£5,059	£5,299	£5,538	£5,778	£6,017
1 Three unit development within town/village boundary		390.25	513.20	636.16	759.11	882.06	1,005.02	1,127.97	1,250.93	1,373.88
2 Five unit development - edge of village		339.25	462.20	585.16	708.11	831.06	954.02	1,076.97	1,199.92	1,322.88
3 Eight unit development - village centre		265.64	384.15	502.67	621.18	738.67	855.92	973.17	1,090.42	1,207.68
4 Ten unit development - edge of village		288.27	406.62	524.97	643.19	760.28	877.37	994.46	1,111.54	1,228.63
5 Ten unit development - rural site		254.27	372.62	490.97	609.19	726.28	843.37	960.46	1,077.54	1,194.63
6 Fifteen unit development - edge of village		288.27	406.62	524.97	643.20	760.28	877.37	994.46	1,111.54	1,228.63
7 Twenty unit development - within town/village boundary		288.23	402.93	517.63	632.33	747.03	861.73	976.42	1,090.55	1,204.40
8 Thirty unit development - town centre		245.24	355.63	464.78	573.92	683.07	792.21	901.36	1,010.50	1,119.65
9 Fifty unit development within town/village boundary		78.32	186.32	294.32	401.81	508.69	615.57	722.45	829.34	936.22
10 One hundred unit development - edge of town		-	88.02	196.86	304.94	413.02	521.09	628.89	736.20	843.51
11 Three hundred unit scheme - edge of town		-	50.00	145.42	240.03	333.93	427.62	520.96	614.30	707.31
12 Four hundred unit scheme		-	50.00	145.42	240.03	333.93	427.62	520.96	614.30	707.31
13 Five hundred unit scheme		-	60.48	152.05	243.00	333.47	423.66	513.65	603.64	693.28
14 Seven hundred and fifty unit scheme		-	49.15	134.10	218.58	302.68	386.59	470.34	554.08	637.58
15 One thousand unit scheme		-	37.74	116.69	195.28	273.55	351.70	429.69	507.68	585.51
16 One thousand two hundred and fifty unit scheme		-	21.24	92.13	162.74	233.10	303.39	373.55	443.72	513.77
17 One thousand five hundred unit scheme		-	-	44.88	109.50	173.94	238.32	302.59	366.86	431.06
18 Caravan Park - 20 units		551.53	595.15	638.77	682.39	726.01	769.63	813.25	856.87	900.49
19 Caravan Park - 40 units		524.16	567.78	611.40	655.02	698.64	742.26	785.88	829.50	873.12
20 Caravan Park - 100 units		524.16	567.78	611.40	655.02	698.64	742.26	785.88	829.50	873.12
21 C2 care scheme - flatted scheme in town centre		-	-	-	-	-	-	-	-	53.97
22 C2 care scheme - flatted scheme edge of town/village		-	-	-	-	-	-	-	-	39.80
23 C2 care scheme - houses - edge of town/village		175.15	277.47	379.78	481.31	582.41	683.51	784.61	885.71	986.44
24 Class E (retail) development - town centre		506.74	506.74	506.74	506.74	506.74	506.74	506.74	506.74	506.74
25 Class E (light industrial) development - town centre		-	-	-	-	-	-	-	-	-
26 Class E (retail) development - edge of town		495.43	495.43	495.43	495.43	495.43	495.43	495.43	495.43	495.43
27 Class E (office) development - town centre		-	-	-	-	-	-	-	-	-
28 Class E (office) development - town centre		-	-	-	-	-	-	-	-	-
29 Class E (office) development - edge of town		-	-	-	-	-	-	-	-	-
30 Industrial (B2/B8) out of town		274.93	274.93	274.93	274.93	274.93	274.93	274.93	274.93	274.93
31 Industrial (B2/B8) within town/village boundary		278.58	278.58	278.58	278.58	278.58	278.58	278.58	278.58	278.58
32 Industrial (B2/B8) edge of town/village		274.93	274.93	274.93	274.93	274.93	274.93	274.93	274.93	274.93
33 Hotel (town centre) 50 rooms		-	-	-	-	-	-	-	-	-
34 Hotel (town centre) 75 rooms		-	-	-	-	-	-	-	-	-
35 Hotel (town centre) 100 rooms		-	-	-	-	-	-	-	-	-
36 Community use/leisure within town/village		-	-	-	-	-	-	-	-	-

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

Note 2: Although Caravan Parks have

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

Wealden District - Impact of alternative CIL rates

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

Site ref	Site	No of units	Baseline RLV - adopted CIL rates	Alternative Rate 1	% change against baseline	Alternative Rate 2	% change against baseline	Alternative Rate 3	% change against baseline
1	Three unit development within town/village boundary	3	£102,198	£96,998	-5%	£92,720	-9%	£88,443	-13%
2	Five unit development - edge of village	5	£170,330	£161,664	-5%	£154,534	-9%	£147,404	-13%
3	Eight unit development - village centre	8	£214,909	£201,057	-6%	£189,662	-12%	£178,268	-17%
4	Ten unit development - edge of village	10	£290,830	£273,515	-6%	£259,271	-11%	£245,028	-16%
5	Ten unit development - rural site	10	£290,830	£273,515	-6%	£259,271	-11%	£245,028	-16%
6	Fifteen unit development - edge of village	15	£436,245	£410,272	-6%	£388,908	-11%	£367,543	-16%
7	Twenty unit development - within town/village boundary	20	£541,167	£506,576	-6%	£478,122	-12%	£449,668	-17%
8	Thirty unit development - town centre	78	£1,175,212	£1,033,152	-12%	£915,927	-22%	£798,703	-32%
9	Fifty unit development within town/village boundary	50	£322,613	£236,231	-27%	£165,176	-49%	£94,122	-71%
10	One hundred unit development - edge of town	100	£39,214	£211,587	440%	£353,377	801%	£495,167	1163%
11	Three hundred unit scheme - edge of town	300	£760,729	£1,264,968	66%	£1,679,740	121%	£2,094,512	175%
12	Four hundred unit scheme	400	£1,014,306	£1,686,624	66%	£2,239,653	121%	£2,792,682	175%
13	Five hundred unit scheme	500	£327,806	£1,154,363	252%	£1,844,095	463%	£2,533,827	673%
14	Seven hundred and fifty unit scheme	750	£316,195	£1,497,968	374%	£2,478,991	684%	£3,473,561	999%
15	One thousand unit scheme	1,000	£308,571	£1,808,306	486%	£3,057,321	891%	£4,319,377	1300%
16	One thousand two hundred and fifty unit scheme	1,250	£312,820	£2,052,648	556%	£3,508,006	1021%	£4,985,921	1494%
17	One thousand five hundred unit scheme	1,500	£374,317	£2,338,823	525%	£3,987,597	965%	£5,666,804	1414%
18	Caravan Park - 20 units	20	£692,175	£648,542	-6%	£612,652	-11%	£576,762	-17%
19	Caravan Park - 40 units	40	£1,296,774	£1,209,510	-7%	£1,137,729	-12%	£1,065,948	-18%
20	Caravan Park - 100 units	100	£3,241,934	£3,023,774	-7%	£2,844,322	-12%	£2,664,870	-18%
21	C2 care scheme - flatted scheme in town centre	60	£4,002,802	£4,107,328	3%	£4,193,308	5%	£4,279,287	7%
22	C2 care scheme - flatted scheme edge of town/village	80	£5,337,069	£5,476,437	3%	£5,591,077	5%	£5,705,717	7%
23	C2 care scheme - houses - edge of town/village	50	£646,631	£562,212	-13%	£492,772	-24%	£423,331	-35%
24	Class E (retail) development - town centre	-	£171,740	£169,788	-1%	£166,375	-3%	£162,962	-5%
25	Class E (light industrial) development - town centre	-	£268,355	£298,087	11%	£327,820	22%	£357,552	33%
26	Class E (retail) development - edge of town	-	£1,226,712	£1,212,771	-1%	£1,188,392	-3%	£1,164,014	-5%
27	Class E (office) development - town centre	-	£333,808	£340,746	2%	£347,684	4%	£354,620	6%
28	Class E (office) development - town centre	-	£1,430,607	£1,460,339	2%	£1,490,071	4%	£1,519,803	6%
29	Class E (office) development - edge of town	-	£2,384,344	£2,433,898	2%	£2,483,452	4%	£2,533,005	6%
30	Industrial (B2/B8) out of town	-	£1,582,980	£1,483,670	-6%	£1,384,361	-13%	£1,285,052	-19%
31	Industrial (B2/B8) within town/village boundary	-	£6,467,347	£6,068,690	-6%	£5,668,970	-12%	£5,269,250	-19%
32	Industrial (B2/B8) edge of town/village	-	£316,596	£296,734	-6%	£276,872	-13%	£257,010	-19%
33	Hotel (town centre) 50 rooms	-	£794,810	£819,587	3%	£844,364	6%	£869,140	9%
34	Hotel (town centre) 75 rooms	-	£1,264,316	£1,300,812	3%	£1,337,308	6%	£1,373,804	9%
35	Hotel (town centre) 100 rooms	-	£1,685,754	£1,734,416	3%	£1,783,077	6%	£1,831,739	9%
36	Community use/leisure within town/village	-	£1,394,307	£1,416,112	2%	£1,437,915	3%	£1,459,719	5%

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

Wealden District - Impact of alternative CIL rates

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

Site ref	Site	No of units	Baseline RLV - adopted CIL rates	Alternative Rate 1	% change against baseline	Alternative Rate 2	% change against baseline	Alternative Rate 3	% change against baseline
1	Three unit development within town/village boundary	3	£138,360	£133,160	-4%	£128,882	-7%	£124,604	-10%
2	Five unit development - edge of village	5	£230,600	£221,933	-4%	£214,803	-7%	£207,673	-10%
3	Eight unit development - village centre	8	£307,858	£294,006	-4%	£282,612	-8%	£271,218	-12%
4	Ten unit development - edge of village	10	£406,852	£389,538	-4%	£375,295	-8%	£361,051	-11%
5	Ten unit development - rural site	10	£406,852	£389,538	-4%	£375,295	-8%	£361,051	-11%
6	Fifteen unit development - edge of village	15	£610,279	£584,306	-4%	£562,942	-8%	£541,578	-11%
7	Twenty unit development - within town/village boundary	20	£766,330	£732,295	-4%	£704,298	-8%	£676,303	-12%
8	Thirty unit development - town centre	78	£2,048,919	£1,906,859	-7%	£1,789,634	-13%	£1,672,409	-18%
9	Fifty unit development within town/village boundary	50	£854,731	£769,739	-10%	£699,828	-18%	£629,916	-26%
10	One hundred unit development - edge of town	100	£1,045,995	£876,828	-16%	£737,320	-30%	£597,812	-43%
11	Three hundred unit scheme - edge of town	300	£2,223,408	£1,737,864	-22%	£1,336,333	-40%	£934,803	-58%
12	Four hundred unit scheme	400	£2,964,544	£2,317,151	-22%	£1,781,778	-40%	£1,246,405	-58%
13	Five hundred unit scheme	500	£4,422,802	£3,638,781	-18%	£2,992,385	-32%	£2,342,935	-47%
14	Seven hundred and fifty unit scheme	750	£6,294,174	£5,183,235	-18%	£4,263,851	-32%	£3,335,572	-47%
15	One thousand unit scheme	1,000	£7,892,472	£6,490,907	-18%	£5,328,538	-32%	£4,150,538	-47%
16	One thousand two hundred and fifty unit scheme	1,250	£8,922,328	£7,305,190	-18%	£5,957,327	-33%	£4,595,744	-48%
17	One thousand five hundred unit scheme	1,500	£9,795,141	£7,982,162	-19%	£6,469,669	-34%	£4,932,522	-50%
18	Caravan Park - 20 units	20	£761,966	£718,334	-6%	£682,444	-10%	£646,554	-15%
19	Caravan Park - 40 units	40	£1,436,357	£1,349,093	-6%	£1,277,313	-11%	£1,205,532	-16%
20	Caravan Park - 100 units	100	£3,590,893	£3,372,733	-6%	£3,193,281	-11%	£3,013,829	-16%
21	C2 care scheme - flatted scheme in town centre	60	£3,532,598	£3,637,123	3%	£3,723,103	5%	£3,809,083	8%
22	C2 care scheme - flatted scheme edge of town/village	80	£4,710,130	£4,849,498	3%	£4,964,138	5%	£5,078,777	8%
23	C2 care scheme - houses - edge of town/village	50	£1,150,525	£1,067,465	-7%	£999,142	-13%	£930,818	-19%
24	Class E (retail) development - town centre	-	£171,740	£169,788	-1%	£166,375	-3%	£162,962	-5%
25	Class E (light industrial) development - town centre	-	£268,355	£298,087	11%	£327,820	22%	£357,552	33%
26	Class E (retail) development - edge of town	-	£1,226,712	£1,212,771	-1%	£1,188,392	-3%	£1,164,014	-5%
27	Class E (office) development - town centre	-	£333,808	£340,746	2%	£347,684	4%	£354,620	6%
28	Class E (office) development - town centre	-	£1,430,607	£1,460,339	2%	£1,490,071	4%	£1,519,803	6%
29	Class E (office) development - edge of town	-	£2,384,344	£2,433,898	2%	£2,483,452	4%	£2,533,005	6%
30	Industrial (B2/B8) out of town	-	£1,582,980	£1,483,670	-6%	£1,384,361	-13%	£1,285,052	-19%
31	Industrial (B2/B8) within town/village boundary	-	£6,467,347	£6,068,690	-6%	£5,668,970	-12%	£5,269,250	-19%
32	Industrial (B2/B8) edge of town/village	-	£316,596	£296,734	-6%	£276,872	-13%	£257,010	-19%
33	Hotel (town centre) 50 rooms	-	£794,810	£819,567	3%	£844,364	6%	£869,140	9%
34	Hotel (town centre) 75 rooms	-	£1,264,316	£1,300,812	3%	£1,337,308	6%	£1,373,804	9%
35	Hotel (town centre) 100 rooms	-	£1,685,754	£1,734,416	3%	£1,783,077	6%	£1,831,739	9%
36	Community use/leisure within town/village	-	£1,394,307	£1,416,112	2%	£1,437,915	3%	£1,459,719	5%

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

Wealden District - Impact of alternative CIL rates

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

Site ref	Site	No of units	Baseline RLV - adopted CIL rates	Alternative Rate 1	% change against baseline	Alternative Rate 2	% change against baseline	Alternative Rate 3	% change against baseline
1	Three unit development within town/village boundary	3	£174,521	£169,321	-3%	£165,043	-5%	£160,765	-8%
2	Five unit development - edge of village	5	£290,869	£282,201	-3%	£275,071	-5%	£267,943	-8%
3	Eight unit development - village centre	8	£400,808	£386,956	-3%	£375,562	-6%	£364,167	-9%
4	Ten unit development - edge of village	10	£522,875	£505,561	-3%	£491,318	-6%	£477,074	-9%
5	Ten unit development - rural site	10	£522,875	£505,561	-3%	£491,318	-6%	£477,074	-9%
6	Fifteen unit development - edge of village	15	£784,313	£758,340	-3%	£736,976	-6%	£715,612	-9%
7	Twenty unit development - within town/village boundary	20	£991,219	£957,185	-3%	£929,188	-6%	£901,192	-9%
8	Thirty unit development - town centre	78	£2,922,626	£2,780,565	-5%	£2,663,341	-9%	£2,546,116	-13%
9	Fifty unit development within town/village boundary	50	£1,384,134	£1,299,143	-6%	£1,229,231	-11%	£1,159,319	-16%
10	One hundred unit development - edge of town	100	£2,116,503	£1,949,632	-8%	£1,812,369	-14%	£1,675,106	-21%
11	Three hundred unit scheme - edge of town	300	£5,111,054	£4,638,497	-9%	£4,249,785	-17%	£3,861,074	-24%
12	Four hundred unit scheme	400	£6,814,737	£6,184,663	-9%	£5,666,380	-17%	£5,148,098	-24%
13	Five hundred unit scheme	500	£9,037,190	£8,276,454	-8%	£7,650,696	-15%	£7,018,466	-22%
14	Seven hundred and fifty unit scheme	750	£12,731,388	£11,651,982	-8%	£10,761,948	-15%	£9,866,361	-23%
15	One thousand unit scheme	1,000	£15,881,859	£14,528,206	-9%	£13,402,946	-16%	£12,273,085	-23%
16	One thousand two hundred and fifty unit scheme	1,250	£17,910,955	£16,354,935	-9%	£15,066,338	-16%	£13,757,013	-23%
17	One thousand five hundred unit scheme	1,500	£19,689,336	£17,950,441	-9%	£16,504,302	-16%	£15,040,097	-24%
18	Caravan Park - 20 units	20	£831,758	£788,126	-5%	£752,236	-10%	£716,345	-14%
19	Caravan Park - 40 units	40	£1,575,940	£1,488,676	-6%	£1,416,895	-10%	£1,345,115	-15%
20	Caravan Park - 100 units	100	£3,939,851	£3,721,691	-6%	£3,542,239	-10%	£3,362,787	-15%
21	C2 care scheme - flatted scheme in town centre	60	£3,062,394	£3,166,919	3%	£3,252,899	6%	£3,338,879	9%
22	C2 care scheme - flatted scheme edge of town/village	80	£4,083,191	£4,222,558	3%	£4,337,199	6%	£4,451,839	9%
23	C2 care scheme - houses - edge of town/village	50	£1,652,040	£1,568,979	-5%	£1,500,656	-9%	£1,432,333	-13%
24	Class E (retail) development - town centre	-	£171,740	£169,788	-1%	£166,375	-3%	£162,962	-5%
25	Class E (light industrial) development - town centre	-	£268,355	£298,087	11%	£327,820	22%	£357,552	33%
26	Class E (retail) development - edge of town	-	£1,226,712	£1,212,771	-1%	£1,188,392	-3%	£1,164,014	-5%
27	Class E (office) development - town centre	-	£333,808	£340,746	2%	£347,684	4%	£354,620	6%
28	Class E (office) development - town centre	-	£1,430,607	£1,460,339	2%	£1,490,071	4%	£1,519,803	6%
29	Class E (office) development - edge of town	-	£2,384,344	£2,433,898	2%	£2,483,452	4%	£2,533,005	6%
30	Industrial (B2/B8) out of town	-	£1,582,980	£1,483,670	-6%	£1,384,361	-13%	£1,285,052	-19%
31	Industrial (B2/B8) within town/village boundary	-	£6,467,347	£6,068,690	-6%	£5,668,970	-12%	£5,269,250	-19%
32	Industrial (B2/B8) edge of town/village	-	£316,596	£296,734	-6%	£276,872	-13%	£257,010	-19%
33	Hotel (town centre) 50 rooms	-	£794,810	£819,567	3%	£844,364	6%	£869,140	9%
34	Hotel (town centre) 75 rooms	-	£1,264,316	£1,300,812	3%	£1,337,308	6%	£1,373,804	9%
35	Hotel (town centre) 100 rooms	-	£1,685,754	£1,734,416	3%	£1,783,077	6%	£1,831,739	9%
36	Community use/leisure within town/village	-	£1,394,307	£1,416,112	2%	£1,437,915	3%	£1,459,719	5%

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

Wealden District - Impact of alternative CIL rates

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

Site ref	Site	No of units	Baseline RLV - adopted CIL rates	Alternative Rate 1	% change against baseline	Alternative Rate 2	% change against baseline	Alternative Rate 3	% change against baseline
1	Three unit development within town/village boundary	3	£210,682	£205,482	-2%	£201,205	-4%	£196,927	-7%
2	Five unit development - edge of village	5	£351,138	£342,470	-2%	£335,341	-4%	£328,211	-7%
3	Eight unit development - village centre	8	£493,758	£479,905	-3%	£468,512	-5%	£457,117	-7%
4	Ten unit development - edge of village	10	£638,898	£621,583	-3%	£607,341	-5%	£593,097	-7%
5	Ten unit development - rural site	10	£638,898	£621,583	-3%	£607,341	-5%	£593,097	-7%
6	Fifteen unit development - edge of village	15	£958,348	£932,375	-3%	£911,010	-5%	£889,646	-7%
7	Twenty unit development - within town/village boundary	20	£1,216,109	£1,182,074	-3%	£1,154,078	-5%	£1,126,082	-7%
8	Thirty unit development - town centre	78	£3,786,971	£3,647,197	-4%	£3,531,859	-7%	£3,416,521	-10%
9	Fifty unit development within town/village boundary	50	£1,913,537	£1,828,546	-4%	£1,758,635	-8%	£1,688,723	-12%
10	One hundred unit development - edge of town	100	£3,187,012	£3,020,141	-5%	£2,882,878	-10%	£2,745,615	-14%
11	Three hundred unit scheme - edge of town	300	£7,948,944	£7,486,324	-6%	£7,103,867	-11%	£6,721,411	-15%
12	Four hundred unit scheme	400	£10,598,592	£9,981,764	-6%	£9,471,822	-11%	£8,961,881	-15%
13	Five hundred unit scheme	500	£13,585,450	£12,836,955	-6%	£12,221,266	-10%	£11,605,576	-15%
14	Seven hundred and fifty unit scheme	750	£19,068,714	£18,021,243	-5%	£17,145,791	-10%	£16,270,079	-15%
15	One thousand unit scheme	1,000	£23,757,960	£22,433,653	-6%	£21,341,434	-10%	£20,234,281	-15%
16	One thousand two hundred and fifty unit scheme	1,250	£26,774,698	£25,258,564	-6%	£24,002,995	-10%	£22,735,470	-15%
17	One thousand five hundred unit scheme	1,500	£29,442,365	£27,751,335	-6%	£26,349,974	-11%	£24,932,513	-15%
18	Caravan Park - 20 units	20	£901,550	£857,918	-5%	£822,028	-9%	£786,137	-13%
19	Caravan Park - 40 units	40	£1,715,524	£1,628,260	-5%	£1,556,479	-9%	£1,484,698	-13%
20	Caravan Park - 100 units	100	£4,288,810	£4,070,650	-5%	£3,891,198	-9%	£3,711,746	-13%
21	C2 care scheme - flatted scheme in town centre	60	£2,592,189	£2,696,715	4%	£2,782,695	7%	£2,868,675	11%
22	C2 care scheme - flatted scheme edge of town/village	80	£3,456,252	£3,595,620	4%	£3,710,259	7%	£3,824,899	11%
23	C2 care scheme - houses - edge of town/village	50	£2,153,555	£2,070,494	-4%	£2,002,171	-7%	£1,933,848	-10%
24	Class E (retail) development - town centre	-	£171,740	£169,788	-1%	£166,375	-3%	£162,962	-5%
25	Class E (light industrial) development - town centre	-	£268,355	£298,087	11%	£327,820	22%	£357,552	33%
26	Class E (retail) development - edge of town	-	£1,226,712	£1,212,771	-1%	£1,188,392	-3%	£1,164,014	-5%
27	Class E (office) development - town centre	-	£333,808	£340,746	2%	£347,684	4%	£354,620	6%
28	Class E (office) development - town centre	-	£1,430,607	£1,460,339	2%	£1,490,071	4%	£1,519,803	6%
29	Class E (office) development - edge of town	-	£2,384,344	£2,433,898	2%	£2,483,452	4%	£2,533,005	6%
30	Industrial (B2/B8) out of town	-	£1,582,980	£1,483,670	-6%	£1,384,361	-13%	£1,285,052	-19%
31	Industrial (B2/B8) within town/village boundary	-	£6,467,347	£6,068,690	-6%	£5,668,970	-12%	£5,269,250	-19%
32	Industrial (B2/B8) edge of town/village	-	£316,596	£296,734	-6%	£276,872	-13%	£257,010	-19%
33	Hotel (town centre) 50 rooms	-	£794,810	£819,587	3%	£844,364	6%	£869,140	9%
34	Hotel (town centre) 75 rooms	-	£1,264,316	£1,300,812	3%	£1,337,308	6%	£1,373,804	9%
35	Hotel (town centre) 100 rooms	-	£1,685,754	£1,734,416	3%	£1,783,077	6%	£1,831,739	9%
36	Community use/leisure within town/village	-	£1,394,307	£1,416,112	2%	£1,437,915	3%	£1,459,719	5%

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

Wealden District - Impact of alternative CIL rates

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

Site ref	Site	No of units	Baseline RLV - adopted CIL rates	Alternative Rate 1	% change against baseline	Alternative Rate 2	% change against baseline	Alternative Rate 3	% change against baseline
1	Three unit development within town/village boundary	3	£234,319	£228,811	-2%	£224,533	-4%	£220,255	-6%
2	Five unit development - edge of village	5	£390,530	£381,350	-2%	£374,221	-4%	£367,091	-6%
3	Eight unit development - village centre	8	£553,343	£538,672	-3%	£527,278	-5%	£515,883	-7%
4	Ten unit development - edge of village	10	£713,217	£694,877	-3%	£680,634	-5%	£666,391	-7%
5	Ten unit development - rural site	10	£713,217	£694,877	-3%	£680,634	-5%	£666,391	-7%
6	Fifteen unit development - edge of village	15	£1,069,825	£1,042,316	-3%	£1,020,951	-5%	£999,587	-7%
7	Twenty unit development - within town/village boundary	20	£1,359,023	£1,322,975	-3%	£1,294,980	-5%	£1,266,983	-7%
8	Thirty unit development - town centre	78	£4,329,158	£4,181,533	-3%	£4,066,195	-6%	£3,950,856	-9%
9	Fifty unit development within town/village boundary	50	£2,238,232	£2,148,215	-4%	£2,078,303	-7%	£2,008,392	-10%
10	One hundred unit development - edge of town	100	£3,855,601	£3,678,860	-5%	£3,541,597	-8%	£3,404,334	-12%
11	Three hundred unit scheme - edge of town	300	£9,654,782	£9,170,256	-5%	£8,793,382	-9%	£8,410,925	-13%
12	Four hundred unit scheme	400	£12,873,043	£12,227,008	-5%	£11,724,509	-9%	£11,214,567	-13%
13	Five hundred unit scheme	500	£16,311,468	£15,530,232	-5%	£14,914,542	-9%	£14,298,853	-12%
14	Seven hundred and fifty unit scheme	750	£22,847,713	£21,738,291	-5%	£20,873,371	-9%	£19,997,660	-12%
15	One thousand unit scheme	1,000	£28,419,095	£27,016,466	-5%	£25,927,129	-9%	£24,825,516	-13%
16	One thousand two hundred and fifty unit scheme	1,250	£31,961,192	£30,355,391	-5%	£29,100,915	-9%	£27,833,391	-13%
17	One thousand five hundred unit scheme	1,500	£35,099,440	£33,303,686	-5%	£31,898,897	-9%	£30,481,436	-13%
18	Caravan Park - 20 units	20	£886,251	£820,038	-5%	£784,147	-9%	£748,257	-14%
19	Caravan Park - 40 units	40	£1,644,926	£1,552,500	-6%	£1,480,720	-10%	£1,408,939	-14%
20	Caravan Park - 100 units	100	£4,112,315	£3,881,252	-6%	£3,701,800	-10%	£3,522,348	-14%
21	C2 care scheme - flatted scheme in town centre	60	£2,373,742	£2,484,450	5%	£2,570,430	8%	£2,656,410	12%
22	C2 care scheme - flatted scheme edge of town/village	80	£3,164,990	£3,312,600	5%	£3,427,240	8%	£3,541,880	12%
23	C2 care scheme - houses - edge of town/village	50	£2,455,012	£2,367,039	-4%	£2,298,716	-6%	£2,230,393	-9%
24	Class E (retail) development - town centre	-	£171,740	£169,788	-1%	£166,375	-3%	£162,962	-5%
25	Class E (light industrial) development - town centre	-	£268,355	£298,087	11%	£327,820	22%	£357,552	33%
26	Class E (retail) development - edge of town	-	£1,226,712	£1,212,771	-1%	£1,188,392	-3%	£1,164,014	-5%
27	Class E (office) development - town centre	-	£333,808	£340,746	2%	£347,684	4%	£354,620	6%
28	Class E (office) development - town centre	-	£1,430,607	£1,460,339	2%	£1,490,071	4%	£1,519,803	6%
29	Class E (office) development - edge of town	-	£2,384,344	£2,433,898	2%	£2,483,452	4%	£2,533,005	6%
30	Industrial (B2/B8) out of town	-	£1,582,980	£1,483,670	-6%	£1,384,361	-13%	£1,285,052	-19%
31	Industrial (B2/B8) within town/village boundary	-	£6,467,347	£6,068,690	-6%	£5,668,970	-12%	£5,269,250	-19%
32	Industrial (B2/B8) edge of town/village	-	£316,596	£296,734	-6%	£276,872	-13%	£257,010	-19%
33	Hotel (town centre) 50 rooms	-	£794,810	£819,567	3%	£844,364	6%	£869,140	9%
34	Hotel (town centre) 75 rooms	-	£1,264,316	£1,300,812	3%	£1,337,308	6%	£1,373,804	9%
35	Hotel (town centre) 100 rooms	-	£1,685,754	£1,734,416	3%	£1,783,077	6%	£1,831,739	9%
36	Community use/leisure within town/village	-	£1,394,307	£1,416,112	2%	£1,437,915	3%	£1,459,719	5%

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

Wealden District - Impact of alternative CIL rates

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

Site ref	Site	No of units	Baseline RLV - adopted CIL rates	Alternative Rate 1	% change against baseline	Alternative Rate 2	% change against baseline	Alternative Rate 3	% change against baseline
1	Three unit development within town/village boundary	3	£270,479	£264,971	-2%	£260,694	-4%	£256,417	-5%
2	Five unit development - edge of village	5	£450,799	£441,620	-2%	£434,490	-4%	£427,360	-5%
3	Eight unit development - village centre	8	£646,294	£631,622	-2%	£620,227	-4%	£608,833	-6%
4	Ten unit development - edge of village	10	£829,240	£810,900	-2%	£796,657	-4%	£782,414	-6%
5	Ten unit development - rural site	10	£829,240	£810,900	-2%	£796,657	-4%	£782,414	-6%
6	Fifteen unit development - edge of village	15	£1,243,859	£1,216,350	-2%	£1,194,985	-4%	£1,173,621	-6%
7	Twenty unit development - within town/village boundary	20	£1,583,913	£1,547,865	-2%	£1,519,869	-4%	£1,491,873	-6%
8	Thirty unit development - town centre	78	£5,191,047	£5,043,422	-3%	£4,928,084	-5%	£4,812,745	-7%
9	Fifty unit development within town/village boundary	50	£2,767,289	£2,677,618	-3%	£2,607,707	-6%	£2,537,795	-8%
10	One hundred unit development - edge of town	100	£4,915,629	£4,741,734	-4%	£4,606,679	-6%	£4,471,624	-9%
11	Three hundred unit scheme - edge of town	300	£12,455,291	£11,977,944	-4%	£11,601,641	-7%	£11,225,340	-10%
12	Four hundred unit scheme	400	£16,607,055	£15,970,592	-4%	£15,468,855	-7%	£14,967,119	-10%
13	Five hundred unit scheme	500	£20,808,665	£20,030,682	-4%	£19,424,900	-7%	£18,819,118	-10%
14	Seven hundred and fifty unit scheme	750	£29,124,923	£28,033,354	-4%	£27,178,578	-7%	£26,316,959	-10%
15	One thousand unit scheme	1,000	£36,221,264	£34,841,205	-4%	£33,769,398	-7%	£32,688,614	-10%
16	One thousand two hundred and fifty unit scheme	1,250	£40,751,504	£39,171,543	-4%	£37,944,483	-7%	£36,699,344	-10%
17	One thousand five hundred unit scheme	1,500	£44,773,320	£43,012,673	-4%	£41,640,465	-7%	£40,250,689	-10%
18	Caravan Park - 20 units	20	£936,042	£889,830	-5%	£853,939	-9%	£818,049	-13%
19	Caravan Park - 40 units	40	£1,784,509	£1,692,084	-5%	£1,620,303	-9%	£1,548,523	-13%
20	Caravan Park - 100 units	100	£4,461,273	£4,230,210	-5%	£4,050,758	-9%	£3,871,306	-13%
21	C2 care scheme - flatted scheme in town centre	60	£1,903,538	£2,014,246	6%	£2,100,226	10%	£2,186,205	15%
22	C2 care scheme - flatted scheme edge of town/village	80	£2,538,050	£2,685,661	6%	£2,800,301	10%	£2,914,941	15%
23	C2 care scheme - houses - edge of town/village	50	£2,953,661	£2,867,103	-3%	£2,799,880	-5%	£2,731,906	-8%
24	Class E (retail) development - town centre	-	£171,740	£169,788	-1%	£166,375	-3%	£162,962	-5%
25	Class E (light industrial) development - town centre	-	£268,355	£298,087	11%	£327,820	22%	£357,552	33%
26	Class E (retail) development - edge of town	-	£1,226,712	£1,212,771	-1%	£1,188,392	-3%	£1,164,014	-5%
27	Class E (office) development - town centre	-	£333,808	£340,746	2%	£347,684	4%	£354,620	6%
28	Class E (office) development - town centre	-	£1,430,607	£1,460,339	2%	£1,490,071	4%	£1,519,803	6%
29	Class E (office) development - edge of town	-	£2,384,344	£2,433,898	2%	£2,483,452	4%	£2,533,005	6%
30	Industrial (B2/B8) out of town	-	£1,582,980	£1,483,670	-6%	£1,384,361	-13%	£1,285,052	-19%
31	Industrial (B2/B8) within town/village boundary	-	£6,467,347	£6,068,690	-6%	£5,668,970	-12%	£5,269,250	-19%
32	Industrial (B2/B8) edge of town/village	-	£316,596	£296,734	-6%	£276,872	-13%	£257,010	-19%
33	Hotel (town centre) 50 rooms	-	£794,810	£819,567	3%	£844,364	6%	£869,140	9%
34	Hotel (town centre) 75 rooms	-	£1,264,316	£1,300,812	3%	£1,337,308	6%	£1,373,804	9%
35	Hotel (town centre) 100 rooms	-	£1,685,754	£1,734,416	3%	£1,783,077	6%	£1,831,739	9%
36	Community use/leisure within town/village	-	£1,394,307	£1,416,112	2%	£1,437,915	3%	£1,459,719	5%

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

Wealden District - Impact of alternative CIL rates

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

Site ref	Site	No of units	Baseline RLV - adopted CIL rates	Alternative Rate 1	% change against baseline	Alternative Rate 2	% change against baseline	Alternative Rate 3	% change against baseline
1	Three unit development within town/village boundary	3	£306,641	£301,133	-2%	£296,855	-3%	£292,578	-5%
2	Five unit development - edge of village	5	£511,069	£501,889	-2%	£494,759	-3%	£487,630	-5%
3	Eight unit development - village centre	8	£738,601	£724,165	-2%	£712,954	-3%	£701,743	-5%
4	Ten unit development - edge of village	10	£944,118	£926,073	-2%	£912,060	-3%	£898,046	-5%
5	Ten unit development - rural site	10	£944,118	£926,073	-2%	£912,060	-3%	£898,046	-5%
6	Fifteen unit development - edge of village	15	£1,416,177	£1,389,111	-2%	£1,368,089	-3%	£1,347,069	-5%
7	Twenty unit development - within town/village boundary	20	£1,808,802	£1,772,754	-2%	£1,744,758	-4%	£1,716,763	-5%
8	Thirty unit development - town centre	78	£6,052,936	£5,905,311	-2%	£5,789,973	-4%	£5,674,635	-6%
9	Fifty unit development within town/village boundary	50	£3,291,203	£3,202,633	-3%	£3,133,847	-5%	£3,065,061	-7%
10	One hundred unit development - edge of town	100	£5,975,161	£5,801,266	-3%	£5,666,211	-5%	£5,531,156	-7%
11	Three hundred unit scheme - edge of town	300	£15,238,003	£14,761,274	-3%	£14,391,028	-6%	£14,020,782	-8%
12	Four hundred unit scheme	400	£20,317,338	£19,681,699	-3%	£19,188,036	-6%	£18,694,375	-8%
13	Five hundred unit scheme	500	£25,272,705	£24,505,252	-3%	£23,909,219	-5%	£23,313,184	-8%
14	Seven hundred and fifty unit scheme	750	£35,372,838	£34,289,218	-3%	£33,441,464	-5%	£32,593,709	-8%
15	One thousand unit scheme	1,000	£43,979,520	£42,621,669	-3%	£41,565,477	-5%	£40,493,669	-8%
16	One thousand two hundred and fifty unit scheme	1,250	£49,489,564	£47,935,028	-3%	£46,726,938	-6%	£45,499,878	-8%
17	One thousand five hundred unit scheme	1,500	£54,394,769	£52,659,877	-3%	£51,309,750	-6%	£49,945,820	-8%
18	Caravan Park - 20 units	20	£1,005,834	£959,622	-5%	£923,731	-8%	£887,841	-12%
19	Caravan Park - 40 units	40	£1,924,093	£1,831,668	-5%	£1,759,887	-9%	£1,688,105	-12%
20	Caravan Park - 100 units	100	£4,810,231	£4,579,169	-5%	£4,399,717	-9%	£4,220,265	-12%
21	C2 care scheme - flatted scheme in town centre	60	£1,433,334	£1,544,042	8%	£1,630,021	14%	£1,716,001	20%
22	C2 care scheme - flatted scheme edge of town/village	80	£1,911,112	£2,058,722	8%	£2,173,362	14%	£2,288,001	20%
23	C2 care scheme - houses - edge of town/village	50	£3,449,229	£3,362,672	-3%	£3,295,449	-4%	£3,228,224	-6%
24	Class E (retail) development - town centre	-	£171,740	£169,788	-1%	£166,375	-3%	£162,962	-5%
25	Class E (light industrial) development - town centre	-	£268,355	£298,087	11%	£327,820	22%	£357,552	33%
26	Class E (retail) development - edge of town	-	£1,226,712	£1,212,771	-1%	£1,188,392	-3%	£1,164,014	-5%
27	Class E (office) development - town centre	-	£333,808	£340,746	2%	£347,684	4%	£354,620	6%
28	Class E (office) development - town centre	-	£1,430,607	£1,460,339	2%	£1,490,071	4%	£1,519,803	6%
29	Class E (office) development - edge of town	-	£2,384,344	£2,433,898	2%	£2,483,452	4%	£2,533,005	6%
30	Industrial (B2/B8) out of town	-	£1,582,980	£1,483,670	-6%	£1,384,361	-13%	£1,285,052	-19%
31	Industrial (B2/B8) within town/village boundary	-	£6,467,347	£6,068,690	-6%	£5,668,970	-12%	£5,269,250	-19%
32	Industrial (B2/B8) edge of town/village	-	£316,596	£296,734	-6%	£276,872	-13%	£257,010	-19%
33	Hotel (town centre) 50 rooms	-	£794,810	£819,587	3%	£844,364	6%	£869,140	9%
34	Hotel (town centre) 75 rooms	-	£1,264,316	£1,300,812	3%	£1,337,308	6%	£1,373,804	9%
35	Hotel (town centre) 100 rooms	-	£1,685,754	£1,734,416	3%	£1,783,077	6%	£1,831,739	9%
36	Community use/leisure within town/village	-	£1,394,307	£1,416,112	2%	£1,437,915	3%	£1,459,719	5%

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

Wealden District - Impact of alternative CIL rates

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

Site ref	Site	No of units	Baseline RLV - adopted CIL rates	Alternative Rate 1	% change against baseline	Alternative Rate 2	% change against baseline	Alternative Rate 3	% change against baseline
1	Three unit development within town/village boundary	3	£342,803	£337,295	-2%	£333,017	-3%	£328,739	-4%
2	Five unit development - edge of village	5	£571,337	£562,157	-2%	£555,028	-3%	£547,899	-4%
3	Eight unit development - village centre	8	£830,559	£816,123	-2%	£804,912	-3%	£793,701	-4%
4	Ten unit development - edge of village	10	£1,058,905	£1,040,860	-2%	£1,026,847	-3%	£1,012,833	-4%
5	Ten unit development - rural site	10	£1,058,905	£1,040,860	-2%	£1,026,847	-3%	£1,012,833	-4%
6	Fifteen unit development - edge of village	15	£1,588,357	£1,561,291	-2%	£1,540,270	-3%	£1,519,249	-4%
7	Twenty unit development - within town/village boundary	20	£2,033,692	£1,997,644	-2%	£1,969,648	-3%	£1,941,651	-5%
8	Thirty unit development - town centre	78	£6,914,825	£6,767,201	-2%	£6,651,862	-4%	£6,536,524	-5%
9	Fifty unit development within town/village boundary	50	£3,815,117	£3,726,548	-2%	£3,657,762	-4%	£3,588,975	-6%
10	One hundred unit development - edge of town	100	£7,034,693	£6,860,798	-2%	£6,725,744	-4%	£6,590,688	-6%
11	Three hundred unit scheme - edge of town	300	£18,006,848	£17,537,790	-3%	£17,173,501	-5%	£16,803,494	-7%
12	Four hundred unit scheme	400	£24,009,130	£23,383,720	-3%	£22,898,001	-5%	£22,404,658	-7%
13	Five hundred unit scheme	500	£29,725,882	£28,969,293	-3%	£28,373,258	-5%	£27,777,225	-7%
14	Seven hundred and fifty unit scheme	750	£41,589,316	£40,515,313	-3%	£39,681,201	-5%	£38,847,089	-7%
15	One thousand unit scheme	1,000	£51,713,738	£50,370,018	-3%	£49,315,459	-5%	£48,260,899	-7%
16	One thousand two hundred and fifty unit scheme	1,250	£58,193,589	£56,664,067	-3%	£55,460,837	-5%	£54,253,523	-7%
17	One thousand five hundred unit scheme	1,500	£63,973,225	£62,262,776	-3%	£60,934,375	-5%	£59,584,603	-7%
18	Caravan Park - 20 units	20	£1,075,626	£1,029,414	-4%	£993,523	-8%	£957,633	-11%
19	Caravan Park - 40 units	40	£2,063,676	£1,971,251	-4%	£1,899,470	-8%	£1,827,689	-11%
20	Caravan Park - 100 units	100	£5,159,189	£4,928,127	-4%	£4,748,675	-8%	£4,569,223	-11%
21	C2 care scheme - flatted scheme in town centre	60	£963,129	£1,073,837	11%	£1,159,817	20%	£1,245,797	29%
22	C2 care scheme - flatted scheme edge of town/village	80	£1,284,172	£1,431,782	11%	£1,546,423	20%	£1,661,063	29%
23	C2 care scheme - houses - edge of town/village	50	£3,944,798	£3,858,240	-2%	£3,791,017	-4%	£3,723,793	-6%
24	Class E (retail) development - town centre	-	£171,740	£169,788	-1%	£166,375	-3%	£162,962	-5%
25	Class E (light industrial) development - town centre	-	£268,355	£298,087	11%	£327,820	22%	£357,552	33%
26	Class E (retail) development - edge of town	-	£1,226,712	£1,212,771	-1%	£1,188,392	-3%	£1,164,014	-5%
27	Class E (office) development - town centre	-	£333,808	£340,746	2%	£347,684	4%	£354,620	6%
28	Class E (office) development - town centre	-	£1,430,607	£1,460,339	2%	£1,490,071	4%	£1,519,803	6%
29	Class E (office) development - edge of town	-	£2,384,344	£2,433,898	2%	£2,483,452	4%	£2,533,005	6%
30	Industrial (B2/B8) out of town	-	£1,582,980	£1,483,670	-6%	£1,384,361	-13%	£1,285,052	-19%
31	Industrial (B2/B8) within town/village boundary	-	£6,467,347	£6,068,690	-6%	£5,668,970	-12%	£5,269,250	-19%
32	Industrial (B2/B8) edge of town/village	-	£316,596	£296,734	-6%	£276,872	-13%	£257,010	-19%
33	Hotel (town centre) 50 rooms	-	£794,810	£819,567	3%	£844,364	6%	£869,140	9%
34	Hotel (town centre) 75 rooms	-	£1,264,316	£1,300,812	3%	£1,337,308	6%	£1,373,804	9%
35	Hotel (town centre) 100 rooms	-	£1,685,754	£1,734,416	3%	£1,783,077	6%	£1,831,739	9%
36	Community use/leisure within town/village	-	£1,394,307	£1,416,112	2%	£1,437,915	3%	£1,459,719	5%

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

Wealden District - Impact of alternative CIL rates

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

Site ref	Site	No of units	Baseline RLV - adopted CIL rates	Alternative Rate 1	% change against baseline	Alternative Rate 2	% change against baseline	Alternative Rate 3	% change against baseline
1	Three unit development within town/village boundary	3	£378,964	£373,456	-1%	£369,178	-3%	£364,900	-4%
2	Five unit development - edge of village	5	£631,606	£622,426	-1%	£615,297	-3%	£608,167	-4%
3	Eight unit development - village centre	8	£922,518	£908,083	-2%	£896,872	-3%	£885,661	-4%
4	Ten unit development - edge of village	10	£1,173,692	£1,155,647	-2%	£1,141,634	-3%	£1,127,620	-4%
5	Ten unit development - rural site	10	£1,173,692	£1,155,647	-2%	£1,141,634	-3%	£1,127,620	-4%
6	Fifteen unit development - edge of village	15	£1,760,538	£1,733,472	-2%	£1,712,450	-3%	£1,691,430	-4%
7	Twenty unit development - within town/village boundary	20	£2,258,581	£2,222,534	-2%	£2,194,538	-3%	£2,166,541	-4%
8	Thirty unit development - town centre	78	£7,776,714	£7,629,090	-2%	£7,513,751	-3%	£7,398,413	-5%
9	Fifty unit development within town/village boundary	50	£4,339,031	£4,250,461	-2%	£4,181,675	-4%	£4,112,889	-5%
10	One hundred unit development - edge of town	100	£8,094,225	£7,920,330	-2%	£7,785,275	-4%	£7,650,220	-5%
11	Three hundred unit scheme - edge of town	300	£20,768,739	£20,299,681	-2%	£19,935,393	-4%	£19,571,104	-6%
12	Four hundred unit scheme	400	£27,691,653	£27,066,242	-2%	£26,580,524	-4%	£26,094,806	-6%
13	Five hundred unit scheme	500	£34,160,594	£33,405,491	-2%	£32,819,048	-4%	£32,232,606	-6%
14	Seven hundred and fifty unit scheme	750	£47,793,956	£46,731,791	-2%	£45,897,679	-4%	£45,063,567	-6%
15	One thousand unit scheme	1,000	£59,421,259	£58,085,260	-2%	£57,047,670	-4%	£56,009,248	-6%
16	One thousand two hundred and fifty unit scheme	1,250	£66,881,397	£65,354,179	-2%	£64,166,294	-4%	£62,978,409	-6%
17	One thousand five hundred unit scheme	1,500	£73,521,394	£71,838,470	-2%	£70,512,831	-4%	£69,184,430	-6%
18	Caravan Park - 20 units	20	£1,145,418	£1,099,205	-4%	£1,063,314	-7%	£1,027,424	-10%
19	Caravan Park - 40 units	40	£2,203,259	£2,110,835	-4%	£2,039,054	-7%	£1,967,273	-11%
20	Caravan Park - 100 units	100	£5,508,148	£5,277,086	-4%	£5,097,634	-7%	£4,918,182	-11%
21	C2 care scheme - flatted scheme in town centre	60	£498,776	£607,702	22%	£692,298	39%	£776,895	56%
22	C2 care scheme - flatted scheme edge of town/village	80	£665,034	£810,270	22%	£923,064	39%	£1,035,859	56%
23	C2 care scheme - houses - edge of town/village	50	£4,440,367	£4,353,809	-2%	£4,286,586	-3%	£4,219,362	-5%
24	Class E (retail) development - town centre	-	£171,740	£169,788	-1%	£166,375	-3%	£162,962	-5%
25	Class E (light industrial) development - town centre	-	£268,355	£298,087	11%	£327,820	22%	£357,552	33%
26	Class E (retail) development - edge of town	-	£1,226,712	£1,212,771	-1%	£1,188,392	-3%	£1,164,014	-5%
27	Class E (office) development - town centre	-	£333,808	£340,746	2%	£347,684	4%	£354,620	6%
28	Class E (office) development - town centre	-	£1,430,607	£1,460,339	2%	£1,490,071	4%	£1,519,803	6%
29	Class E (office) development - edge of town	-	£2,384,344	£2,433,898	2%	£2,483,452	4%	£2,533,005	6%
30	Industrial (B2/B8) out of town	-	£1,582,980	£1,483,670	-6%	£1,384,361	-13%	£1,285,052	-19%
31	Industrial (B2/B8) within town/village boundary	-	£6,467,347	£6,068,690	-6%	£5,668,970	-12%	£5,269,250	-19%
32	Industrial (B2/B8) edge of town/village	-	£316,596	£296,734	-6%	£276,872	-13%	£257,010	-19%
33	Hotel (town centre) 50 rooms	-	£794,810	£819,587	3%	£844,364	6%	£869,140	9%
34	Hotel (town centre) 75 rooms	-	£1,264,316	£1,300,812	3%	£1,337,308	6%	£1,373,804	9%
35	Hotel (town centre) 100 rooms	-	£1,685,754	£1,734,416	3%	£1,783,077	6%	£1,831,739	9%
36	Community use/leisure within town/village	-	£1,394,307	£1,416,112	2%	£1,437,915	3%	£1,459,719	5%

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

Typology No	Description	Maximum CIL rate Per square metre
24	Class E (retail) development - town centre	£471.79
25	Class E (light industrial) development - town centre	-
26	Class E (retail) development - edge of town	£428.86
27	Class E (office) development - town centre	-
28	Class E (office) development - town centre	-
29	Class E (office) development - edge of town	-
30	Industrial (B2/B8) out of town	£158.44
31	Industrial (B2/B8) within town/village boundary	£163.53
32	Industrial (B2/B8) edge of town/village	£158.44
33	Hotel (town centre) 50 rooms	-
34	Hotel (town centre) 75 rooms	-
35	Hotel (town centre) 100 rooms	-
36	Community use/leisure within town/village	-

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

Typology No	Description	Maximum CIL rate Per square metre
24	Class E (retail) development - town centre	£500.74
25	Class E (light industrial) development - town centre	-
26	Class E (retail) development - edge of town	£484.00
27	Class E (office) development - town centre	-
28	Class E (office) development - town centre	-
29	Class E (office) development - edge of town	-
30	Industrial (B2/B8) out of town	£254.93
31	Industrial (B2/B8) within town/village boundary	£258.83
32	Industrial (B2/B8) edge of town/village	£254.93
33	Hotel (town centre) 50 rooms	-
34	Hotel (town centre) 75 rooms	-
35	Hotel (town centre) 100 rooms	-
36	Community use/leisure within town/village	-

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

Typology No	Description	Maximum CIL rate Per square metre
24	Class E (retail) development - town centre	£506.74
25	Class E (light industrial) development - town centre	-

Typology No	Description	Maximum CIL rate Per square metre
26	Class E (retail) development - edge of town	£495.43
27	Class E (office) development - town centre	-
28	Class E (office) development - town centre	-
29	Class E (office) development - edge of town	-
30	Industrial (B2/B8) out of town	£274.93
31	Industrial (B2/B8) within town/village boundary	£278.58
32	Industrial (B2/B8) edge of town/village	£274.93
33	Hotel (town centre) 50 rooms	-
34	Hotel (town centre) 75 rooms	-
35	Hotel (town centre) 100 rooms	-
36	Community use/leisure within town/village	-

Housing for older people

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

Permanent resident caravan parks (C3 use class)

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

Use Class E floorspace

- 6.57 The September 2020 changes to the Use Class Order brings together a range of uses that were previously separately defined uses (retail; cafes and restaurants; professional and financial services; health centres; offices; and light industrial). Although there is now flexibility in terms of use between these uses, the CIL regulations indicate that CIL should be based on intended uses of development and not necessarily defined by the Use Class Order.
- 6.58 We have tested the viability of the three most likely types of development within Use Class E (offices; retail; and light industrial). In the adopted Charging Schedule, convenience retail is currently charged at £100 per square metre (£146.41 per square metre after indexation as of January 2026) and comparison retail at £20 per square metre (£29.28 per square metre after indexation as of January

2026). All other uses within Class E fall within the “Standard Charge” of nil.

- 6.59 Our appraisals indicate that office and light industrial developments in the town centre will not generate any surplus residual land value over existing use values that could be used to pay a CIL charge. However, retail development continues to remain viable, albeit that the sector as a whole is going through a period of structural change, with significant volumes of business moving online. At the current time, we recommend that the existing rates (subject to indexation) for retail development are maintained in any revised CIL charging schedule. It is recommended that other uses within Use Class E should continue to attract a ‘nil’ CIL rate in any revised CIL charging schedule.

Hotels

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

Industrial and warehousing

- 6.61 Industrial and warehousing development has become significantly more viable since the current CIL Charging Schedule was adopted, partly in response to losses of existing space to other uses, but also due to increasing demand from online operators, such as Amazon.
- 6.62 New industrial developments are most likely to be brought forward on greenfield sites, where our appraisals indicate that maximum rates of between £100 and £175 per square metre could be charged for CIL.
- 6.63 We have tested potential CIL rates of £20, £40 and £60 per square metre and applying these rates to our appraisals reduces the residual land values by 6%, 13% and 19% respectively. We suggest that the Council adopts a cautious approach to rates for industrial and warehouse development, given that a nil rate was previously applied. A rate of £20 per square metre should be sufficiently modest in terms of its impact to avoid any adverse impacts on land supply and could be incorporated into any revised CIL charging schedule that could come forward.

Revised CIL charges – Summary

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

Table 6.64.1: Suggested revisions to CIL Charging Schedule

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

Development type	Zone	Adopted rate	Indexed rate January 2026	Proposed rate
Hotels		-	-	Nil
Industrial	Whole District	Nil	Nil	£20
Standard rate (all other uses)	Whole District	Nil	Nil	Nil

7 Conclusions and recommendations

- 7.1 Paragraph 35 of the 2024 NPPF states that “Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan”. This report and its supporting appendices test the ability of development typologies in Wealden District to support emerging Local Plan policies while making contributions to infrastructure that will support growth through CIL.
- 7.2 We have tested the impact of the main emerging planning policies which may have an impact on viability:
- **Affordable housing:** The Council's emerging affordable housing requirement is that 35% of units should be provided as affordable on developments of 10 or more units (6 or more units in the High Weald National Landscape). We have appraised residential schemes with a range of affordable housing percentages from 0% to 50% reflecting the tenure split in the emerging plan (55% social rent, 25% affordable rent and 20% intermediate (likely to be shared ownership)) to test the 35% target percentage in the emerging Affordable Housing policy. There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values (which vary across the District); scheme composition; and benchmark land value. The results do not point to any particular level of affordable housing that most schemes can viably deliver, and we therefore recommend that the existing 35% target be retained and applied on a 'maximum reasonable proportion' basis taking site-specific circumstances into account. This reflects the Council's current practice and also the approach set out in its emerging Local Plan. However, while the evidence indicates there might be limited scope for some schemes to provide more than 35% affordable housing, there will be increasing pressure on development to contribute towards the UK's Net Zero Carbon commitments which will increase costs over time. It is likely that any additional development value will be required to satisfy these requirements, leaving little or no scope to increase affordable housing provision over the forthcoming plan period.
 - **Affordable housing on sites providing 9 or fewer units:** our appraisals indicate that there is no significant difference in the viability of schemes providing 9 or fewer units than those of 10 units or more (we have tested typologies comprising 3, 5 and 8 units). However, providing affordable housing on small sites can give rise to practical difficulties and consequently, most councils operate a small sites affordable housing policy through which they will seek payments in lieu where on-site provision is not possible. In exceptional circumstances where on site provision cannot be provided, this policy seeks financial contributions in lieu of schemes providing between 6-9 (net) units in the High Weald National Landscape and our appraisals indicate that this approach is viable. As noted, our appraisals test schemes of 3, 5 and 8 units, and all three typologies are widely viable. We also note that the small schemes in other parts of the District could also viably contribute towards affordable housing. The Council could therefore consider extending the policy to 6 to 9 units and to cover the whole District, subject to the description of 'Major development' in the NPPF which indicates a threshold of 10 units. We have also provided an overview of the two main approaches to seeking payments in lieu which are broadly financially neutral for developers in comparison to on-site delivery. In other words, payments in lieu neither incentivise developers to take up the option of a payment, but neither does it penalise them.
 - The emerging Affordable Housing policy also seeks to apply the affordable housing requirement to **care schemes (Use Class C2)**. Our appraisals indicate that these schemes should be able to provide an affordable housing contribution (either on site units or payment in lieu), depending on location and form of development, but not necessarily at 35% in all cases. However, given that the emerging Affordable Housing policy can be applied flexibly, we recommend that the same overall target is applied to care schemes.
 - **Affordable housing contributions on permanent resident caravan parks (C3 use class):** these types of development differ significantly from conventional residential developments, as the operator sets up a park and provides serviced plots for rent to residents who source their own unit from a supplier. Residents own their own unit but rent their plot (or 'pitch') from the operator. We

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

- **Self-build and custom build homes:** the requirement of the emerging Plan policy on self-build and custom build homes states that sites of 70 (gross) dwellings or more will deliver a proportion of plots for self-build and custom build housing has a neutral impact on financial viability. Developers will sell serviced plots at market value and the amount they receive will be broadly the same as the residual land value they would have achieved from building and selling a 'standard' plot. It is therefore considered that this emerging policy will have a neutral impact on viability.
- **Net zero carbon:** The emerging Plan Policy on Net Carbon Zero Development requires that developments deliver reductions in emissions through reduced energy use and reduced embodied carbon. Our appraisals reflect a net zero carbon requirement through a 5% increase in construction costs (covering operational emissions) and 15% (that covers both operational emissions and embodied carbon). Our appraisals indicate that most developments will be able to meet net zero carbon in regard to operational emissions but securing net zero carbon on embodied emissions will require trade-offs in terms of other policies (e.g. reduced affordable housing percentages in some cases). However, the cost of reducing both operational and embodied carbon emissions is likely to fall over time and the policy trade-offs required will abate over the plan period.
- **Biodiversity Net Gain:** We have tested the emerging Plan Policy requirement that developments achieve Biodiversity Net Gain of 15%. 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. The cost impact of meeting this requirement is lower (in percentage of construction cost terms) on large sites than it is on smaller sites (99 or fewer units) and the Policy seeks 20% biodiversity net gain on schemes providing 100 or more units.
- **Cumulative impact of other policies:** In addition to the specific policies above, our appraisals have regard to the cumulative impact of other plan policies which may have cost implications. In this regard, our appraisals therefore comply with the requirement in national guidance for a comprehensive assessment of all relevant plan policies in the viability assessment.

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

is developed. Developers need to maintain a throughput of sites to ensure their staff are utilised and they can continue to generate returns for their shareholders. Consequently, small adjustments to residual land values resulting from changes in policy can be absorbed in most circumstances by developers taking a commercial view on the impact. However, in most cases the impact on land value is sufficiently modest that this can be passed onto the landowner 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 - Regulation 19 Plan Policy Review

Policy	Policy name	Summary of requirement	Cost impact	Note
SS1	Spatial Strategy for Wealden	Sets out the Council's spatial development strategy.	No specific cost impacts not addressed in other policies.	Unchanged from Reg 18 plan pending update
SS2	Provision of Homes	Sets out targets for housing provision over the plan period.	Land use issue only.	Unchanged from Reg 18 plan pending update
SS3	Gypsy, Traveller and Travelling Showpeople - Accommodation Needs	Sets a strategic target for the delivery of 45 pitches for G&Ts and 3 plots for travelling show people across the District up to 2040	Land use issue only.	Unchanged from Reg 18 plan pending update
SS4	Retail Provision and Town Centres	Sets a strategic target for the delivery of 7,600 to 9,700 sqm of convenience retail floorspace and 7,600 to 11,900 sqm of comparison retail floorspace by 2040	Land use issue only.	Unchanged from Reg 18 plan pending update
SS5	Provision of Employment Floorspace	Sets out targets for employment provision over the plan period.	Land use issue only	Unchanged from Reg 18 plan pending update
SS6	Strategic Employment Sites	Identifies specific locations for development of employment land	Land use issue only.	Unchanged from Reg 18 plan pending update
SS7	Ensuring Comprehensive Development	Sets out a requirement for the comprehensive development of sites	No additional development costs.	Unchanged from Reg 18 plan pending update
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 climate change policies elsewhere.	Unchanged from Reg 18 plan pending update
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.	Unchanged from Reg 18 plan pending update
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.	Unchanged from Reg 18 plan pending update
CC1	Net Zero Development Standards (New Build)	All developments are expected to include measures to contribute towards achieving the NZC objective.	Specific cost allowance included in the study.	Previous requirements relaxed to a degree.

Policy	Policy name	Summary of requirement	Cost impact	Note
		Development proposals to demonstrate a clear pathway to delivering net zero operational carbon onsite.		
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 BREEAM standard.	Land use issue only. Cost of BREEAM excellent incorporated into the appraisals.	No new cost requirements introduced.
CC3	Sustainable Design and Construction	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 BREEAM standard.	No specific additional development costs. Costs of BREEAM excellent included in the appraisals.	No new cost requirements introduced.
CC4	Carbon sequestration	Policy to protect existing carbon stores and to promote natural solutions for carbon sequestration.	Land use issue only.	No new cost requirements introduced.
CC5	Renewable and Low Carbon Energy	Indicates support for renewable and low carbon energy generating networks, providing they do not have adverse impacts on National Landscape or the setting of the South Downs NP. Sets out planning requirements for energy storage facilities.	Land use issue only.	No new cost requirements introduced.
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.	No new cost requirements introduced.
CC7	Managing Flood Risk	Applies standard sequential approach to development in	Land use issue only.	No new cost requirements

Policy	Policy name	Summary of requirement	Cost impact	Note
		areas at risk of flooding.		introduced.
CC8	Sustainable Drainage	Integrate sustainable drainage into developments.	Standard requirement reflected in base construction costs and external works costs.	No new cost requirements introduced.
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.	No new cost requirements introduced.
NE2	Biodiversity Net Gain	Developments expected to enhance biodiversity – 15% net gain required.	Cost of 15% biodiversity net gain incorporated tested. To be applied subject to viability at DM stage.	Requirement reduced from 20% at Reg 18 Plan stage
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.	No new cost requirements introduced.
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.	No new cost requirements introduced.
NE5	Ashdown Forest SPA and SAC	Standard prohibition on development within 400m of the Ashdown Forest SPA. Developments more than 400m and up to 7km from the SPA are expected to provide SANG and SAMMs contributions.	Cost of SANG and SAMM incorporated into the appraisals where relevant.	No new cost requirements introduced.
NE6	Landscape character	Requirement for developments to recognise landscape character in their proposals.	Can be achieved through careful design of landscape without additional costs.	No new cost requirements introduced.
NE7	The High Weald National Landscape	Sets out requirements for developments within High Weald National Landscape.	Can be achieved through careful design. Developments in the National Landscape are also likely to achieve premium values which would offset potential higher costs for certain materials (if used).	No new cost requirements introduced.
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.	No new cost requirements introduced.
NE9	Agricultural Land	Seeks to prioritise development of poorer quality agricultural land in preference to higher quality agricultural land.	Land use issue only.	No new cost requirements introduced.
NE10	Light pollution and dark skies	Developments to mitigate light pollution.	Can be achieved through careful selection of lighting devices without additional cost.	No new cost requirements introduced.

Policy	Policy name	Summary of requirement	Cost impact	Note
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.	No new cost requirements introduced.
NE12	Air quality	Applications for major developments to be accompanied by air quality assessment.	De-minimis additional cost, incorporated within professional fees allowance.	No new cost requirements introduced.
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.	No new cost requirements introduced.
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.	No new cost requirements introduced.
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.	No new cost requirements introduced.
HE2	Heritage Assets	Sets out requirements for applications involving heritage assets to safeguard, conserve and enhance their significance.	No costs for new build development	Policy deleted
HE3 HE2	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.	No new cost requirements introduced.
HE4 HE3	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.	No new cost requirements introduced.
HE5 HE4	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.	No new cost requirements introduced.
HE6 HE5	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.	No new cost requirements introduced.
HE6	Climate change and the Historic Environment	Sets out requirements for proposals relating to designated and non-	Policies seek to protect heritage assets where owners propose energy	New policy

Policy	Policy name	Summary of requirement	Cost impact	Note
		designated heritage assets aimed at improving their energy efficiency.	efficiency and carbon reduction measures. The policy does not require owners to undertake such works, so it is not a policy that introduces new costs.	
HE7	The Change of Use or Loss of Heritage Assets	Sets out how the Council will consider proposals involving changes of use of heritage assets. Applicants required to demonstrate that the proposed use is the Optimum Viable Use in line with NPPF.	Land use matter only.	New policy
HO1	Housing Type and Mix	Housing mix requirements for new dwellings (schemes with 10 or more units) Market: One bed: 5% Two bed: 35% Three bed: 40% Four bed: 20% Affordable - rented (schemes 50+ units): One bed: 35% Two bed: 30% Three bed: 25% Four bed: 10% 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	Housing mixes for private housing and affordable rented housing have changed. New mix reflected in our 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	No new cost requirements introduced.
HO3	Brownfield Land	Seeks to make effective use of brownfield land for housing development.	Land use issue only.	No new cost requirements introduced.
HO4	Small and Medium Sized Housing Sites	Support for provision of housing on sites of 1 ha or smaller	Land use issue only.	No new cost requirements introduced.
HO5	Self-Build and Custom Housebuilding	Sites of 70 or more units to provide 5% self-build or custom build plots.	Considered in study.	Requirement increased from schemes of 20 units in Reg 18 plan.
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 dwellings.	Not relevant to new development. If HMO proposals become unviable due to the policy requirements, housing	No new cost requirements introduced.

Policy	Policy name	Summary of requirement	Cost impact	Note
			units will remain in existing use as family dwellings.	
HO7	Rural Exception Sites to meet Local Housing Need	Sets out circumstances in which rural exception sites are supported which meet affordable housing need.	Land use issue only – presumption against development other than Affordable Housing will limit land values.	No new cost requirements introduced.
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 in the High Weald National Landscape). Applies to both C3 and C2. Financial contribution on permanent resident caravan parks delivering 10+ units (or 0.5 hectares or more in size). Tenure mixes of 55% social rent, 25% affordable rent and 20% intermediate housing (can include First Homes). First Homes discount to be at least 30%. Requirements above are subject to individual scheme viability.	Tested in study	Overall target unchanged from Reg 18 policy. Tenure mixes of affordable has changed from Reg 18 version which sought 40% affordable rent, 30% social rent and 20% intermediate.
HO9	Gypsy, Traveller and Travelling Showpeople – Site Criteria	Sets out criteria for Council's support for G&T sites	Land use policy only.	No new cost requirements introduced.
HO10	Gypsy, Traveller and Travelling Showpeople – Safeguarding Sites	Seeks to protect existing G&T sites.	Land use policy only.	No new cost requirements introduced.
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. Seeks the prevention of loss of existing specialist housing	Tested in study	No new cost requirements introduced.
HO12	Residential Accessibility Standards	Accessibility standards – all new dwellings to meet M4(2) of the Building Regulations. 3% of private units and 10% of affordable dwellings (on schemes of 30 (net) dwellings or more) to meet M4(3) of the Building Regulations.	Tested in study	Requirement for M4(3) provision previously applied to sites of 20 or more unit (now 30). Private housing M4(3) requirement reduced from 10% to 3%.
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	No new cost requirements introduced.
HO14	Rural Workers	Sets out requirements for development of housing for	Land use issue only. Any housing will be built	No new cost requirements

Policy	Policy name	Summary of requirement	Cost impact	Note
	Accommodation	rural workers.	as a business tool and not as a speculative development opportunity.	introduced.
HO15	Conversion of Rural Buildings to a Residential Use	Sets out conditions for release of existing buildings in the rural area for use as residential.	Land use matter only.	No new cost requirements introduced.
HO16	Park Homes and Residential Caravan Sites	Outlines policy requirements for the development of new park homes and extensions to existing sites. Also seeks to protect existing holiday parks from changes to permanent residential use unless it can be demonstrated that the holiday park is no longer viable.	Land use policy only.	Part of the policy in Reg 18 version that sought to protect existing park homes and residential caravan sites has been removed.
HO17	Replacement Dwellings in the Countryside	Sets out conditions for granting planning permission for replacement dwellings	Land use issue only.	No new cost requirements introduced.
HO18	Extensions and Alterations to Existing Dwellings, Outbuildings and Annexes	Sets out conditions for granting planning permission for extensions to existing dwellings	Household matter only.	No new cost requirements introduced.
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.	No new cost requirements introduced.
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.	No new cost requirements introduced.
INF2	Sustainable transport and active 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.	No new cost requirements introduced.
INF3	Parking provision	Sets out requirements for car parking on new developments including provision for electric vehicle charging.	Cost of EVCs included in the appraisals.	No new cost requirements introduced.
INF4	Utilities	Developers to demonstrate sufficient capacity in terms of utilities etc. and address any needs with statutory undertakers.	Normal development cost that developers need to meet where existing capacity is insufficient.	No new cost requirements introduced.
INF5	Safeguarding of	Prevents development on safeguarded land for new	Land use issue only.	No new cost requirements

Policy	Policy name	Summary of requirement	Cost impact	Note
	Infrastructure	transport infrastructure and reservoirs.		introduced.
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.	No new cost requirements introduced.
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 the appraisals Land use issue only.	No new cost requirements introduced.
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.	No new cost requirements introduced.
INF9	King Charles III England Coastal Path	Seeks to protect the coastal path and align it more closely to the coastline where possible. Developments to retain access to path.	Land use matter only.	New policy
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.	No new cost requirements introduced.
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.	No new cost requirements introduced.
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.	No new cost requirements introduced.
DE4	Shop Fronts and Advertisements	Requirements for new and replacement shop fronts, including respecting the character of the buildings.	No direct cost to developments.	No new cost requirements introduced.
EC1	Sustainable Economic Prosperity and Investment	Sets out strategic policies for strategic employment development.	Cost of net zero tested in the appraisals. EVC points also tested.	No new cost requirements introduced.

Policy	Policy name	Summary of requirement	Cost impact	Note
		Major developments expected to contribute towards net zero carbon goals. Including provision of EV charging points.		
EC2	Existing Strategic Employment Sites	Seeks to prevent loss of existing identified strategic employment sites to other uses. Redevelopments should not result in a loss of existing employment floorspace. Requires evidence to support proposals for loss of employment space.	Land use issue only.	No new costs added.
EC3	Retention and Loss of Non-Strategic Employment Sites, Premises or Floorspace	Same position as above, applied to non-strategic employment sites.	Land use issue only.	No new cost requirements introduced.
EC4	Rural Economy	Sets out requirements for development of business premises outside the settlement boundary.	Land use issue only.	No new cost requirements introduced.
EC5	Equestrian Development	Sets out requirements for development of equestrian businesses outside the settlement boundary.	Land use issue only.	No new cost requirements introduced.
EC6	Tourism Facilities and Attractions	Sets out requirements for development of tourism facilities and attractions. Seeks to avoid facilities being developed outside settlement boundaries unless justified by their countryside location.	Land use issue only.	No new cost requirements introduced.
EC7	Visitor Accommodation	Sets out requirements for development of visitor accommodation. Seeks to protect existing visitor accommodation. New visitor accommodation to be located within existing settlement boundaries.	Land use issue only.	No new cost requirements introduced.
EC8	The Retention of Sites in Economic or Tourism Use	Seeks to protect existing economic or tourism uses. Proposals involving the loss of any economic or tourism uses to be supported by robust evidence on demand and viability.	Land use issue only.	No new cost requirements introduced.
TC1	District, Service and Local Centre Hierarchy and 'Town Centre' First Principles	Developments to prioritise town centres when considering new retail development.	Land use issue only.	No new cost requirements introduced.
TC2	Sequential and Local Impact Test	Requires that applicants undertake a sequential test when proposing new retail developments outside defined town centre	Land use issue only.	No new cost requirements introduced.

Policy	Policy name	Summary of requirement	Cost impact	Note
		boundaries.		
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 town centres.	Land use issue only.	No new cost requirements introduced.
TC4	Gardens Centres	Sets out requirements for proposals to extend or expand garden centres outside the settlement boundary.	Land use issue only.	No new cost requirements introduced.
SA1	Housing and Mixed-Use Site Allocations	Identifies specific locations for development of housing and mixed-use allocations	Land use issue only.	Unchanged from Reg 18 plan pending update
SA2	Gypsy, Traveller and Travelling Showpeople Site Allocations	Identifies specific locations for development of gypsy, traveller and travelling showpeople allocations	Land use issue only	New Policy

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)															
Site ref	Typology description	Gross Site area	Net site area	Site coverage	Heights	No of Houses	No of Flats	Resi costs Houses	Resi costs GIA Flats	GIA Houses	flats		Retail A1-A3	Retail S'Mark	Note: B1 office includes B1(b) B1 office	B1(c) and B8 storage	C1 Hotel	C2 resi inst	D1	D2	Total resi units	Total resi FS	
1	Three unit development within town/village boundary	0.10	0.10	50%	2	3		1,668	1,934	293	-		-	-	-	-	-	-	-	-	-	3	293
2	Five unit development - edge of village	0.27	0.27	50%	2	5		1,668	1,934	489	-		-	-	-	-	-	-	-	-	-	5	489
3	Eight unit development - village centre	0.43	0.43	50%	2	8		1,668	1,934	782	-		-	-	-	-	-	-	-	-	-	8	782
4	Ten unit development - edge of village	0.53	0.53	50%	2	10		1,668	1,934	978	-		-	-	-	-	-	-	-	-	-	10	978
5	Ten unit development - rural site	0.67	0.67	50%	2	10		1,668	1,934	978	-		-	-	-	-	-	-	-	-	-	10	978
6	Fifteen unit development - edge of village	0.80	0.80	50%	2	15		1,668	1,934	1,467	-		-	-	-	-	-	-	-	-	-	15	1,467
7	Twenty unit development - within town/village boundary	0.89	0.89	50%	2	20		1,668	1,934	1,956	-		-	-	-	-	-	-	-	-	-	20	1,956
8	Thirty unit development - town centre	1.00	1.00	50%	2	21	9	1,668	1,934	4,401	3,227		-	250	-	-	-	-	-	-	-	78	7,628
9	Fifty unit development within town/village boundary	2.22	2.22	50%	2	35	15	1,668	1,934	3,423	1,467		-	-	-	-	-	-	-	-	-	50	4,890
10	One hundred unit development - edge of town	5.56	5.56	50%	2	100		1,668	1,934	9,780	-		-	-	-	-	-	-	-	-	-	100	9,780
11	Three hundred unit scheme - edge of town	16.67	16.67	50%	2	300		1,668	1,934	29,339	-		-	-	-	-	-	-	-	-	-	300	29,339
12	Four hundred unit scheme	22.22	22.22	50%	2	400		1,668	1,934	39,118	-		-	-	-	-	-	-	-	-	-	400	39,118
13	Five hundred unit scheme	27.78	27.78	50%	2	500		1,668	1,934	48,898	-		-	-	-	-	-	-	-	-	-	500	48,898
14	Seven hundred and fifty unit scheme	41.67	41.67	50%	2	750		1,668	1,934	73,346	-		-	-	-	-	-	-	-	-	-	750	73,346
15	One thousand unit scheme	55.56	55.56	50%	2	1,000		1,668	1,934	97,795	-		-	-	-	-	-	-	-	-	-	1,000	97,795
16	One thousand two hundred and fifty unit scheme	69.44	69.44	50%	2	1,250		1,668	1,934	122,244	-		-	-	-	-	-	-	-	-	-	1,250	122,244
17	One thousand five hundred unit scheme	100.00	100.00	50%	2	1,500		1,668	1,934	146,693	-		-	-	-	-	-	-	-	-	-	1,500	146,693
18	Caravan Park - 20 units	0.50	0.50	50%	2	20		-	-	1,600	-		-	-	-	-	-	-	-	-	-	20	1,600
19	Caravan Park - 40 units	1.00	1.00	50%	2	40		-	-	3,200	-		-	-	-	-	-	-	-	-	-	40	3,200
20	Caravan Park - 100 units	2.50	2.50	50%	2	100		-	-	8,000	-		-	-	-	-	-	-	-	-	-	100	8,000
21	C2 care scheme - flatted scheme in town centre	0.67	0.67	50%	2		60	1,668	1,934	-	5,868		-	-	-	-	-	-	-	-	-	60	5,868
22	C2 care scheme - flatted scheme edge of town/village	1.33	1.33	50%	2		80	1,668	1,934	-	7,824		-	-	-	-	-	-	-	-	-	80	7,824
23	C2 care scheme - houses - edge of town/village	1.56	1.56	50%	2	50		1,668	1,934	4,890	-		-	-	-	-	-	-	-	-	-	50	4,890
24	Class E (retail) development - town centre	0.02	0.02	50%	2		-	1,668	1,934	-	-		350	-	-	-	-	-	-	-	-	-	-
25	Class E (light industrial) development - town centre	0.14	0.14	50%	2		-	1,668	1,934	-	-		-	-	-	1,500	-	-	-	-	-	-	-
26	Class E (retail) development - edge of town	0.24	0.24	50%	2		-	1,668	1,934	-	-		2,500	-	-	-	-	-	-	-	-	-	-
27	Class E (office) development - town centre	0.02	0.02	50%	2		-	1,668	1,934	-	-		-	-	350	-	-	-	-	-	-	-	-
28	Class E (office) development - town centre	0.08	0.08	50%	2		-	1,668	1,934	-	-		-	-	1,500	-	-	-	-	-	-	-	-
29	Class E (office) development - edge of town	0.18	0.18	50%	2		-	1,668	1,934	-	-		-	-	2,500	-	-	-	-	-	-	-	-
30	Industrial (B2/B8) out of town	0.83	0.83	50%	1		-	1,668	1,934	-	-		-	-	-	-	5,000	-	-	-	-	-	-
31	Industrial (B2/B8) within town/village boundary	3.33	3.33	50%	1		-	1,668	1,934	-	-		250	-	-	-	20,000	-	-	-	-	-	-
32	Industrial (B2/B8) edge of town/village	0.17	0.17	50%	1		-	1,668	1,934	-	-		-	-	-	-	1,000	-	-	-	-	-	-
33	Hotel (town centre) 50 rooms	0.13	0.13	50%	2		-	1,668	1,934	-	-		-	-	-	-	-	1,250	-	-	-	-	-
34	Hotel (town centre) 75 rooms	0.19	0.19	50%	2		-	1,668	1,934	-	-		-	-	-	-	-	1,875	-	-	-	-	-
35	Hotel (town centre) 100 rooms	0.25	0.25	50%	2		-	1,668	1,934	-	-		-	-	-	-	-	2,500	-	-	-	-	-
36	Community use/leisure within town/village	0.08	0.08	50%	2		-	1,668	1,934	-	-		-	-	-	-	-	-	-	1,100	-	-	-

	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78																					
WEALDEN L Rents																					Cap val										Yields										n/a
Site ref	Retail A1-A	Retail S'M	B1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Retail A1-A	Retail S'M	B1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi																					
1	350	275	264	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%																						
2	350	275	264	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%																						
3	350	275	264	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%																						
4	350	275	264	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%																						
5	350	275	264	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%																						
6	350	275	264	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%																						
7	350	275	264	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%																						
8	350	275	264	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%																						
9	350	275	264	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%																						
10	350	275	264	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%																						
11	350	275	264	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%																						
12	350	275	264	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%																						
13	350	275	264	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%																						
14	350	275	264	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%																						
15	350	275	264	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%																						
16	350	275	264	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%																						
17	350	275	264	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%																						
18	350	275	264	135	135	300	390	250	250	1,504	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%																						
19	350	275	264	135	135	300	390	250	250	1,504	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%																						
20	350	275	264	135	135	300	390	250	250	1,504	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%																						
21	350	275	264	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%																						
22	350	275	264	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%																						
23	350	275	264	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%																						
24	350	275	264	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%																						
25	350	275	264	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%																						
26	350	275	264	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%																						
27	350	275	264	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%																						
28	350	275	264	135	135	300	426	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%																						
29	350	275	264	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%																						
30	350	275	264	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%																						
31	350	275	264	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%																						
32	350	275	264	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%																						
33	350	275	264	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%																						
34	350	275	264	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%																						
35	350	275	264	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%																						
36	350	275	264	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%																						

	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	120	121										
WEALDEN L											Build costs												Net to gross									
Site ref	Retail A1-A5	Retail S'M	B1 office	B1(c) and B8 storage	C1 Hotel	C2 resi ins	D1	D2	GF infra % costs	Retail A1-A5	Retail S'M	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Total new floorspace		Highways/S278										
1	1,961	2,167	2,987	1,540	1,066	3,704		3,367	3,367	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	293	3,000										
2	1,961	2,167	2,987	1,540	1,066	3,704		3,367	3,367	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	489	5,000										
3	1,961	2,167	2,987	1,540	1,066	3,704		3,367	3,367	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	782	8,000										
4	1,961	2,167	2,987	1,540	1,066	3,704		3,367	3,367	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	978	10,000										
5	1,961	2,167	2,987	1,540	1,066	3,704		3,367	3,367	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	978	10,000										
6	1,961	2,167	2,987	1,540	1,066	3,704		3,367	3,367	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,467	15,000										
7	1,961	2,167	2,987	1,540	1,066	3,704		3,367	3,367	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,956	20,000										
8	1,961	2,167	2,987	1,540	1,066	3,704		3,367	3,367	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	7,878	33,750										
9	1,961	2,167	2,987	1,540	1,066	3,704		3,367	3,367	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,890	50,000										
10	1,961	2,167	2,987	1,540	1,066	3,704		3,367	3,367	15%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	9,780	100,000										
11	1,961	2,167	2,987	1,540	1,066	3,704		3,367	3,367	15%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	29,339	300,000										
12	1,961	2,167	2,987	1,540	1,066	3,704		3,367	3,367	15%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	39,118	400,000										
13	1,961	2,167	2,987	1,540	1,066	3,704		3,367	3,367	15%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	48,898	500,000										
14	1,961	2,167	2,987	1,540	1,066	3,704		3,367	3,367	15%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	73,346	750,000										
15	1,961	2,167	2,987	1,540	1,066	3,704		3,367	3,367	15%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	97,795	1,000,000										
16	1,961	2,167	2,987	1,540	1,066	3,704		3,367	3,367	15%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	122,244	1,250,000										
17	1,961	2,167	2,987	1,540	1,066	3,704		3,367	3,367	15%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	146,693	1,500,000										
18	1,961	2,167	2,987	1,540	1,066	3,704		3,367	3,367	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	100%	1,600	20,000										
19	1,961	2,167	2,987	1,540	1,066	3,704		3,367	3,367	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	100%	3,200	40,000										
20	1,961	2,167	2,987	1,540	1,066	3,704		3,367	3,367	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	100%	8,000	100,000										
21	1,961	2,167	2,987	1,540	1,066	3,704		3,367	3,367	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	5,868	60,000										
22	1,961	2,167	2,987	1,540	1,066	3,704		3,367	3,367	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	7,824	80,000										
23	1,961	2,167	2,987	1,540	1,066	3,704		3,367	3,367	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	90%	4,890	50,000										
24	1,961	2,167	2,987	1,540	1,066	3,704		3,367	3,367	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	350	5,250										
25	1,961	2,167	2,987	1,540	1,066	3,704		3,367	3,367	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,500	22,500										
26	1,961	2,167	2,987	1,540	1,066	3,704		3,367	3,367	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,500	37,500										
27	1,961	2,167	2,987	1,540	1,066	3,704		3,367	3,367	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	350	5,250										
28	1,961	2,167	2,987	1,540	1,066	3,704		3,367	3,367	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,500	22,500										
29	1,961	2,167	2,987	1,540	1,066	3,704		3,367	3,367	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,500	37,500										
30	1,961	2,167	2,987	1,540	1,066	3,704		3,367	3,367	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,000	75,000										
31	1,961	2,167	2,987	1,540	1,066	3,704		3,367	3,367	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	20,250	303,750										
32	1,961	2,167	2,987	1,540	1,066	3,704		3,367	3,367	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,000	15,000										
33	1,961	2,167	2,987	1,540	1,066	3,704		3,367	3,367	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,250	18,750										
34	1,961	2,167	2,987	1,540	1,066	3,704		3,367	3,367	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,875	28,125										
35	1,961	2,167	2,987	1,540	1,066	3,704		3,367	3,367	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,500	37,500										
36	1,961	2,167	2,987	1,540	1,066	3,704		3,367	3,367	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,100	16,500										

1	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	168	173	174	
WEALDEN L	Investment sale (QUARTERS)										Resi sales period (qtrs)		Sales period start	Area	On-site AH		% AH rented			
Site ref	Retail A1-/	Retail S'M;	B1 office	B1(c) and I	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Resi	Resi		% of PRS units				Roof area	BNG cost	Car parking space
1	6	6	6	6	6	6	6	6	6		1	5	0.00%	35%	80%			250.00	1.95%	100%
2	6	6	6	6	6	6	6	6	6		1	5	0.00%	35%	80%			666.67	1.95%	100%
3	6	6	6	6	6	6	6	6	6		2	5	0.00%	35%	80%			1,066.67	1.95%	100%
4	6	6	6	6	6	6	6	6	6		2	5	0.00%	35%	80%			1,333.33	1.95%	100%
5	6	6	6	6	6	6	6	6	6		2	5	0.00%	35%	80%			1,666.67	1.95%	100%
6	6	6	6	6	6	6	6	6	6		2	5	0.00%	35%	80%			2,000.00	1.95%	100%
7	7	7	7	7	7	7	7	7	7		3	5	0.00%	35%	80%			2,222.22	1.95%	100%
8	7	7	7	7	7	7	7	7	7		3	5	0.00%	35%	80%			2,500.00	1.95%	100%
9	8	8	8	8	8	8	8	8	8		4	5	0.00%	35%	80%			5,555.56	1.95%	100%
10	10	10	10	10	10	10	10	10	10		6	5	0.00%	35%	80%			13,888.89	1.04%	100%
11	16	16	16	16	16	16	16	16	16		14	5	0.00%	35%	80%			41,666.67	1.04%	100%
12	16	16	16	16	16	16	16	16	16		14	5	0.00%	35%	80%			55,555.56	1.04%	100%
13	16	16	16	16	16	16	16	16	16		16	5	0.00%	35%	80%			69,444.44	0.12%	100%
14	16	16	16	16	16	16	16	16	16		20	5	0.00%	35%	80%			104,166.67	0.12%	100%
15	16	16	16	16	16	16	16	16	16		24	5	0.00%	35%	80%			138,888.89	0.12%	100%
16	16	16	16	16	16	16	16	16	16		30	5	0.00%	35%	80%			173,611.11	0.12%	100%
17	16	16	16	16	16	16	16	16	16		35	5	0.00%	35%	80%			250,000.00	0.12%	100%
18	6	6	6	6	6	6	6	6	6		1	5	0.00%	0%	80%			1,250.00	0.12%	100%
19	6	6	6	6	6	6	6	6	6		1	5	0.00%	0%	80%			2,500.00	0.12%	100%
20	6	6	6	6	6	6	6	6	6		1	5	0.00%	0%	80%			6,250.00	0.12%	100%
21	8	8	8	8	8	8	8	8	8		8	8	0.00%	35%	80%			1,666.67	0.12%	40%
22	8	8	8	8	8	8	8	8	8		8	8	0.00%	35%	80%			3,333.33	0.12%	40%
23	8	8	8	8	8	8	8	8	8		7	8	0.00%	35%	80%			3,906.25	0.12%	40%
24	8	8	8	8	8	8	8	8	8		1	8	0.00%	0%	80%			43.75	0.12%	100%
25	8	8	8	8	8	8	8	8	8		1	8	0.00%	0%	80%			357.14	0.12%	100%
26	8	8	8	8	8	8	8	8	8		1	8	0.00%	0%	80%			595.24	0.12%	100%
27	8	8	8	8	8	8	8	8	8		1	8	0.00%	0%	80%			43.75	0.12%	100%
28	8	8	8	8	8	8	8	8	8		1	8	0.00%	0%	80%			187.50	0.12%	100%
29	8	8	8	8	8	8	8	8	8		1	8	0.00%	0%	80%			446.43	0.12%	100%
30	6	6	6	6	6	6	6	6	6		1	6	0.00%	0%	80%			4,166.67	0.12%	100%
31	6	6	6	6	6	6	6	6	6		1	6	0.00%	0%	80%			16,666.67	0.12%	100%
32	6	6	6	6	6	6	6	6	6		1	6	0.00%	0%	80%			833.33	0.12%	100%
33	8	8	8	8	8	8	8	8	8		1	8	0.00%	0%	80%			312.50	0.12%	100%
34	10	10	10	10	10	10	10	10	10		1	10	0.00%	0%	80%			468.75	0.12%	100%
35	10	10	10	10	10	10	10	10	10		1	10	0.00%	0%	80%			625.00	0.12%	100%
36	8	8	8	8	8	8	8	8	8		1	8	0.00%	0%	80%			196.43	0.12%	100%

Appendix 3 - BCIS costs

£/M2 STUDY

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

Last updated: 22-Aug-2026 08:12

Rebased to Wealden (107; sample 20)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
New build								
282. Factories								
Generally (25)	1,505	327	818	1,171	1,805	5,429	110	
Up to 500m2 GFA (25)	2,140	1,161	1,339	1,576	2,848	4,373	15	
500 to 2000m2 GFA (25)	1,541	327	893	1,370	1,708	5,429	44	
Over 2000m2 GFA (25)	1,286	490	773	998	1,357	5,057	51	
282.1 Advance factories								
Generally (15)	1,191	490	958	1,175	1,525	1,834	16	
Up to 500m2 GFA (15)	1,432	1,161	1,188	1,426	1,551	1,834	5	
500 to 2000m2 GFA (15)	1,344	898	1,134	1,516	1,562	1,611	5	
Over 2000m2 GFA (15)	863	490	730	889	996	1,201	6	
282.12 Advance factories/offices - mixed facilities (class B1)								
Generally (25)	1,557	634	993	1,339	1,966	3,179	25	
Up to 500m2 GFA (25)	2,797	2,295	-	2,916	-	3,179	3	
500 to 2000m2 GFA (25)	1,572	634	1,378	1,717	1,882	2,132	7	
Over 2000m2 GFA (25)	1,302	661	898	1,056	1,566	3,095	15	

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
282.2 Purpose built factories								
Generally (30)	1,834	327	958	1,568	2,556	5,429	62	
Up to 500m2 GFA (30)	2,907	987	2,427	2,779	3,969	4,373	5	
500 to 2000m2 GFA (30)	2,116	327	1,086	1,650	2,731	5,429	19	
Over 2000m2 GFA (30)	1,552	473	800	1,234	2,316	5,057	38	
282.22 Purpose built factories/Offices - mixed facilities (15)	1,302	656	1,080	1,202	1,475	2,706	23	
284. Warehouses/stores								
Generally (15)	1,103	497	785	927	1,199	3,665	56	
Up to 500m2 GFA (15)	1,710	833	1,102	1,310	1,979	3,665	7	
500 to 2000m2 GFA (15)	1,065	586	803	1,011	1,190	2,032	15	
Over 2000m2 GFA (15)	994	497	742	862	1,125	2,889	34	
284.1 Advance warehouses/stores (15)	940	513	797	936	1,116	1,310	11	
284.2 Purpose built warehouses/stores								
Generally (15)	1,197	497	792	1,006	1,252	3,665	39	
Up to 500m2 GFA (15)	2,114	833	-	1,979	-	3,665	4	
500 to 2000m2 GFA (15)	1,076	586	795	1,011	1,202	2,032	13	
Over 2000m2 GFA (15)	1,102	497	768	869	1,216	2,889	22	
284.5 Cold stores/refrigerated stores (30)	1,730	1,173	1,283	1,505	2,326	2,363	5	
320. Offices								
Generally (15)	2,740	1,298	2,329	2,720	3,090	4,838	26	
Air-conditioned								
Generally (15)	2,612	1,771	2,335	2,597	3,014	3,129	11	
1-2 storey (15)	2,478	2,091	2,329	2,383	2,552	3,093	6	

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
3-5 storey (15)	2,732	1,771	-	3,014	-	3,129	4	
6 storey or above (20)	2,958	2,244	2,707	2,825	2,928	4,221	6	
Not air-conditioned								
Generally (15)	2,658	1,298	2,141	2,683	3,093	4,128	11	
1-2 storey (15)	2,778	1,784	2,378	2,683	3,238	4,128	9	
3-5 storey (20)	2,521	1,298	1,833	2,334	2,976	4,360	19	
6 storey or above (25)	3,092	2,403	-	3,195	-	3,575	4	
344. Hypermarkets, supermarkets								
Generally (35)	2,102	870	1,459	1,884	2,836	3,685	29	
Up to 1000m2 (35)	2,702	1,895	-	-	-	3,507	2	
1000 to 7000m2 GFA (35)	2,081	870	1,343	1,874	2,838	3,685	24	
7000 to 15000m2 (35)	1,786	-	-	-	-	-	1	
Over 15000m2 GFA (35)	2,329	-	-	-	-	-	1	
345. Shops								
Generally (30)	2,139	1,004	1,177	1,705	2,566	5,510	14	
1-2 storey (30)	2,169	1,004	1,159	1,650	2,674	5,510	13	
3-5 storey (30)	1,761	-	-	-	-	-	1	
532. Community Centres								
Generally (25)	3,144	1,174	2,544	2,928	3,540	8,751	87	
Up to 500m2 GFA								
Generally (25)	3,413	1,174	2,409	3,350	3,792	8,751	36	
Steel framed (25)	3,823	1,990	2,772	3,240	4,072	8,751	18	
Concrete framed (55)	1,898	-	-	-	-	-	1	
Brick construction (25)	2,187	1,174	1,687	2,039	2,271	3,552	9	

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
Timber framed (25)	3,837	3,090	3,379	3,652	4,264	4,925	8	
500 to 2000m2 GFA								
Generally (25)	2,968	1,527	2,577	2,909	3,348	4,474	47	
Steel framed (25)	3,006	1,861	2,638	2,924	3,348	4,457	30	
Concrete framed (30)	2,763	-	-	-	-	-	1	
Brick construction (25)	2,736	1,527	2,384	2,580	3,000	4,474	10	
Timber framed (25)	3,193	2,392	2,909	3,183	3,544	3,922	6	
Over 2000m2 GFA								
Generally (25)	2,795	2,160	-	2,844	-	3,333	4	
Steel framed (30)	2,744	-	-	-	-	-	1	
Concrete framed (55)	2,018	-	-	-	-	-	1	
Brick construction (55)	1,289	-	-	-	-	-	1	
Timber framed (20)	2,881	-	-	-	-	-	1	
810. Housing, mixed developments (15)	1,779	944	1,536	1,716	1,954	4,432	1237	
810.1 Estate housing								
Generally (15)	1,747	858	1,476	1,668	1,913	5,970	1239	
Single storey (15)	1,998	1,156	1,671	1,928	2,172	5,970	191	
2-storey (15)	1,687	858	1,450	1,632	1,856	3,586	983	
3-storey (15)	1,782	1,095	1,517	1,709	1,966	3,549	61	
4-storey or above (15)	4,076	2,894	-	4,019	-	5,371	4	
810.11 Estate housing detached (15)	2,434	1,280	1,844	2,119	2,775	5,970	16	
810.12 Estate housing semi detached								
Generally (15)	1,760	1,021	1,488	1,704	1,926	3,854	319	
Single storey (15)	1,955	1,270	1,703	1,925	2,119	3,854	72	

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
2-storey (15)	1,703	1,021	1,476	1,650	1,870	2,959	237	
3-storey (15)	1,690	1,274	1,345	1,603	1,954	2,467	10	
810.13 Estate housing terraced								
Generally (15)	1,757	1,026	1,447	1,647	1,899	5,371	192	
Single storey (15)	1,944	1,222	1,647	1,870	2,371	2,751	13	
2-storey (15)	1,690	1,026	1,442	1,607	1,832	3,586	152	
3-storey (15)	1,795	1,095	1,542	1,697	1,962	3,549	25	
4-storey or above (15)	5,090	4,809	-	-	-	5,371	2	
816. Flats (apartments)								
Generally (15)	2,094	1,078	1,712	1,962	2,388	6,913	712	
1-2 storey (15)	2,018	1,178	1,672	1,870	2,314	3,874	144	
3-5 storey (15)	2,049	1,078	1,700	1,934	2,325	4,238	476	
6 storey or above (15)	2,446	1,469	2,017	2,343	2,718	6,913	92	
843. Supported housing								
Generally (15)	2,271	1,116	1,810	2,077	2,542	5,377	105	
Single storey (15)	2,818	1,577	2,070	2,537	2,887	5,377	10	
2-storey (15)	2,282	1,378	1,820	2,127	2,671	3,862	37	
3-storey (15)	2,089	1,116	1,745	1,950	2,270	4,703	32	
4-storey or above (15)	2,269	1,371	1,800	2,131	2,326	4,250	26	
843.1 Supported housing with shops, restaurants or the like (15)	2,350	1,328	1,825	2,118	2,972	3,595	35	
852. Hotels (15)	3,136	1,932	2,648	3,221	3,534	4,139	13	

Appendix 4 - Accessibility standards

Accessibility standards

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

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

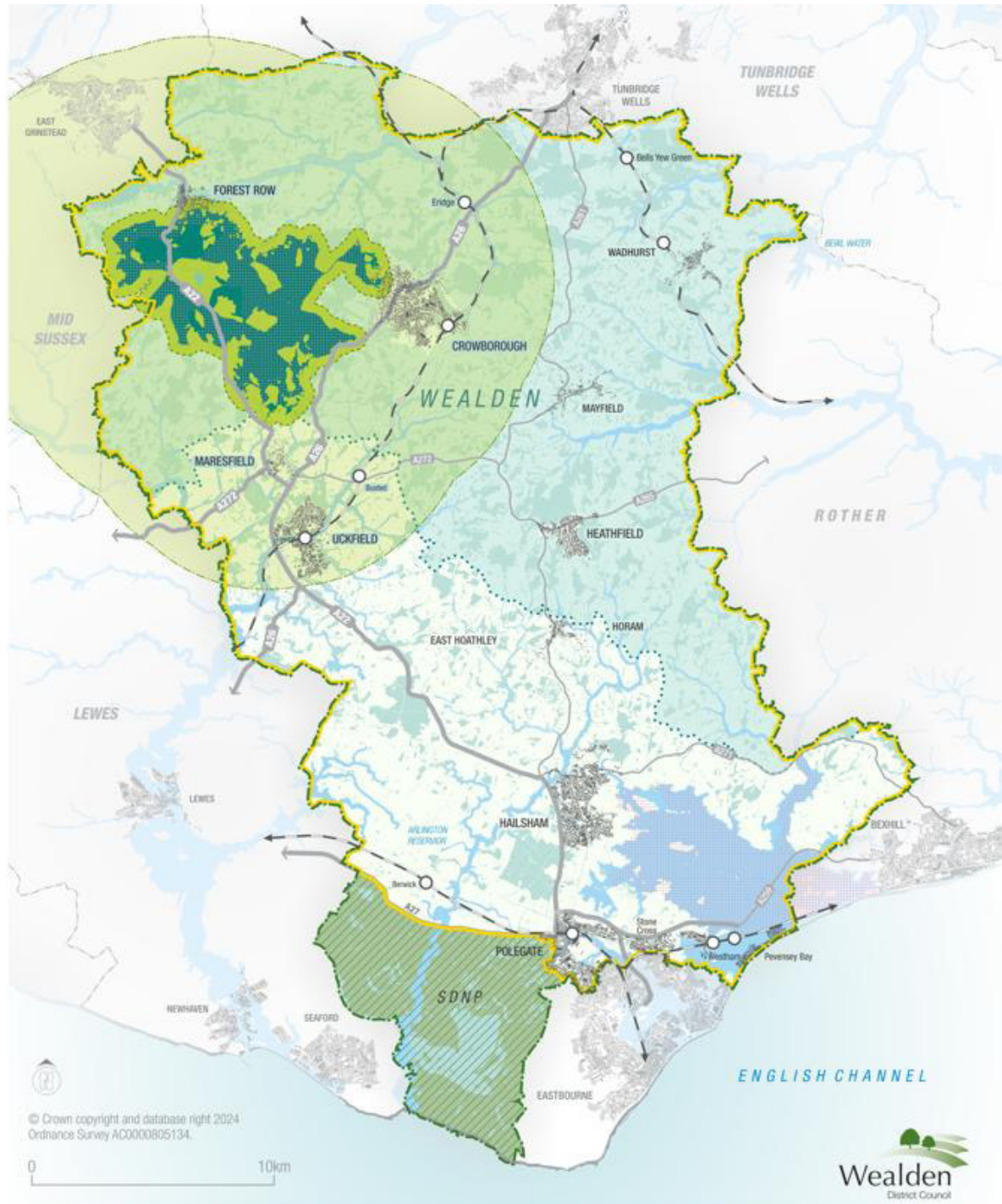
Cost per dwelling (Table 45)					
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	£940	£907	£523	£521	£520
Cat 3(a)	£7,607	£7,891	£9,754	£10,307	£10,568
Car 3(b)	£7,764	£8,048	£22,238	£22,791	£23,052

Dwelling construction costs (Tables 12 and 12b)					
Size sqm	50	67	72	96	117
Cost per unit	£81,966	£94,520	£78,044	£95,741	£121,045
Cost psm	£1,639.32	£1,410.75	£1,083.94	£998.30	£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



Existing Assets

Wealden District Boundary	Settlements
Local Plan Area	Woodland
Major A Roads	Water
Minor A Roads	
Rail	
Rail Stations	

Designations

Special Protection Area
Special Areas of Conservation
Special Protection Area 400m Buffer Zone
Special Protection Area 7km Buffer Zone
High Weald National Landscape
South Downs National Park (SDNP)

Appendix 6 - Appraisal results (present day)

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

Sales value £4,101 psm

AH tenure

Rented 80%

SO 20% Frst Hms 0%

			£948,923	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	£94,892		177,895	167,136	156,358	145,562	134,748	123,916	113,067	102,198	91,313	80,409	69,487											
2 Five unit development - edge of village	5	£253,046		296,492	278,560	260,597	242,603	224,580	206,527	188,444	170,330	152,188	134,015	115,812											
3 Eight unit development - village centre	8	£404,874		385,332	361,107	336,842	312,536	288,190	263,804	239,377	214,909	190,401	165,852	141,264											
4 Ten unit development - edge of village	10	£506,092		515,602	483,651	451,648	419,591	387,481	355,318	323,100	290,830	258,506	226,129	193,698											
5 Ten unit development - rural site	10	£632,615		515,602	483,651	451,648	419,591	387,481	355,318	323,100	290,830	258,506	226,129	193,698											
6 Fifteen unit development - edge of village	15	£759,138		773,402	725,477	677,472	629,386	581,221	532,975	484,650	436,245	387,760	339,194	290,548											
7 Twenty unit development - within town/village boundary	20	£843,487		966,997	906,467	845,837	785,105	724,272	663,338	602,303	541,167	479,930	418,591	357,152											
8 Thirty unit development - town centre	30	£948,923		2,780,896	2,552,652	2,324,029	2,095,025	1,865,641	1,635,878	1,405,735	1,175,212	944,309	713,027	481,364											
9 Fifty unit development within town/village boundary	50	£2,108,717		1,285,530	1,149,039	1,012,321	875,376	738,204	599,964	461,402	322,613	183,595	44,347	96,684											
10 One hundred unit development - edge of town	100	£5,271,793		1,936,473	1,655,719	1,374,501	1,092,815	810,664	528,048	244,965	-	39,214	-	908,587											
11 Three hundred unit scheme - edge of town	300	£15,815,379		4,294,885	3,581,381	2,866,692	2,150,820	1,431,134	705,788	-	21,092	-	1,501,582	-	2,986,928										
12 Four hundred unit scheme	400	£21,087,172		5,726,515	4,775,174	3,822,256	2,867,761	1,908,179	941,051	-	28,123	-	1,014,306	-	3,982,570										
13 Five hundred unit scheme	500	£26,358,965		7,783,742	6,638,082	5,490,524	4,341,064	3,182,161	2,019,776	855,475	-	327,806	-	2,746,054	-	3,964,141									
14 Seven hundred and fifty unit scheme	750	£39,538,448		11,050,541	9,443,616	7,834,024	6,221,766	4,598,965	2,970,172	1,337,311	-	316,195	-	2,001,101	-	5,431,965									
15 One thousand unit scheme	1,000	£52,717,931		13,837,811	11,836,903	9,832,675	7,825,128	5,806,110	3,779,304	1,745,687	-	308,571	-	2,406,049	-	6,672,704									
16 One thousand two hundred and fifty unit scheme	1,250	£65,897,414		15,616,601	13,367,619	11,113,005	8,845,300	6,573,844	4,292,433	1,999,336	-	312,820	-	2,674,126	-	7,481,186									
17 One thousand five hundred unit scheme	1,500	£94,892,276		17,142,697	14,671,789	12,186,470	9,696,398	7,200,311	4,688,336	2,168,396	-	374,317	-	2,973,400	-	8,265,159									
18 Caravan Park - 20 units	20	£474,461		692,175	692,175	692,175	692,175	692,175	692,175	692,175	692,175	692,175	692,175	692,175	692,175										
19 Caravan Park - 40 units	40	£948,923		1,296,774	1,296,774	1,296,774	1,296,774	1,296,774	1,296,774	1,296,774	1,296,774	1,296,774	1,296,774	1,296,774	1,296,774										
20 Caravan Park - 100 units	100	£2,372,307		3,241,934	3,241,934	3,241,934	3,241,934	3,241,934	3,241,934	3,241,934	3,241,934	3,241,934	3,241,934	3,241,934	3,241,934										
21 C2 care scheme - flatted scheme in town centre	60	£632,615		3,561,481	-	3,624,229	-	3,687,077	-	3,750,023	-	3,813,069	-	3,876,214	-	4,193,429									
22 C2 care scheme - flatted scheme edge of town/village	80	£1,265,230		4,748,642	-	4,832,305	-	4,916,102	-	5,000,031	-	5,084,092	-	5,168,286	-	5,591,238									
23 C2 care scheme - houses - edge of town/village	50	£1,482,692		1,263,650	1,175,944	1,088,092	1,000,094	911,948	823,656	735,217	646,631	557,899	469,020	379,994											
24 Class E (retail) development - town centre	-	£16,606		171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740										
25 Class E (light industrial) development - town centre	-	£135,560		268,355	268,355	268,355	268,355	268,355	268,355	268,355	268,355	268,355	268,355	268,355	268,355										
26 Class E (retail) development - edge of town	-	£225,934		1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712										
27 Class E (office) development - town centre	-	£16,606		333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808										
28 Class E (office) development - town centre	-	£71,169		1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607										
29 Class E (office) development - edge of town	-	£169,450		2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344										
30 Industrial (B2/B8) out of town	-	£790,769		1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980										
31 Industrial (B2/B8) within town/village boundary	-	£3,163,076		6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347										
32 Industrial (B2/B8) edge of town/village	-	£188,154		316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596										
33 Hotel (town centre) 50 rooms	-	£118,615		794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810										
34 Hotel (town centre) 75 rooms	-	£177,923		1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316										
35 Hotel (town centre) 100 rooms	-	£237,231		1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754										
36 Community use/leisure within town/village	-	£74,558		1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307										

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)			£370,000	PER HA											Residual land values									
Description	No of units	BLV		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH										
1 Three unit development within town/village boundary	3	£37,000	177,895	167,136	156,358	145,562	134,748	123,916	113,067	102,198	91,313	80,409	69,487											
2 Five unit development - edge of village	5	£98,667	296,492	278,560	260,597	242,603	224,580	206,527	188,444	170,330	152,188	134,015	115,812											
3 Eight unit development - village centre	8	£157,867	385,332	361,107	336,842	312,536	288,190	263,804	239,377	214,909	190,401	165,852	141,264											
4 Ten unit development - edge of village	10	£197,333	515,602	483,651	451,648	419,591	387,481	355,318	323,100	290,830	258,506	226,129	193,698											
5 Ten unit development - rural site	10	£246,667	515,602	483,651	451,648	419,591	387,481	355,318	323,100	290,830	258,506	226,129	193,698											
6 Fifteen unit development - edge of village	15	£296,000	773,402	725,477	677,472	629,386	581,221	532,975	484,650	436,245	387,760	339,194	290,548											
7 Twenty unit development - within town/village boundary	20	£328,889	966,997	906,467	845,837	785,105	724,272	663,338	602,303	541,167	479,930	418,591	357,152											
8 Thirty unit development - town centre	30	£370,000	2,780,896	2,552,652	2,324,029	2,095,025	1,865,641	1,635,878	1,405,735	1,175,212	944,309	713,027	481,364											
9 Fifty unit development within town/village boundary	50	£822,222	1,285,530	1,149,039	1,012,321	875,376	738,204	599,964	461,402	322,613	183,595	44,347	96,684											
10 One hundred unit development - edge of town	100	£2,055,556	1,936,473	1,655,719	1,374,501	1,092,815	810,664	528,048	244,965	-	39,214	-	908,587											
11 Three hundred unit scheme - edge of town	300	£6,166,667	4,294,885	3,581,381	2,866,692	2,150,820	1,431,134	705,788	-	21,092	-	1,501,582	-	2,986,928										
12 Four hundred unit scheme	400	£8,222,222	5,726,515	4,775,174	3,822,256	2,867,761	1,908,179	941,051	-	28,123	-	1,014,306	-	3,982,570										
13 Five hundred unit scheme	500	£10,277,778	7,783,742	6,638,082	5,490,524	4,341,064	3,182,161	2,019,776	855,475	-	327,806	-	2,746,054	-	3,964,141									
14 Seven hundred and fifty unit scheme	750	£15,416,667	11,050,541	9,443,616	7,834,024	6,221,766	4,598,965	2,970,172	1,337,311	-	316,195	-	2,001,101	-	5,431,965									
15 One thousand unit scheme	1,000	£20,555,556	13,837,811	11,836,903	9,832,675	7,825,128	5,806,110	3,779,304	1,745,687	-	308,571	-	2,406,049	-	6,672,704									
16 One thousand two hundred and fifty unit scheme	1,250	£25,694,444	15,616,601	13,367,619	11,113,005	8,845,300	6,573,844	4,292,433	1,999,336	-	312,820	-	2,674,126	-	7,481,186									
17 One thousand five hundred unit scheme	1,500	£37,000,000	17,142,697	14,671,789	12,186,470	9,696,398	7,200,311	4,688,336	2,168,396	-	374,317	-	2,973,400	-	8,265,159									
18 Caravan Park - 20 units	20	£185,000	692,175	692,175	692,175	692,175	692,175	692,175	692,175	692,175	692,175	692,175	692,175	692,175										
19 Caravan Park - 40 units	40	£370,000	1,296,774	1,296,774	1,296,774	1,296,774	1,296,774	1,296,774	1,296,774	1,296,774	1,296,774	1,296,774	1,296,774	1,296,774										
20 Caravan Park - 100 units	100	£925,000	3,241,934	3,241,934	3,241,934	3,241,934	3,241,934	3,241,934	3,241,934	3,241,934	3,241,934	3,241,934	3,241,934	3,241,934										
21 C2 care scheme - flatted scheme in town centre	60	£246,667	-	3,561,481	-	3,624,229	-	3,687,077	-	3,750,023	-	3,813,069	-	3,876,214	-	4,193,429								
22 C2 care scheme - flatted scheme edge of town/village	80	£493,333	-	4,748,642	-	4,832,305	-	4,916,102	-	5,000,031	-	5,084,092	-	5,168,286	-	5,591,238								
23 C2 care scheme - houses - edge of town/village	50	£578,125	1,263,650	1,175,944	1,088,092	1,000,094	911,948	823,656	735,217	646,631	557,899	469,020	379,994											
24 Class E (retail) development - town centre	-	£6,475	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740										
25 Class E (light industrial) development - town centre	-	£52,857	-	268,355	-	268,355	-	268,355	-	268,355	-	268,355	-	268,355	-	268,355								
26 Class E (retail) development - edge of town	-	£88,095	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712										
27 Class E (office) development - town centre	-	£6,475	-	333,808	-	333,808	-	333,808	-	333,808	-	333,808	-	333,808	-	333,808								
28 Class E (office) development - town centre	-	£27,750	-	1,430,607	-	1,430,607	-	1,430,607	-	1,430,607	-	1,430,607	-	1,430,607	-	1,430,607								
29 Class E (office) development - edge of town	-	£66,071	-	2,384,344	-	2,384,344	-	2,384,344	-	2,384,344	-	2,384,344	-	2,384,344	-	2,384,344								
30 Industrial (B2/B8) out of town	-	£308,333	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980										
31 Industrial (B2/B8) within town/village boundary	-	£123,333	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347										
32 Industrial (B2/B8) edge of town/village	-	£61,667	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596										
33 Hotel (town centre) 50 rooms	-	£46,250	-	794,810	-	794,810	-	794,810	-	794,810	-	794,810	-	794,810	-	794,810								
34 Hotel (town centre) 75 rooms	-	£69,375	-	1,264,316	-	1,264,316	-	1,264,316	-	1,264,316	-	1,264,316	-	1,264,316	-	1,264,316								
35 Hotel (town centre) 100 rooms	-	£92,500	-	1,685,754	-	1,685,754	-	1,685,754	-	1,685,754	-	1,685,754	-	1,685,754	-	1,685,754								
36 Community use/leisure within town/village	-	£29,071	-	1,394,307	-	1,394,307	-	1,394,307	-	1,394,307	-	1,394,307	-	1,394,307	-	1,394,307								

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

Sales value £4,341 psm

AH tenure

Rented 80%

SO 20% Frst Hms 0%

		£948,923 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	£94,892	228,792	215,938	203,062	190,164	177,246	164,305	151,343	138,360	125,355	112,328	99,280	
2 Five unit development - edge of village	5	£253,046	381,320	359,896	338,436	316,941	295,410	273,842	252,328	230,600	208,925	187,215	165,468	
3 Eight unit development - village centre	8	£404,874	515,733	486,185	456,588	426,941	397,244	367,498	337,703	307,858	277,964	248,021	218,028	
4 Ten unit development - edge of village	10	£506,092	678,604	639,975	601,284	562,526	523,705	484,819	445,868	406,852	367,773	328,629	289,420	
5 Ten unit development - rural site	10	£632,615	678,604	639,975	601,284	562,526	523,705	484,819	445,868	406,852	367,773	328,629	289,420	
6 Fifteen unit development - edge of village	15	£759,138	1,017,906	959,964	901,925	843,790	785,558	727,228	668,802	610,279	551,659	492,942	434,129	
7 Twenty unit development - within town/village boundary	20	£843,487	1,283,034	1,209,587	1,136,018	1,062,325	988,511	914,573	840,513	766,330	692,024	617,595	543,044	
8 Thirty unit development - town centre	30	£948,923	4,007,387	3,728,997	3,450,145	3,170,827	2,891,046	2,610,801	2,330,092	2,048,919	1,767,282	1,485,181	1,202,616	
9 Fifty unit development within town/village boundary	50	£2,108,717	2,028,568	1,861,710	1,694,575	1,527,162	1,359,471	1,191,501	1,023,255	854,731	685,928	516,848	347,490	
10 One hundred unit development - edge of town	100	£5,271,793	3,440,350	3,099,996	2,759,077	2,417,592	2,075,541	1,732,924	1,389,742	1,045,995	699,536	352,072	4,039	
11 Three hundred unit scheme - edge of town	300	£15,815,379	8,353,225	7,484,337	6,614,004	5,742,227	4,868,157	3,988,027	3,106,444	2,223,408	1,333,904	440,337	- 468,793	
12 Four hundred unit scheme	400	£21,087,172	11,137,634	9,979,115	8,818,672	7,656,303	6,490,876	5,317,368	4,141,924	2,964,544	1,778,537	587,116	- 625,058	
13 Five hundred unit scheme	500	£26,358,965	14,281,493	12,883,918	11,484,019	10,081,797	8,670,933	7,257,224	5,841,180	4,422,802	2,994,046	1,561,138	118,167	
14 Seven hundred and fifty unit scheme	750	£39,538,448	20,111,063	18,150,631	16,186,940	14,219,989	12,249,780	10,268,992	8,283,221	6,294,174	4,296,190	2,288,154	268,730	
15 One thousand unit scheme	1,000	£52,717,931	25,093,001	22,651,090	20,205,121	17,755,091	15,301,002	12,842,546	10,369,549	7,892,472	5,408,528	2,908,956	397,085	
16 One thousand two hundred and fifty unit scheme	1,250	£65,897,414	28,287,958	25,539,338	22,786,148	20,028,388	17,266,059	14,489,953	11,708,434	8,922,328	6,119,040	3,308,688	479,044	
17 One thousand five hundred unit scheme	1,500	£94,892,276	31,093,302	28,070,644	25,042,961	22,010,253	18,972,001	15,919,060	12,861,076	9,795,141	6,713,854	3,620,724	509,780	
18 Caravan Park - 20 units	20	£474,461	761,966	761,966	761,966	761,966	761,966	761,966	761,966	761,966	761,966	761,966	761,966	
19 Caravan Park - 40 units	40	£948,923	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357	
20 Caravan Park - 100 units	100	£2,372,307	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893	
21 C2 care scheme - flatland scheme in town centre	60	£632,615	- 2,907,196	- 2,996,110	- 3,085,166	- 3,174,366	- 3,263,709	- 3,353,195	- 3,442,825	- 3,532,598	- 3,622,513	- 3,712,573	- 3,802,774	
22 C2 care scheme - flatland scheme edge of town/village	80	£1,265,230	- 3,876,262	- 3,994,813	- 4,113,555	- 4,232,488	- 4,351,612	- 4,470,928	- 4,590,434	- 4,710,130	- 4,830,018	- 4,950,096	- 5,070,366	
23 C2 care scheme - houses - edge of town/village	50	£1,482,692	1,965,936	1,850,030	1,733,931	1,617,638	1,501,151	1,384,469	1,267,595	1,150,525	1,033,263	915,806	798,155	
24 Class E (retail) development - town centre	-	£16,606	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	
25 Class E (light industrial) development - town centre	-	£135,560	268,355	- 268,355	- 268,355	- 268,355	- 268,355	- 268,355	- 268,355	- 268,355	- 268,355	- 268,355	- 268,355	
26 Class E (retail) development - edge of town	-	£225,934	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	
27 Class E (office) development - town centre	-	£16,606	- 333,808	- 333,808	- 333,808	- 333,808	- 333,808	- 333,808	- 333,808	- 333,808	- 333,808	- 333,808	- 333,808	
28 Class E (office) development - town centre	-	£71,169	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607	
29 Class E (office) development - edge of town	-	£169,450	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344	
30 Industrial (B2/B8) out of town	-	£790,769	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	
31 Industrial (B2/B8) within town/village boundary	-	£3,163,076	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	
32 Industrial (B2/B8) edge of town/village	-	£158,154	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	
33 Hotel (town centre) 50 rooms	-	£118,615	- 794,810	- 794,810	- 794,810	- 794,810	- 794,810	- 794,810	- 794,810	- 794,810	- 794,810	- 794,810	- 794,810	
34 Hotel (town centre) 75 rooms	-	£177,923	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316	
35 Hotel (town centre) 100 rooms	-	£237,231	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754	
36 Community use/leisure within town/village	-	£74,558	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307	

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)		£370,000	PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£37,000	228,792	215,938	203,062	190,164	177,246	164,305	151,343	138,360	125,355	112,328	99,280	
2 Five unit development - edge of village	5	£98,667	381,320	359,896	338,436	316,941	295,410	273,842	252,238	230,600	208,925	187,215	165,468	
3 Eight unit development - village centre	8	£157,867	515,733	486,185	456,588	426,941	397,244	367,498	337,703	307,858	277,964	248,021	218,028	
4 Ten unit development - edge of village	10	£197,333	678,604	639,975	601,284	562,526	523,705	484,819	445,868	406,852	367,773	328,629	289,420	
5 Ten unit development - rural site	10	£246,667	678,604	639,975	601,284	562,526	523,705	484,819	445,868	406,852	367,773	328,629	289,420	
6 Fifteen unit development - edge of village	15	£296,000	1,017,906	959,964	901,925	843,790	785,558	727,228	668,802	610,279	551,659	492,942	434,129	
7 Twenty unit development - within town/village boundary	20	£328,889	1,283,034	1,209,587	1,136,018	1,062,325	988,511	914,573	840,513	766,330	692,024	617,595	543,044	
8 Thirty unit development - town centre	30	£370,000	4,007,387	3,728,997	3,450,145	3,170,827	2,891,046	2,610,801	2,330,092	2,048,919	1,767,282	1,485,181	1,202,616	
9 Fifty unit development within town/village boundary	50	£822,222	2,028,568	1,861,710	1,694,575	1,527,162	1,359,471	1,191,501	1,023,555	854,731	685,928	516,848	347,490	
10 One hundred unit development - edge of town	100	£2,055,556	3,440,350	3,099,996	2,759,077	2,417,592	2,075,541	1,732,924	1,389,742	1,045,995	699,536	352,072	4,039	
11 Three hundred unit scheme - edge of town	300	£6,166,667	8,353,225	7,484,337	6,614,004	5,742,227	4,868,157	3,988,027	3,106,444	2,223,408	1,333,904	440,337	-	
12 Four hundred unit scheme	400	£8,222,222	11,137,634	9,979,115	8,818,672	7,656,303	6,490,876	5,317,368	4,141,924	2,964,544	1,778,537	587,116	-	
13 Five hundred unit scheme	500	£10,277,778	14,281,493	12,883,918	11,484,019	10,081,797	8,670,933	7,257,224	5,841,180	4,422,802	2,994,046	1,561,138	-	
14 Seven hundred and fifty unit scheme	750	£15,416,667	20,111,063	18,150,631	16,186,940	14,219,989	12,249,780	10,268,992	8,283,221	6,294,174	4,296,190	2,288,154	-	
15 One thousand unit scheme	1,000	£20,555,556	25,093,001	22,651,090	20,205,121	17,755,091	15,301,002	12,842,546	10,369,549	7,892,472	5,408,528	2,908,956	-	
16 One thousand two hundred and fifty unit scheme	1,250	£25,694,444	28,287,958	25,539,338	22,786,148	20,028,388	17,266,059	14,489,953	11,708,434	8,922,328	6,119,040	3,308,688	-	
17 One thousand five hundred unit scheme	1,500	£37,000,000	31,093,302	28,070,644	25,042,961	22,010,253	18,972,001	15,919,060	12,861,076	9,795,141	6,713,854	3,620,724	-	
18 Caravan Park - 20 units	20	£185,000	761,966	761,966	761,966	761,966	761,966	761,966	761,966	761,966	761,966	761,966	761,966	
19 Caravan Park - 40 units	40	£370,000	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357	
20 Caravan Park - 100 units	100	£925,000	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893	
21 C2 care scheme - flatland scheme in town centre	60	£246,667	2,907,196	2,996,110	3,085,166	3,174,366	3,263,709	3,353,195	3,442,825	3,532,598	3,622,513	3,712,573	-	
22 C2 care scheme - flatland scheme edge of town/village	80	£493,333	3,876,262	3,994,813	4,113,555	4,232,488	4,351,612	4,470,928	4,590,434	4,710,130	4,830,018	4,950,096	-	
23 C2 care scheme - houses - edge of town/village	50	£578,125	1,965,936	1,850,030	1,733,931	1,617,638	1,501,151	1,384,469	1,267,595	1,150,525	1,033,263	915,806	-	
24 Class E (retail) development - town centre	-	£6,475	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	
25 Class E (light industrial) development - town centre	-	£52,857	268,355	268,355	268,355	268,355	268,355	268,355	268,355	268,355	268,355	268,355	268,355	
26 Class E (retail) development - edge of town	-	£88,095	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	
27 Class E (office) development - town centre	-	£6,475	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	
28 Class E (office) development - town centre	-	£27,750	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	
29 Class E (office) development - edge of town	-	£66,071	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	
30 Industrial (B2/B8) out of town	-	£308,333	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	
31 Industrial (B2/B8) within town/village boundary	-	£1,233,333	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	
32 Industrial (B2/B8) edge of town/village	-	£61,667	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	
33 Hotel (town centre) 50 rooms	-	£46,250	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	
34 Hotel (town centre) 75 rooms	-	£69,375	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	
35 Hotel (town centre) 100 rooms	-	£92,500	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	
36 Community use/leisure within town/village	-	£29,071	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)			£250,000		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£25,000	228,792	215,938	203,062	190,164	177,246	164,305	151,343	138,360	125,355	112,328	99,280	
2 Five unit development - edge of village	4	£66,667	381,320	359,896	338,436	316,941	295,410	273,842	252,238	230,600	208,925	187,215	165,468	
3 Eight unit development - village centre	5	£106,667	515,733	486,185	456,588	426,941	397,244	367,498	337,703	307,858	277,964	248,021	218,028	
4 Ten unit development - edge of village	6	£133,333	678,004	639,975	601,284	562,526	523,705	484,819	445,868	406,852	367,773	328,629	289,420	
5 Ten unit development - rural site	7	£166,667	678,004	639,975	601,284	562,526	523,705	484,819	445,868	406,852	367,773	328,629	289,420	
6 Fifteen unit development - edge of village	8	£200,000	1,017,906	959,964	901,925	843,790	785,558	727,228	668,802	610,279	551,659	492,942	434,129	
7 Twenty unit development - within town/village boundary	9	£222,222	1,283,034	1,209,587	1,136,018	1,062,325	988,511	914,573	840,513	766,330	692,024	617,595	543,044	
8 Thirty unit development - town centre	10	£250,000	4,007,387	3,728,997	3,450,145	3,170,827	2,891,046	2,610,801	2,330,092	2,048,919	1,767,282	1,485,181	1,202,616	
9 Fifty unit development within town/village boundary	11	£555,556	2,028,568	1,861,710	1,694,575	1,527,162	1,359,471	1,191,501	1,023,255	854,731	685,928	516,848	347,490	
10 One hundred unit development - edge of town	12	£1,388,889	3,440,350	3,099,996	2,759,077	2,417,592	2,075,541	1,732,924	1,389,242	1,045,995	699,536	352,072	4,039	
11 Three hundred unit scheme - edge of town	13	£4,166,667	8,353,225	7,484,337	6,614,004	5,742,227	4,868,157	3,988,027	3,106,444	2,223,408	1,333,904	440,337	468,793	
12 Four hundred unit scheme	14	£5,555,556	11,137,634	9,979,115	8,818,672	7,656,303	6,490,876	5,317,368	4,141,924	2,964,544	1,778,537	587,116	625,058	
13 Five hundred unit scheme	15	£6,944,444	14,281,493	12,883,918	11,484,019	10,081,797	8,670,933	7,257,224	5,841,180	4,422,802	2,994,046	1,561,138	118,167	
14 Seven hundred and fifty unit scheme	16	£10,416,667	20,111,063	18,150,631	16,186,940	14,219,989	12,249,780	10,268,992	8,283,221	6,294,174	4,296,190	2,288,154	268,730	
15 One thousand unit scheme	17	£13,888,889	25,093,001	22,651,090	20,205,121	17,755,091	15,301,002	12,842,546	10,369,549	7,892,472	5,408,528	2,908,956	397,085	
16 One thousand two hundred and fifty unit scheme	18	£17,361,111	28,287,958	25,539,338	22,786,148	20,028,388	17,266,059	14,489,953	11,708,434	8,922,328	6,119,040	3,308,688	479,044	
17 One thousand five hundred unit scheme	19	£25,000,000	31,093,302	28,070,644	25,042,961	22,010,253	18,972,001	15,919,060	12,861,076	9,795,141	6,713,854	3,620,724	509,780	
18 Caravan Park - 20 units	20	£125,000	761,966	761,966	761,966	761,966	761,966	761,966	761,966	761,966	761,966	761,966	761,966	
19 Caravan Park - 40 units	21	£250,000	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357	
20 Caravan Park - 100 units	22	£625,000	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893	
21 C2 care scheme - flatland scheme in town centre	23	£166,667	2,907,196	2,996,110	3,085,166	3,174,366	3,263,709	3,353,195	3,442,825	3,532,598	3,622,513	3,712,573	3,802,774	
22 C2 care scheme - flatland scheme edge of town/village	24	£333,333	3,876,262	3,994,813	4,113,555	4,232,488	4,351,612	4,470,928	4,590,434	4,710,130	4,830,018	4,950,096	5,070,366	
23 C2 care scheme - houses - edge of town/village	25	£390,625	1,965,936	1,850,030	1,733,931	1,617,638	1,501,151	1,384,469	1,267,595	1,150,525	1,033,263	915,806	798,155	
24 Class E (retail) development - town centre	26	£4,375	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	
25 Class E (light industrial) development - town centre	27	£35,714	268,355	268,355	268,355	268,355	268,355	268,355	268,355	268,355	268,355	268,355	268,355	
26 Class E (retail) development - edge of town	28	£59,524	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	
27 Class E (office) development - town centre	29	£4,375	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	
28 Class E (office) development - town centre	30	£18,750	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	
29 Class E (office) development - edge of town	31	£44,643	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	
30 Industrial (B2/B8) out of town	32	£208,333	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	
31 Industrial (B2/B8) within town/village boundary	33	£833,333	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	
32 Industrial (B2/B8) edge of town/village	34	£41,667	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	
33 Hotel (town centre) 50 rooms	35	£31,250	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	
34 Hotel (town centre) 75 rooms	36	£46,875	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	
35 Hotel (town centre) 100 rooms	37	£62,500	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	
36 Community use/leisure within town/village	38	£19,643	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	

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

Sales value £4,580 ps/m

AH tenure

Rented 80%

SO 20% Frst Hms 0%

			£948,923 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	£94,892	279,689	264,740	249,766	234,767	219,743	204,694	189,620	174,521	159,397	144,248	129,075	
2 Five unit development - edge of village	5	£253,046	466,148	441,233	416,277	391,279	366,239	341,157	316,034	290,869	265,662	240,414	215,124	
3 Eight unit development - village centre	8	£404,874	646,135	611,263	576,333	541,345	506,298	471,193	436,030	400,808	365,529	330,190	294,793	
4 Ten unit development - edge of village	10	£506,092	841,606	796,301	750,919	705,462	659,929	614,320	568,636	522,875	477,040	431,128	385,141	
5 Ten unit development - rural site	10	£632,615	841,606	796,301	750,919	705,462	659,929	614,320	568,636	522,875	477,040	431,128	385,141	
6 Fifteen unit development - edge of village	15	£759,138	1,262,409	1,194,450	1,126,379	1,058,193	989,893	921,481	852,953	784,313	715,560	646,691	577,710	
7 Twenty unit development - within town/village boundary	20	£843,487	1,598,831	1,512,463	1,425,950	1,339,292	1,252,491	1,165,544	1,078,454	991,219	903,840	816,316	728,648	
8 Thirty unit development - town centre	30	£948,923	5,227,869	4,900,537	4,572,660	4,244,237	3,915,267	3,585,724	3,254,449	2,922,626	2,590,254	2,257,336	1,923,868	
9 Fifty unit development within town/village boundary	50	£2,108,717	2,771,607	2,574,383	2,376,829	2,178,948	1,980,738	1,782,198	1,583,330	1,384,134	1,184,608	984,754	784,571	
10 One hundred unit development - edge of town	100	£5,271,793	4,942,483	4,540,777	4,138,403	3,735,360	3,331,649	2,927,269	2,522,220	2,116,503	1,710,117	1,303,064	895,341	
11 Three hundred unit scheme - edge of town	300	£15,815,379	12,343,907	11,316,250	10,286,882	9,255,805	8,223,016	7,188,519	6,152,310	5,111,054	4,066,187	3,019,602	1,969,086	
12 Four hundred unit scheme	400	£21,087,172	16,458,543	15,088,333	13,715,843	12,341,073	10,964,022	9,584,692	8,203,080	6,814,737	5,421,583	4,026,136	2,625,449	
13 Five hundred unit scheme	500	£26,358,965	20,676,547	19,023,169	17,367,041	15,708,158	14,046,523	12,382,136	10,713,600	9,037,190	7,358,017	5,676,080	3,988,321	
14 Seven hundred and fifty unit scheme	750	£39,538,448	29,039,361	26,723,194	24,400,877	22,074,699	19,744,661	17,410,764	15,073,006	12,731,388	10,379,444	8,021,018	5,658,716	
15 One thousand unit scheme	1,000	£52,717,931	36,170,707	33,290,298	30,405,094	27,515,094	24,617,205	21,710,231	18,798,448	15,881,859	12,960,461	10,026,094	7,083,810	
16 One thousand two hundred and fifty unit scheme	1,250	£65,897,414	40,761,044	37,516,598	34,266,751	31,011,501	27,747,429	24,474,018	21,195,194	17,910,955	14,620,572	11,314,644	8,003,285	
17 One thousand five hundred unit scheme	1,500	£94,892,276	44,820,724	41,251,378	37,676,089	34,094,857	30,507,683	26,909,451	23,302,371	19,689,336	16,070,346	12,435,241	8,792,984	
18 Caravan Park - 20 units	20	£474,461	831,758	831,758	831,758	831,758	831,758	831,758	831,758	831,758	831,758	831,758	831,758	
19 Caravan Park - 40 units	40	£948,923	1,575,940	1,575,940	1,575,940	1,575,940	1,575,940	1,575,940	1,575,940	1,575,940	1,575,940	1,575,940	1,575,940	
20 Caravan Park - 100 units	100	£2,372,307	3,939,851	3,939,851	3,939,851	3,939,851	3,939,851	3,939,851	3,939,851	3,939,851	3,939,851	3,939,851	3,939,851	
21 C2 care scheme - flatted scheme in town centre	60	£632,615	- 2,252,911	- 2,367,990	- 2,483,256	- 2,598,710	- 2,714,349	- 2,830,177	- 2,946,192	- 3,062,394	- 3,178,782	- 3,295,357	- 3,412,120	
22 C2 care scheme - flatted scheme edge of town/village	80	£1,265,230	- 3,003,881	- 3,157,320	- 3,311,008	- 3,464,946	- 3,619,133	- 3,773,569	- 3,928,255	- 4,083,191	- 4,238,376	- 4,393,811	- 4,549,494	
23 C2 care scheme - houses - edge of town/village	50	£1,482,692	2,664,431	2,520,526	2,376,381	2,231,995	2,087,367	1,942,499	1,797,390	1,652,040	1,506,449	1,360,617	1,214,544	
24 Class E (retail) development - town centre	-	£16,606	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	
25 Class E (light industrial) development - town centre	-	£135,560	- 268,355	- 268,355	- 268,355	- 268,355	- 268,355	- 268,355	- 268,355	- 268,355	- 268,355	- 268,355	- 268,355	
26 Class E (retail) development - edge of town	-	£225,934	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	
27 Class E (office) development - town centre	-	£16,606	- 333,808	- 333,808	- 333,808	- 333,808	- 333,808	- 333,808	- 333,808	- 333,808	- 333,808	- 333,808	- 333,808	
28 Class E (office) development - town centre	-	£71,169	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607	
29 Class E (office) development - edge of town	-	£169,450	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344	
30 Industrial (B2/B8) out of town	-	£790,769	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	
31 Industrial (B2/B8) within town/village boundary	-	£3,163,076	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	
32 Industrial (B2/B8) edge of town/village	-	£158,154	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	
33 Hotel (town centre) 50 rooms	-	£118,615	- 794,810	- 794,810	- 794,810	- 794,810	- 794,810	- 794,810	- 794,810	- 794,810	- 794,810	- 794,810	- 794,810	
34 Hotel (town centre) 75 rooms	-	£177,923	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316	
35 Hotel (town centre) 100 rooms	-	£237,231	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754	
36 Community use/leisure within town/village	-	£74,558	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307	

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)		£370,000	PER HA											Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH										
1 Three unit development within town/village boundary	3	£37,000	279,689	264,740	249,766	234,767	219,743	204,694	189,620	174,521	159,397	144,248	129,075										
2 Five unit development - edge of village	5	£98,667	466,148	441,233	416,277	391,279	366,239	341,157	316,034	290,869	265,662	240,414	215,124										
3 Eight unit development - village centre	8	£157,867	646,135	611,263	576,333	541,345	506,298	471,193	436,030	400,808	365,529	330,190	294,793										
4 Ten unit development - edge of village	10	£197,333	841,606	796,301	750,919	705,462	659,929	614,320	568,636	522,875	477,040	431,128	385,141										
5 Ten unit development - rural site	10	£246,667	841,606	796,301	750,919	705,462	659,929	614,320	568,636	522,875	477,040	431,128	385,141										
6 Fifteen unit development - edge of village	15	£296,000	1,262,409	1,194,450	1,126,379	1,058,193	989,893	921,481	852,953	784,313	715,560	646,691	577,710										
7 Twenty unit development - within town/village boundary	20	£328,889	1,598,831	1,512,463	1,425,950	1,339,292	1,252,491	1,165,544	1,078,454	991,219	903,840	816,316	728,648										
8 Thirty unit development - town centre	30	£370,000	5,227,869	4,900,537	4,572,660	4,244,237	3,915,267	3,585,724	3,254,449	2,922,626	2,590,254	2,257,336	1,923,868										
9 Fifty unit development within town/village boundary	50	£822,222	2,771,607	2,574,383	2,376,829	2,178,948	1,980,738	1,782,198	1,583,330	1,384,134	1,184,608	984,754	784,571										
10 One hundred unit development - edge of town	100	£2,055,556	4,942,483	4,540,777	4,138,403	3,735,360	3,331,649	2,927,269	2,522,220	2,116,503	1,710,117	1,303,064	895,341										
11 Three hundred unit scheme - edge of town	300	£6,166,667	12,343,907	11,316,250	10,286,882	9,255,805	8,223,016	7,188,519	6,152,310	5,111,054	4,066,187	3,019,602	1,969,086										
12 Four hundred unit scheme	400	£8,222,222	16,458,543	15,088,333	13,715,843	12,341,073	10,964,022	9,584,692	8,203,080	6,814,737	5,421,583	4,026,136	2,625,449										
13 Five hundred unit scheme	500	£10,277,778	20,676,547	19,023,169	17,367,041	15,708,158	14,046,523	12,382,136	10,713,600	9,037,190	7,358,017	5,676,080	3,988,321										
14 Seven hundred and fifty unit scheme	750	£15,416,667	29,039,361	26,723,194	24,400,877	22,074,699	19,744,661	17,410,764	15,073,006	12,731,388	10,379,444	8,021,018	5,658,716										
15 One thousand unit scheme	1,000	£20,555,556	36,170,707	33,290,298	30,405,094	27,515,094	24,617,205	21,710,231	18,798,448	15,881,859	12,960,461	10,026,094	7,083,810										
16 One thousand two hundred and fifty unit scheme	1,250	£25,694,444	40,761,044	37,516,598	34,266,751	31,011,501	27,747,429	24,474,018	21,195,194	17,910,955	14,620,572	11,314,644	8,003,285										
17 One thousand five hundred unit scheme	1,500	£37,000,000	44,820,724	41,251,378	37,676,089	34,094,857	30,507,683	26,909,451	23,302,371	19,689,336	16,070,346	12,435,241	8,792,984										
18 Caravan Park - 20 units	20	£185,000	831,758	831,758	831,758	831,758	831,758	831,758	831,758	831,758	831,758	831,758	831,758										
19 Caravan Park - 40 units	40	£370,000	1,575,940	1,575,940	1,575,940	1,575,940	1,575,940	1,575,940	1,575,940	1,575,940	1,575,940	1,575,940	1,575,940										
20 Caravan Park - 100 units	100	£925,000	3,939,851	3,939,851	3,939,851	3,939,851	3,939,851	3,939,851	3,939,851	3,939,851	3,939,851	3,939,851	3,939,851										
21 C2 care scheme - flatted scheme in town centre	60	£246,667	- 2,252,911	- 2,367,990	- 2,483,256	- 2,598,710	- 2,714,349	- 2,830,177	- 2,946,192	- 3,062,394	- 3,178,782	- 3,295,357	- 3,412,120										
22 C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 3,003,881	- 3,157,320	- 3,311,008	- 3,464,946	- 3,619,133	- 3,773,569	- 3,928,255	- 4,083,191	- 4,238,376	- 4,393,811	- 4,549,494										
23 C2 care scheme - houses - edge of town/village	50	£578,125	2,664,431	2,520,526	2,376,381	2,231,995	2,087,367	1,942,499	1,797,390	1,652,040	1,506,449	1,360,617	1,214,544										
24 Class E (retail) development - town centre	-	£6,475	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740										
25 Class E (light industrial) development - town centre	-	£52,857	- 268,355	- 268,355	- 268,355	- 268,355	- 268,355	- 268,355	- 268,355	- 268,355	- 268,355	- 268,355	- 268,355										
26 Class E (retail) development - edge of town	-	£88,095	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712										
27 Class E (office) development - town centre	-	£6,475	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808										
28 Class E (office) development - town centre	-	£27,750	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607										
29 Class E (office) development - edge of town	-	£66,071	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344										
30 Industrial (B2/B8) out of town	-	£308,333	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980										
31 Industrial (B2/B8) within town/village boundary	-	£1,233,333	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347										
32 Industrial (B2/B8) edge of town/village	-	£61,667	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596										
33 Hotel (town centre) 50 rooms	-	£46,250	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810										
34 Hotel (town centre) 75 rooms	-	£69,375	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316										
35 Hotel (town centre) 100 rooms	-	£92,500	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754										
36 Community use/leisure within town/village	-	£29,071	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307										

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

Sales value £4,820 psm

AH tenure

Rented 80%

SO 20% Frst Hms 0%

			£948,923 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	£94,892	330,585	313,542	296,470	279,370	262,241	245,083	227,897	210,682	193,439	176,168	158,868				
2 Five unit development - edge of village	5	£253,046	550,976	522,570	494,117	465,616	437,068	408,471	379,828	351,138	322,399	293,614	264,780				
3 Eight unit development - village centre	8	£404,874	776,537	736,342	696,079	655,750	615,352	574,888	534,357	493,758	453,092	412,359	371,559				
4 Ten unit development - edge of village	10	£506,092	1,004,608	952,625	900,554	848,398	796,153	743,822	691,403	638,898	586,306	533,627	480,862				
5 Ten unit development - rural site	10	£632,615	1,004,608	952,625	900,554	848,398	796,153	743,822	691,403	638,898	586,306	533,627	480,862				
6 Fifteen unit development - edge of village	15	£759,138	1,506,913	1,428,938	1,350,831	1,272,596	1,194,229	1,115,733	1,037,105	958,348	879,459	800,441	721,292				
7 Twenty unit development - within town/village boundary	20	£843,487	1,914,627	1,815,337	1,715,881	1,616,259	1,516,470	1,416,516	1,316,395	1,216,109	1,115,656	1,015,038	914,252				
8 Thirty unit development - town centre	30	£948,923	6,438,160	6,061,306	5,683,822	5,305,711	4,926,970	4,547,600	4,167,600	3,786,971	3,405,714	3,023,827	2,641,311				
9 Fifty unit development within town/village boundary	50	£2,108,717	3,514,645	3,287,054	3,059,084	2,830,734	2,602,004	2,372,894	2,143,405	1,913,537	1,683,288	1,452,660	1,221,653				
10 One hundred unit development - edge of town	100	£5,271,793	6,440,632	5,978,853	5,516,304	5,052,985	4,587,757	4,121,613	3,654,699	3,187,012	2,718,555	2,249,325	1,779,324				
11 Three hundred unit scheme - edge of town	300	£15,815,379	16,287,810	15,102,468	13,915,150	12,725,859	11,534,592	10,341,352	9,146,135	7,948,944	6,747,606	5,541,954	4,334,321				
12 Four hundred unit scheme	400	£21,087,172	21,717,080	20,136,624	18,553,535	16,967,812	15,379,457	13,788,468	12,194,447	10,598,592	8,996,088	7,389,273	5,779,094				
13 Five hundred unit scheme	500	£26,358,965	27,006,269	25,098,631	23,187,813	21,273,817	19,356,641	17,436,286	15,512,751	13,585,450	11,650,048	9,711,458	7,769,680				
14 Seven hundred and fifty unit scheme	750	£39,538,448	37,876,986	35,206,198	32,527,758	29,844,862	27,157,510	24,465,701	21,769,435	19,068,714	16,363,536	13,653,902	10,932,256				
15 One thousand unit scheme	1,000	£52,717,931	47,148,881	43,825,296	40,496,172	37,161,508	33,821,306	30,475,565	27,121,426	23,757,960	20,388,944	17,014,378	13,634,262				
16 One thousand two hundred and fifty unit scheme	1,250	£65,897,414	53,118,969	49,374,913	45,624,618	41,868,084	38,105,309	34,336,296	30,561,041	26,774,698	22,979,885	19,178,821	15,371,505				
17 One thousand five hundred unit scheme	1,500	£94,892,276	58,423,679	54,304,088	50,177,632	46,044,310	41,904,122	37,757,068	33,603,149	29,442,365	25,271,063	21,088,434	16,898,922				
18 Caravan Park - 20 units	20	£474,461	901,550	901,550	901,550	901,550	901,550	901,550	901,550	901,550	901,550	901,550	901,550				
19 Caravan Park - 40 units	40	£948,923	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524				
20 Caravan Park - 100 units	100	£2,372,307	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810				
21 C2 care scheme - flatletted scheme in town centre	60	£632,615	1,598,625	1,739,870	1,881,345	2,023,052	2,164,990	2,307,159	2,449,558	2,592,189	2,735,050	2,878,143	3,021,467				
22 C2 care scheme - flatletted scheme edge of town/village	80	£1,265,230	2,131,501	2,319,826	2,508,461	2,697,403	2,886,654	3,076,211	3,266,077	3,456,252	3,646,734	3,837,524	4,028,622				
23 C2 care scheme - houses - edge of town/village	50	£1,482,692	3,362,925	3,191,022	3,018,830	2,846,351	2,673,584	2,500,528	2,327,185	2,153,555	1,979,635	1,805,428	1,630,934				
24 Class E (retail) development - town centre	-	£166,606	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740				
25 Class E (light industrial) development - town centre	-	£135,560	268,355	268,355	268,355	268,355	268,355	268,355	268,355	268,355	268,355	268,355	268,355				
26 Class E (retail) development - edge of town	-	£225,934	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712				
27 Class E (office) development - town centre	-	£16,606	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808				
28 Class E (office) development - town centre	-	£71,169	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607				
29 Class E (office) development - edge of town	-	£169,450	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344				
30 Industrial (B2/B8) out of town	-	£790,769	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980				
31 Industrial (B2/B8) within town/village boundary	-	£3,163,076	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347				
32 Industrial (B2/B8) edge of town/village	-	£158,154	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596				
33 Hotel (town centre) 50 rooms	-	£116,615	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810				
34 Hotel (town centre) 75 rooms	-	£177,923	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316				
35 Hotel (town centre) 100 rooms	-	£237,231	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754				
36 Community use/leisure within town/village	-	£74,558	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307				

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)		£370,000	PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£37,000	330,585	313,542	296,470	279,370	262,241	245,083	227,897	210,682	193,439	176,168	158,868	
2 Five unit development - edge of village	5	£98,667	550,976	522,570	494,117	465,616	437,068	408,471	379,828	351,138	322,399	293,614	264,780	
3 Eight unit development - village centre	8	£157,867	776,537	736,342	696,079	655,750	615,352	574,888	534,357	493,758	453,092	412,359	371,559	
4 Ten unit development - edge of village	10	£197,333	1,004,608	952,625	900,554	848,398	796,153	743,822	691,403	638,898	586,306	533,627	480,862	
5 Ten unit development - rural site	10	£246,667	1,004,608	952,625	900,554	848,398	796,153	743,822	691,403	638,898	586,306	533,627	480,862	
6 Fifteen unit development - edge of village	15	£296,000	1,506,913	1,428,938	1,350,831	1,272,596	1,194,229	1,115,733	1,037,105	958,348	879,459	800,441	721,292	
7 Twenty unit development - within town/village boundary	20	£328,889	1,914,627	1,815,337	1,715,881	1,616,259	1,516,470	1,416,516	1,316,395	1,216,109	1,115,656	1,015,038	914,252	
8 Thirty unit development - town centre	30	£370,000	6,438,160	6,061,306	5,683,822	5,305,711	4,926,970	4,547,600	4,167,600	3,786,971	3,405,714	3,023,827	2,641,311	
9 Fifty unit development within town/village boundary	50	£822,222	3,514,645	3,287,054	3,059,084	2,830,734	2,602,004	2,372,894	2,143,405	1,913,537	1,683,288	1,452,660	1,221,653	
10 One hundred unit development - edge of town	100	£2,055,556	6,440,632	5,978,853	5,516,304	5,052,985	4,587,757	4,121,613	3,654,699	3,187,012	2,718,555	2,249,325	1,779,324	
11 Three hundred unit scheme - edge of town	300	£6,166,667	16,287,810	15,102,468	13,915,150	12,725,859	11,534,592	10,341,352	9,146,135	7,948,944	6,747,606	5,541,954	4,334,321	
12 Four hundred unit scheme	400	£8,222,222	21,717,080	20,136,624	18,553,535	16,967,812	15,379,457	13,788,468	12,194,847	10,598,592	8,996,808	7,389,273	5,779,094	
13 Five hundred unit scheme	500	£10,277,778	27,006,269	25,098,631	23,187,813	21,273,817	19,356,641	17,436,286	15,512,751	13,585,450	11,650,048	9,711,458	7,769,680	
14 Seven hundred and fifty unit scheme	750	£15,416,667	37,876,986	35,206,198	32,527,758	29,844,862	27,157,510	24,465,701	21,769,435	19,068,714	16,363,536	13,653,902	10,932,256	
15 One thousand unit scheme	1,000	£20,555,556	47,148,881	43,825,296	40,496,172	37,161,508	33,821,306	30,475,565	27,121,426	23,757,960	20,388,944	17,014,378	13,634,262	
16 One thousand two hundred and fifty unit scheme	1,250	£25,694,444	53,118,969	49,374,913	45,624,618	41,868,084	38,105,309	34,336,296	30,561,041	26,774,698	22,979,885	19,178,821	15,371,505	
17 One thousand five hundred unit scheme	1,500	£37,000,000	58,423,679	54,304,088	50,177,632	46,044,310	41,904,122	37,757,068	33,603,149	29,442,365	25,271,063	21,088,434	16,898,922	
18 Caravan Park - 20 units	20	£185,000	901,550	901,550	901,550	901,550	901,550	901,550	901,550	901,550	901,550	901,550	901,550	
19 Caravan Park - 40 units	40	£370,000	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524	
20 Caravan Park - 100 units	100	£925,000	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810	
21 C2 care scheme - flatlet scheme in town centre	60	£246,667	- 1,598,625	- 1,739,870	- 1,881,345	- 2,023,052	- 2,164,990	- 2,307,159	- 2,449,558	- 2,592,189	- 2,735,050	- 2,878,143	- 3,021,467	
22 C2 care scheme - flatlet scheme edge of town/village	80	£493,333	- 2,131,501	- 2,319,826	- 2,508,461	- 2,697,403	- 2,886,654	- 3,076,211	- 3,266,077	- 3,456,252	- 3,646,734	- 3,837,524	- 4,028,622	
23 C2 care scheme - houses - edge of town/village	50	£578,125	3,362,925	3,191,022	3,018,830	2,846,351	2,673,584	2,500,528	2,327,185	2,153,555	1,979,635	1,805,428	1,630,934	
24 Class E (retail) development - town centre	-	£6,475	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	
25 Class E (light industrial) development - town centre	-	£52,857	268,355	268,355	268,355	268,355	268,355	268,355	268,355	268,355	268,355	268,355	268,355	
26 Class E (retail) development - edge of town	-	£88,095	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	
27 Class E (office) development - town centre	-	£6,475	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	
28 Class E (office) development - town centre	-	£27,750	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	
29 Class E (office) development - edge of town	-	£66,071	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	
30 Industrial (B2/B8) out of town	-	£308,333	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	
31 Industrial (B2/B8) within town/village boundary	-	£1,233,333	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	
32 Industrial (B2/B8) edge of town/village	-	£61,667	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	
33 Hotel (town centre) 50 rooms	-	£46,250	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	
34 Hotel (town centre) 75 rooms	-	£69,375	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	
35 Hotel (town centre) 100 rooms	-	£92,500	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	
36 Community use/leisure within town/village	-	£29,071	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)			£250,000			Residual land values								
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£25,000	330,585	313,542	296,470	279,370	262,241	245,083	227,897	210,682	193,439	176,168	158,868	
2 Five unit development - edge of village	4	£66,667	550,976	522,570	494,117	465,616	437,068	408,471	379,828	351,138	322,399	293,614	264,780	
3 Eight unit development - village centre	5	£106,667	776,537	736,342	696,079	655,750	615,352	574,888	534,357	493,758	453,092	412,359	371,559	
4 Ten unit development - edge of village	6	£133,333	1,004,008	952,625	900,554	848,398	796,153	743,822	691,403	638,898	586,306	533,627	480,862	
5 Ten unit development - rural site	7	£166,667	1,004,608	952,625	900,554	848,398	796,153	743,822	691,403	638,898	586,306	533,627	480,862	
6 Fifteen unit development - edge of village	8	£200,000	1,506,913	1,428,938	1,350,831	1,272,596	1,194,229	1,115,733	1,037,105	958,348	879,459	800,441	721,292	
7 Twenty unit development - within town/village boundary	9	£222,222	1,914,627	1,815,337	1,715,881	1,616,259	1,516,470	1,416,516	1,316,395	1,216,109	1,115,656	1,015,038	914,252	
8 Thirty unit development - town centre	10	£250,000	6,438,160	6,061,306	5,683,822	5,305,711	4,926,970	4,547,600	4,167,600	3,786,971	3,405,714	3,023,827	2,641,311	
9 Fifty unit development within town/village boundary	11	£555,556	3,514,645	3,287,054	3,059,084	2,830,734	2,602,004	2,372,894	2,143,405	1,913,537	1,683,288	1,452,660	1,221,653	
10 One hundred unit development - edge of town	12	£1,388,889	6,440,632	5,978,853	5,516,304	5,052,985	4,587,757	4,121,613	3,654,699	3,187,012	2,718,555	2,249,325	1,779,324	
11 Three hundred unit scheme - edge of town	13	£4,166,667	16,287,810	15,102,468	13,915,150	12,725,859	11,534,592	10,341,352	9,146,135	7,948,944	6,747,606	5,541,954	4,334,321	
12 Four hundred unit scheme	14	£5,555,556	21,717,080	20,136,624	18,553,535	16,967,812	15,379,457	13,788,468	12,194,847	10,598,592	8,996,808	7,389,273	5,779,094	
13 Five hundred unit scheme	15	£6,944,444	27,006,269	25,098,631	23,187,813	21,273,817	19,356,641	17,436,286	15,512,751	13,585,450	11,650,048	9,711,458	7,769,680	
14 Seven hundred and fifty unit scheme	16	£10,416,667	37,876,986	35,206,198	32,527,758	29,844,862	27,157,510	24,465,701	21,769,435	19,068,714	16,363,536	13,653,902	10,932,235	
15 One thousand unit scheme	17	£13,888,889	47,148,881	43,825,296	40,496,172	37,161,508	33,821,306	30,475,565	27,121,426	23,757,960	20,388,944	17,014,378	13,634,262	
16 One thousand two hundred and fifty unit scheme	18	£17,361,111	53,118,969	49,374,913	45,624,618	41,868,084	38,105,309	34,336,296	30,561,041	26,774,698	22,979,885	19,178,821	15,371,505	
17 One thousand five hundred unit scheme	19	£25,000,000	58,423,679	54,304,088	50,177,632	46,044,310	41,904,122	37,757,068	33,603,149	29,442,365	25,271,063	21,088,434	16,898,922	
18 Caravan Park - 20 units	20	£125,000	901,550	901,550	901,550	901,550	901,550	901,550	901,550	901,550	901,550	901,550	901,550	
19 Caravan Park - 40 units	21	£250,000	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524	
20 Caravan Park - 100 units	22	£625,000	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810	
21 C2 care scheme - flatland scheme in town centre	23	£166,667	- 1,598,625	- 1,739,870	- 1,881,345	- 2,023,052	- 2,164,990	- 2,307,159	- 2,449,558	- 2,592,189	- 2,735,050	- 2,878,143	- 3,021,467	
22 C2 care scheme - flatland scheme edge of town/village	24	£333,333	- 2,131,501	- 2,319,826	- 2,508,461	- 2,697,403	- 2,886,654	- 3,076,211	- 3,266,077	- 3,456,252	- 3,646,734	- 3,837,524	- 4,028,622	
23 C2 care scheme - houses - edge of town/village	25	£390,625	3,362,925	3,191,022	3,018,830	2,846,351	2,673,584	2,500,528	2,327,185	2,153,555	1,979,635	1,805,428	1,630,934	
24 Class E (retail) development - town centre	26	£4,375	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	
25 Class E (light industrial) development - town centre	27	£35,714	268,355	268,355	268,355	268,355	268,355	268,355	268,355	268,355	268,355	268,355	268,355	
26 Class E (retail) development - edge of town	28	£59,524	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	
27 Class E (office) development - town centre	29	£4,375	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	
28 Class E (office) development - town centre	30	£18,750	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	
29 Class E (office) development - edge of town	31	£44,643	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	
30 Industrial (B2/B8) out of town	32	£208,333	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	
31 Industrial (B2/B8) within town/village boundary	33	£833,333	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	
32 Industrial (B2/B8) edge of town/village	34	£41,667	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	
33 Hotel (town centre) 50 rooms	35	£31,250	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	
34 Hotel (town centre) 75 rooms	36	£46,875	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	
35 Hotel (town centre) 100 rooms	37	£62,500	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	
36 Community use/leisure within town/village	38	£19,643	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	

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

Sales value £5,059 psm

AH tenure

Rented 80%

SO 20%

Frst Hms 0%

		£948,923 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	£94,892	362,322	344,127	325,902	307,646	289,360	271,043	252,696	234,319	215,910	197,472	179,003	
2 Five unit development - edge of village	5	£253,046	603,871	573,541	543,170	512,744	482,266	451,739	421,160	390,530	359,851	329,120	298,338	
3 Eight unit development - village centre	8	£404,874	855,903	812,897	769,818	726,666	683,444	640,149	596,782	553,343	509,833	466,250	422,596	
4 Ten unit development - edge of village	10	£506,092	1,103,817	1,048,296	992,682	936,974	881,174	825,281	769,295	713,217	657,045	600,780	544,423	
5 Ten unit development - rural site	10	£632,615	1,103,817	1,048,296	992,682	936,974	881,174	825,281	769,295	713,217	657,045	600,780	544,423	
6 Fifteen unit development - edge of village	15	£759,138	1,655,725	1,572,443	1,489,022	1,405,461	1,321,762	1,237,922	1,153,943	1,069,825	985,567	901,170	816,634	
7 Twenty unit development - within town/village boundary	20	£843,487	2,105,031	1,998,991	1,892,733	1,786,377	1,679,805	1,573,056	1,466,128	1,359,023	1,251,740	1,144,281	1,036,644	
8 Thirty unit development - town centre	30	£948,923	7,159,416	6,757,109	6,354,131	5,950,480	5,546,157	5,141,163	4,735,497	4,329,158	3,922,148	3,514,465	3,106,111	
9 Fifty unit development within town/village boundary	50	£2,108,717	3,944,552	3,702,007	3,459,056	3,215,701	2,971,941	2,727,777	2,483,207	2,238,232	1,992,854	1,747,069	1,500,880	
10 One hundred unit development - edge of town	100	£5,271,793	7,322,827	6,830,045	6,336,441	5,842,015	5,346,767	4,850,699	4,353,809	3,855,601	3,355,684	2,854,943	2,353,379	
11 Three hundred unit scheme - edge of town	300	£15,815,379	18,539,775	17,276,806	16,011,733	14,744,553	13,475,269	12,203,879	10,930,383	9,654,782	8,377,076	7,097,264	5,814,714	
12 Four hundred unit scheme	400	£21,087,172	24,719,700	23,035,742	21,348,977	19,659,405	17,967,025	16,271,838	14,573,844	12,873,043	11,169,435	9,463,018	7,752,952	
13 Five hundred unit scheme	500	£26,358,965	30,603,888	28,572,277	26,537,279	24,498,892	22,457,118	20,411,956	18,363,406	16,311,468	14,256,141	12,197,428	10,130,277	
14 Seven hundred and fifty unit scheme	750	£39,538,448	42,857,435	40,016,167	37,167,232	34,312,817	31,453,657	28,589,752	25,721,105	22,847,713	19,969,576	17,086,695	14,199,070	
15 One thousand unit scheme	1,000	£52,717,931	53,287,710	49,753,601	46,213,598	42,667,703	39,115,914	35,558,232	31,994,294	28,419,095	24,837,992	21,250,987	17,658,078	
16 One thousand two hundred and fifty unit scheme	1,250	£65,897,414	59,948,145	55,971,028	51,987,279	47,996,897	43,999,884	39,996,238	35,983,775	31,961,192	27,931,968	23,896,102	19,853,594	
17 One thousand five hundred unit scheme	1,500	£94,892,276	65,859,834	61,487,725	57,108,325	52,721,635	48,327,654	43,926,382	39,517,819	35,099,440	30,669,930	26,233,120	21,789,007	
18 Caravan Park - 20 units	20	£474,461	866,251	866,251	866,251	866,251	866,251	866,251	866,251	866,251	866,251	866,251	866,251	
19 Caravan Park - 40 units	40	£948,923	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926	
20 Caravan Park - 100 units	100	£2,372,307	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315	
21 C2 care scheme - flatland scheme in town centre	60	£632,615	1,329,442	-	1,477,899	-	1,626,597	-	1,775,540	-	1,924,726	-	2,074,155	
22 C2 care scheme - flatland scheme edge of town/village	80	£1,265,230	1,772,589	-	1,772,589	-	2,168,797	-	2,367,387	-	2,566,301	-	2,765,539	
23 C2 care scheme - houses - edge of town/village	50	£1,482,692	3,755,403	3,570,561	3,385,411	3,199,950	3,014,180	2,828,100	2,641,711	2,455,012	2,268,002	2,080,684	1,893,056	
24 Class E (retail) development - town centre	-	£166,606	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	
25 Class E (light industrial) development - town centre	-	£135,560	268,355	-	268,355	-	268,355	-	268,355	-	268,355	-	268,355	
26 Class E (retail) development - edge of town	-	£225,934	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	
27 Class E (office) development - town centre	-	£16,606	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	
28 Class E (office) development - town centre	-	£71,169	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	
29 Class E (office) development - edge of town	-	£169,450	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	
30 Industrial (B2/B8) out of town	-	£790,769	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	
31 Industrial (B2/B8) within town/village boundary	-	£3,163,076	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	
32 Industrial (B2/B8) edge of town/village	-	£158,154	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	
33 Hotel (town centre) 50 rooms	-	£116,615	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	
34 Hotel (town centre) 75 rooms	-	£177,923	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	
35 Hotel (town centre) 100 rooms	-	£237,231	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	
36 Community use/leisure within town/village	-	£74,558	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)		£370,000	PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£37,000	362,322	344,127	325,902	307,646	289,360	271,043	252,696	234,319	215,910	197,472	179,003	
2 Five unit development - edge of village	5	£98,667	603,871	573,545	543,170	512,744	482,266	451,739	421,160	390,530	359,851	329,120	298,338	
3 Eight unit development - village centre	8	£157,867	855,903	812,897	769,818	726,666	683,444	640,149	596,782	553,343	509,833	466,250	422,596	
4 Ten unit development - edge of village	10	£197,333	1,103,817	1,048,296	992,682	936,974	881,174	825,281	769,295	713,217	657,045	600,780	544,423	
5 Ten unit development - rural site	10	£246,667	1,103,817	1,048,296	992,682	936,974	881,174	825,281	769,295	713,217	657,045	600,780	544,422	
6 Fifteen unit development - edge of village	15	£296,000	1,055,725	1,572,443	1,489,022	1,405,461	1,321,762	1,237,922	1,153,943	1,069,825	985,567	901,170	816,634	
7 Twenty unit development - within town/village boundary	20	£328,889	2,105,031	1,998,991	1,892,733	1,786,377	1,679,805	1,573,056	1,466,128	1,359,023	1,251,740	1,144,281	1,036,646	
8 Thirty unit development - town centre	30	£370,000	7,159,416	6,757,109	6,354,131	5,950,480	5,546,157	5,141,163	4,735,497	4,329,158	3,922,148	3,514,465	3,106,111	
9 Fifty unit development within town/village boundary	50	£822,222	3,944,552	3,702,007	3,459,056	3,215,701	2,971,941	2,727,777	2,483,207	2,238,232	1,992,854	1,747,069	1,500,880	
10 One hundred unit development - edge of town	100	£2,055,556	7,322,827	6,830,045	6,336,441	5,842,015	5,346,767	4,850,699	4,353,809	3,855,601	3,355,684	2,854,943	2,353,379	
11 Three hundred unit scheme - edge of town	300	£6,166,667	18,539,775	17,276,806	16,011,733	14,744,553	13,475,269	12,203,879	10,930,383	9,654,782	8,377,076	7,097,264	5,814,714	
12 Four hundred unit scheme	400	£8,222,222	24,719,700	23,035,742	21,348,977	19,659,405	17,967,025	16,271,838	14,573,844	12,873,043	11,169,435	9,463,018	7,752,952	
13 Five hundred unit scheme	500	£10,277,778	30,603,888	28,572,277	26,537,279	24,498,892	22,457,118	20,411,956	18,363,406	16,311,468	14,256,141	12,197,428	10,130,277	
14 Seven hundred and fifty unit scheme	750	£15,416,667	42,857,435	40,016,167	37,167,232	34,312,817	31,453,657	28,589,752	25,721,105	22,847,713	19,969,576	17,086,695	14,199,078	
15 One thousand unit scheme	1,000	£20,555,556	53,287,710	49,753,601	46,213,598	42,667,703	39,115,914	35,558,232	31,994,294	28,419,095	24,837,992	21,250,987	17,658,078	
16 One thousand two hundred and fifty unit scheme	1,250	£25,694,444	59,948,145	55,971,028	51,987,279	47,996,897	43,999,884	39,996,238	35,983,775	31,961,192	27,931,968	23,896,102	19,853,594	
17 One thousand five hundred unit scheme	1,500	£37,000,000	65,859,834	61,487,725	57,108,325	52,721,635	48,327,654	43,926,382	39,517,819	35,099,440	30,669,930	26,233,120	21,789,007	
18 Caravan Park - 20 units	20	£185,000	866,251	866,251	866,251	866,251	866,251	866,251	866,251	866,251	866,251	866,251	866,251	
19 Caravan Park - 40 units	40	£370,000	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926	
20 Caravan Park - 100 units	100	£925,000	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315	
21 C2 care scheme - flatland scheme in town centre	60	£246,667	1,329,442	-	1,477,899	-	1,626,597	-	1,775,540	-	1,924,726	-	2,074,155	
22 C2 care scheme - flatland scheme edge of town/village	80	£493,333	1,772,589	-	1,772,589	-	2,168,797	-	2,367,387	-	2,566,301	-	2,765,539	
23 C2 care scheme - houses - edge of town/village	50	£578,125	3,755,403	3,570,561	3,385,411	3,199,950	3,014,180	2,828,100	2,641,711	2,455,012	2,268,002	2,080,684	1,893,056	
24 Class E (retail) development - town centre	-	£6,475	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	
25 Class E (light industrial) development - town centre	-	£52,857	268,355	-	268,355	-	268,355	-	268,355	-	268,355	-	268,355	
26 Class E (retail) development - edge of town	-	£88,095	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	
27 Class E (office) development - town centre	-	£6,475	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	
28 Class E (office) development - town centre	-	£27,750	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	
29 Class E (office) development - edge of town	-	£66,071	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	
30 Industrial (B2/B8) out of town	-	£308,333	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	
31 Industrial (B2/B8) within town/village boundary	-	£1,233,333	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	
32 Industrial (B2/B8) edge of town/village	-	£61,667	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	
33 Hotel (town centre) 50 rooms	-	£46,250	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	
34 Hotel (town centre) 75 rooms	-	£69,375	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	
35 Hotel (town centre) 100 rooms	-	£92,500	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	
36 Community use/leisure within town/village	-	£29,071	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)			£250,000		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£25,000	362,322	344,127	325,902	307,646	289,360	271,043	252,696	234,319	215,910	197,472	179,003	
2 Five unit development - edge of village	4	£66,667	603,871	573,545	543,170	512,744	482,266	451,739	421,160	390,530	359,851	329,120	298,338	
3 Eight unit development - village centre	5	£106,667	855,903	812,897	769,818	726,666	683,444	640,149	596,782	553,343	509,833	466,250	422,596	
4 Ten unit development - edge of village	6	£133,333	1,103,817	1,048,296	992,682	936,974	881,174	825,281	769,295	713,217	657,045	600,780	544,423	
5 Ten unit development - rural site	7	£166,667	1,103,817	1,048,296	992,682	936,974	881,174	825,281	769,295	713,217	657,045	600,780	544,422	
6 Fifteen unit development - edge of village	8	£200,000	1,655,725	1,572,443	1,489,022	1,405,461	1,321,762	1,237,922	1,153,943	1,069,825	985,567	901,170	816,634	
7 Twenty unit development - within town/village boundary	9	£222,222	2,105,031	1,998,991	1,892,773	1,786,377	1,679,805	1,573,056	1,466,128	1,359,023	1,251,740	1,144,281	1,036,644	
8 Thirty unit development - town centre	10	£250,000	7,159,416	6,757,109	6,354,131	5,950,480	5,546,157	5,141,163	4,735,497	4,329,158	3,922,148	3,514,465	3,106,111	
9 Fifty unit development within town/village boundary	11	£555,556	3,944,552	3,702,007	3,459,056	3,215,701	2,971,941	2,727,777	2,483,207	2,238,232	1,992,854	1,747,069	1,500,880	
10 One hundred unit development - edge of town	12	£1,388,889	7,322,827	6,830,045	6,334,441	5,842,015	5,346,767	4,850,699	4,353,809	3,855,601	3,355,684	2,854,943	2,353,379	
11 Three hundred unit scheme - edge of town	13	£4,166,667	18,539,775	17,276,806	16,011,733	14,744,553	13,475,269	12,203,879	10,930,383	9,654,782	8,377,076	7,097,264	5,814,714	
12 Four hundred unit scheme	14	£5,555,556	24,719,700	23,035,742	21,348,977	19,659,405	17,967,025	16,271,838	14,573,844	12,873,043	11,169,435	9,463,018	7,752,952	
13 Five hundred unit scheme	15	£6,944,444	30,603,888	28,572,277	26,537,279	24,498,892	22,457,118	20,411,956	18,363,406	16,311,468	14,256,141	12,197,428	10,130,277	
14 Seven hundred and fifty unit scheme	16	£10,416,667	42,857,435	40,016,167	37,167,232	34,312,817	31,453,657	28,589,752	25,721,105	22,847,713	19,969,576	17,086,695	14,199,070	
15 One thousand unit scheme	17	£13,888,889	53,287,710	49,753,601	46,213,598	42,667,703	39,115,914	35,558,232	31,994,294	28,419,095	24,837,992	21,250,987	17,658,078	
16 One thousand two hundred and fifty unit scheme	18	£17,361,111	59,948,145	55,971,028	51,987,279	47,996,897	43,999,884	39,996,238	35,983,775	31,961,192	27,931,968	23,896,102	19,853,594	
17 One thousand five hundred unit scheme	19	£25,000,000	65,859,834	61,487,725	57,108,325	52,721,635	48,327,654	43,926,382	39,517,819	35,099,440	30,669,930	26,233,120	21,789,007	
18 Caravan Park - 20 units	20	£125,000	866,251	866,251	866,251	866,251	866,251	866,251	866,251	866,251	866,251	866,251	866,251	
19 Caravan Park - 40 units	21	£250,000	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926	
20 Caravan Park - 100 units	22	£625,000	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315	
21 C2 care scheme - flatland scheme in town centre	23	£166,667	1,329,442	-	1,477,899	-	1,626,597	-	1,775,540	-	1,924,726	-	2,074,155	
22 C2 care scheme - flatland scheme edge of town/village	24	£333,333	1,772,589	-	1,976,530	-	2,168,797	-	2,367,387	-	2,566,301	-	2,765,539	
23 C2 care scheme - houses - edge of town/village	25	£390,625	3,755,403	3,570,561	3,385,411	3,199,950	3,014,180	2,828,100	2,641,711	2,455,012	2,268,002	2,080,684	1,893,056	
24 Class E (retail) development - town centre	26	£4,375	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	
25 Class E (light industrial) development - town centre	27	£35,714	268,355	-	268,355	-	268,355	-	268,355	-	268,355	-	268,355	
26 Class E (retail) development - edge of town	28	£59,524	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	
27 Class E (office) development - town centre	29	£4,375	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	
28 Class E (office) development - town centre	30	£18,750	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	
29 Class E (office) development - edge of town	31	£44,643	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	
30 Industrial (B2/B8) out of town	32	£208,333	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	
31 Industrial (B2/B8) within town/village boundary	33	£833,333	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	
32 Industrial (B2/B8) edge of town/village	34	£41,667	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	
33 Hotel (town centre) 50 rooms	35	£31,250	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	
34 Hotel (town centre) 75 rooms	36	£46,875	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	
35 Hotel (town centre) 100 rooms	37	£62,500	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	
36 Community use/leisure within town/village	38	£19,643	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	

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

Sales value £5,299 ps/m AH tenure Rented 80% SO 20% Frst Hms 0%

			£948,923 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	£94,892	413,219	392,929	372,606	352,248	331,857	311,432	290,973	270,479	249,952	229,391	208,796	
2 Five unit development - edge of village	5	£253,046	688,699	654,883	621,010	587,082	553,095	519,053	484,955	450,799	416,587	382,319	347,994	
3 Eight unit development - village centre	8	£404,874	986,306	937,975	889,563	841,071	792,498	743,844	695,109	646,294	597,396	548,419	499,226	
4 Ten unit development - edge of village	10	£506,092	1,266,819	1,204,620	1,142,317	1,079,909	1,017,398	954,783	892,063	829,240	766,231	703,027	639,718	
5 Ten unit development - rural site	10	£632,615	1,266,819	1,204,620	1,142,317	1,079,909	1,017,398	954,783	892,063	829,240	766,231	703,027	639,718	
6 Fifteen unit development - edge of village	15	£759,138	1,900,229	1,806,930	1,713,475	1,619,864	1,526,097	1,432,174	1,338,095	1,243,859	1,149,347	1,054,540	959,578	
7 Twenty unit development - within town/village boundary	20	£843,487	2,420,827	2,301,866	2,182,705	2,063,345	1,943,785	1,824,027	1,704,069	1,583,913	1,463,557	1,343,002	1,222,248	
8 Thirty unit development - town centre	30	£948,923	8,369,707	7,917,878	7,465,293	7,011,954	6,557,860	6,103,011	5,647,406	5,191,047	4,733,933	4,276,064	3,817,439	
9 Fifty unit development within town/village boundary	50	£2,108,717	4,685,202	4,412,580	4,139,503	3,865,971	3,591,984	3,317,541	3,042,643	2,767,289	2,491,480	2,214,975	1,937,962	
10 One hundred unit development - edge of town	100	£5,271,793	8,809,927	8,256,369	7,701,888	7,146,483	6,590,155	6,032,903	5,474,728	4,915,629	4,355,607	3,794,661	3,232,792	
11 Three hundred unit scheme - edge of town	300	£15,815,379	22,447,229	21,026,918	19,604,237	18,179,187	16,751,766	15,321,977	13,889,819	12,455,291	11,018,393	9,579,127	8,134,827	
12 Four hundred unit scheme	400	£21,087,172	29,929,639	28,035,890	26,138,982	24,238,915	22,335,688	20,429,303	18,519,758	16,607,055	14,691,192	12,772,169	10,846,435	
13 Five hundred unit scheme	500	£26,358,965	36,888,280	34,602,634	32,313,174	30,019,900	27,722,813	25,421,911	23,117,195	20,808,665	18,494,822	16,175,137	13,851,633	
14 Seven hundred and fifty unit scheme	750	£39,538,448	51,634,952	48,435,252	45,230,211	42,019,832	38,804,114	35,583,055	32,356,659	29,124,923	25,887,847	22,645,433	19,397,680	
15 One thousand unit scheme	1,000	£52,717,931	64,210,295	60,233,186	56,249,442	52,259,060	48,262,042	44,256,155	40,242,031	36,221,264	32,193,854	28,159,801	24,119,106	
16 One thousand two hundred and fifty unit scheme	1,250	£65,897,414	72,248,011	67,771,624	63,287,768	58,796,441	54,297,645	49,791,380	45,277,047	40,751,504	36,218,486	31,677,990	27,130,018	
17 One thousand five hundred unit scheme	1,500	£94,892,276	79,397,978	74,476,237	69,546,282	64,608,115	59,661,735	54,707,143	49,744,338	44,773,320	39,794,090	34,801,950	29,800,828	
18 Caravan Park - 20 units	20	£474,461	936,042	936,042	936,042	936,042	936,042	936,042	936,042	936,042	936,042	936,042	936,042	
19 Caravan Park - 40 units	40	£948,923	1,784,509	1,784,509	1,784,509	1,784,509	1,784,509	1,784,509	1,784,509	1,784,509	1,784,509	1,784,509	1,784,509	
20 Caravan Park - 100 units	100	£2,372,307	4,461,273	4,461,273	4,461,273	4,461,273	4,461,273	4,461,273	4,461,273	4,461,273	4,461,273	4,461,273	4,461,273	
21 C2 care scheme - flatted scheme in town centre	60	£632,615	- 678,849	- 850,352	- 1,024,687	- 1,199,883	- 1,375,366	- 1,551,136	- 1,727,194	- 1,903,538	- 2,080,169	- 2,257,088	- 2,434,294	
22 C2 care scheme - flatted scheme edge of town/village	80	£1,265,230	- 905,133	- 1,133,803	- 1,366,250	- 1,599,844	- 1,833,822	- 2,068,182	- 2,302,924	- 2,538,050	- 2,773,559	- 3,009,450	- 3,245,724	
23 C2 care scheme - houses - edge of town/village	50	£1,482,692	4,453,898	4,241,057	4,027,860	3,813,997	3,599,450	3,384,545	3,169,282	2,953,661	2,737,682	2,521,346	2,304,651	
24 Class E (retail) development - town centre	-	£16,606	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	
25 Class E (light industrial) development - town centre	-	£135,560	- 268,355	- 268,355	- 268,355	- 268,355	- 268,355	- 268,355	- 268,355	- 268,355	- 268,355	- 268,355	- 268,355	
26 Class E (retail) development - edge of town	-	£225,934	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	
27 Class E (office) development - town centre	-	£16,606	- 333,808	- 333,808	- 333,808	- 333,808	- 333,808	- 333,808	- 333,808	- 333,808	- 333,808	- 333,808	- 333,808	
28 Class E (office) development - town centre	-	£71,169	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607	
29 Class E (office) development - edge of town	-	£169,450	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344	
30 Industrial (B2/B8) out of town	-	£790,769	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	
31 Industrial (B2/B8) within town/village boundary	-	£3,163,076	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	
32 Industrial (B2/B8) edge of town/village	-	£158,154	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	
33 Hotel (town centre) 50 rooms	-	£118,615	- 794,810	- 794,810	- 794,810	- 794,810	- 794,810	- 794,810	- 794,810	- 794,810	- 794,810	- 794,810	- 794,810	
34 Hotel (town centre) 75 rooms	-	£177,923	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316	
35 Hotel (town centre) 100 rooms	-	£237,231	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754	
36 Community use/leisure within town/village	-	£74,558	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307	

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)			£370,000	PER HA										Residual land values									
Description	No of units	BLV		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH									
1 Three unit development within town/village boundary	3	£37,000		413,219	392,929	372,606	352,248	331,857	311,432	290,973	270,479	249,952	229,391	208,796									
2 Five unit development - edge of village	5	£98,667		688,699	654,883	621,010	587,082	553,095	519,053	484,955	450,799	416,587	382,319	347,994									
3 Eight unit development - village centre	8	£157,867		986,306	937,975	889,563	841,071	792,498	743,844	695,109	646,294	597,396	548,419	499,226									
4 Ten unit development - edge of village	10	£197,333		1,266,819	1,204,620	1,142,317	1,079,909	1,017,398	954,783	892,063	829,240	766,231	703,027	639,718									
5 Ten unit development - rural site	10	£246,667		1,266,819	1,204,620	1,142,317	1,079,909	1,017,398	954,783	892,063	829,240	766,231	703,027	639,718									
6 Fifteen unit development - edge of village	15	£296,000		1,900,229	1,806,930	1,713,475	1,619,864	1,526,097	1,432,174	1,338,095	1,243,859	1,149,347	1,054,540	959,578									
7 Twenty unit development - within town/village boundary	20	£328,889		2,420,827	2,301,866	2,182,705	2,063,345	1,943,785	1,824,027	1,704,069	1,583,913	1,463,557	1,343,002	1,222,248									
8 Thirty unit development - town centre	30	£370,000		8,369,707	7,917,878	7,465,293	7,011,954	6,557,860	6,103,011	5,647,406	5,191,047	4,733,933	4,276,064	3,817,439									
9 Fifty unit development within town/village boundary	50	£822,222		4,685,202	4,412,580	4,139,503	3,865,971	3,591,984	3,317,541	3,042,643	2,767,289	2,491,480	2,214,975	1,937,962									
10 One hundred unit development - edge of town	100	£2,055,556		8,809,927	8,256,369	7,701,888	7,146,483	6,590,155	6,032,903	5,474,728	4,915,629	4,355,607	3,794,661	3,232,792									
11 Three hundred unit scheme - edge of town	300	£6,166,667		22,447,229	21,026,918	19,604,237	18,179,187	16,751,766	15,321,977	13,889,819	12,455,291	11,018,393	9,579,127	8,134,827									
12 Four hundred unit scheme	400	£8,222,222		29,929,639	28,035,890	26,138,982	24,238,915	22,335,688	20,429,303	18,519,758	16,607,055	14,691,192	12,772,169	10,846,435									
13 Five hundred unit scheme	500	£10,277,778		36,888,280	34,602,634	32,313,174	30,019,900	27,722,813	25,421,911	23,117,195	20,808,665	18,494,822	16,175,137	13,851,633									
14 Seven hundred and fifty unit scheme	750	£15,416,667		51,634,952	48,435,252	45,230,211	42,019,832	38,804,114	35,583,055	32,356,659	29,124,923	25,887,847	22,645,433	19,397,680									
15 One thousand unit scheme	1,000	£20,555,556		64,210,295	60,233,186	56,249,442	52,259,060	48,262,042	44,256,155	40,242,031	36,221,264	32,193,854	28,159,801	24,119,106									
16 One thousand two hundred and fifty unit scheme	1,250	£25,694,444		72,248,011	67,771,624	63,287,768	58,796,441	54,297,645	49,791,380	45,277,047	40,751,504	36,218,486	31,677,990	27,130,018									
17 One thousand five hundred unit scheme	1,500	£37,000,000		79,397,978	74,476,237	69,546,282	64,608,115	59,661,735	54,707,143	49,744,338	44,773,320	39,794,090	34,801,950	29,800,828									
18 Caravan Park - 20 units	20	£185,000		936,042	936,042	936,042	936,042	936,042	936,042	936,042	936,042	936,042	936,042	936,042									
19 Caravan Park - 40 units	40	£370,000		1,784,509	1,784,509	1,784,509	1,784,509	1,784,509	1,784,509	1,784,509	1,784,509	1,784,509	1,784,509	1,784,509									
20 Caravan Park - 100 units	100	£925,000		4,461,273	4,461,273	4,461,273	4,461,273	4,461,273	4,461,273	4,461,273	4,461,273	4,461,273	4,461,273	4,461,273									
21 C2 care scheme - flatted scheme in town centre	60	£246,667		- 678,849	- 850,352	- 1,024,687	- 1,199,883	- 1,375,366	- 1,551,136	- 1,727,194	- 1,903,538	- 2,080,169	- 2,257,088	- 2,434,294									
22 C2 care scheme - flatted scheme edge of town/village	80	£493,333		- 905,133	- 1,133,803	- 1,366,250	- 1,599,844	- 1,833,822	- 2,068,182	- 2,302,924	- 2,538,050	- 2,773,559	- 3,009,450	- 3,245,724									
23 C2 care scheme - houses - edge of town/village	50	£578,125		4,453,898	4,241,057	4,027,860	3,813,997	3,599,450	3,384,545	3,169,282	2,953,661	2,737,682	2,521,346	2,304,651									
24 Class E (retail) development - town centre	-	£6,475		171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740									
25 Class E (light industrial) development - town centre	-	£52,857		- 268,355	- 268,355	- 268,355	- 268,355	- 268,355	- 268,355	- 268,355	- 268,355	- 268,355	- 268,355	- 268,355									
26 Class E (retail) development - edge of town	-	£88,095		1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712									
27 Class E (office) development - town centre	-	£6,475		- 333,808	- 333,808	- 333,808	- 333,808	- 333,808	- 333,808	- 333,808	- 333,808	- 333,808	- 333,808	- 333,808									
28 Class E (office) development - town centre	-	£27,750		- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607	- 1,430,607									
29 Class E (office) development - edge of town	-	£66,071		- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344	- 2,384,344									
30 Industrial (B2/B8) out of town	-	£308,333		1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980									
31 Industrial (B2/B8) within town/village boundary	-	£1,233,333		6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347									
32 Industrial (B2/B8) edge of town/village	-	£61,667		316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596									
33 Hotel (town centre) 50 rooms	-	£46,250		- 794,810	- 794,810	- 794,810	- 794,810	- 794,810	- 794,810	- 794,810	- 794,810	- 794,810	- 794,810	- 794,810									
34 Hotel (town centre) 75 rooms	-	£69,375		- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316	- 1,264,316									
35 Hotel (town centre) 100 rooms	-	£92,500		- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754	- 1,685,754									
36 Community use/leisure within town/village	-	£29,071		- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307	- 1,394,307									

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

Sales value £5,538 psm

AH tenure

Rented 80%

SO 20% Frst Hms 0%

		£948,923 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	£94,892	464,115	441,732	419,311	396,851	374,355	351,822	329,249	306,641	283,994	261,311	238,590	
2 Five unit development - edge of village	5	£253,046	773,526	736,219	698,850	661,419	623,925	586,369	548,749	511,069	473,325	435,519	397,650	
3 Eight unit development - village centre	8	£404,874	1,116,708	1,063,053	1,009,235	955,288	901,251	847,125	792,907	738,601	684,204	629,716	575,139	
4 Ten unit development - edge of village	10	£506,092	1,429,464	1,360,476	1,291,372	1,222,152	1,152,816	1,083,366	1,013,800	944,118	874,320	804,408	734,380	
5 Ten unit development - rural site	10	£632,615	1,429,464	1,360,476	1,291,372	1,222,152	1,152,816	1,083,366	1,013,800	944,118	874,320	804,408	734,380	
6 Fifteen unit development - edge of village	15	£759,138	2,144,196	2,040,714	1,937,058	1,833,227	1,729,224	1,625,048	1,520,699	1,416,177	1,311,481	1,206,612	1,101,569	
7 Twenty unit development - within town/village boundary	20	£843,487	2,736,624	2,604,741	2,472,636	2,340,311	2,207,764	2,074,998	1,942,010	1,808,802	1,675,372	1,541,723	1,407,852	
8 Thirty unit development - town centre	30	£948,923	9,579,998	9,078,647	8,576,456	8,073,429	7,569,562	7,064,858	6,560,316	6,056,936	5,545,718	5,037,661	4,528,767	
9 Fifty unit development within town/village boundary	50	£2,108,717	5,420,801	5,118,090	4,814,873	4,511,151	4,206,922	3,902,189	3,596,949	3,291,203	2,984,952	2,678,194	2,370,932	
10 One hundred unit development - edge of town	100	£5,271,793	10,297,027	9,682,693	9,067,336	8,450,951	7,833,542	7,215,107	6,595,647	5,975,161	5,353,650	4,731,113	4,107,551	
11 Three hundred unit scheme - edge of town	300	£15,815,379	26,347,724	24,769,517	23,188,663	21,603,805	20,016,309	18,426,177	16,833,408	15,238,003	13,639,962	12,039,284	10,435,969	
12 Four hundred unit scheme	400	£21,087,172	35,130,298	33,026,022	30,918,217	28,805,072	26,688,412	24,568,236	22,444,545	20,317,338	18,186,616	16,052,378	13,914,626	
13 Five hundred unit scheme	500	£26,358,965	43,151,049	40,609,728	38,064,165	35,514,359	32,960,310	30,402,017	27,839,483	25,272,705	22,701,685	20,126,422	17,546,916	
14 Seven hundred and fifty unit scheme	750	£39,538,448	60,379,534	56,824,952	53,264,436	49,697,986	46,125,600	42,547,281	38,963,026	35,372,838	31,776,715	28,174,657	24,563,815	
15 One thousand unit scheme	1,000	£52,717,931	75,084,097	70,662,730	66,233,983	61,797,853	57,354,342	52,903,450	48,445,175	43,979,520	39,506,483	35,026,063	30,538,263	
16 One thousand two hundred and fifty unit scheme	1,250	£65,897,414	84,502,867	79,527,790	74,542,193	69,548,286	64,546,071	59,535,545	54,516,710	49,489,564	44,454,109	39,410,345	34,358,270	
17 One thousand five hundred unit scheme	1,500	£94,892,276	92,876,995	87,406,931	81,927,735	76,439,407	70,941,946	65,435,353	59,919,627	54,394,769	48,860,439	43,313,439	37,757,301	
18 Caravan Park - 20 units	20	£474,461	1,005,834	1,005,834	1,005,834	1,005,834	1,005,834	1,005,834	1,005,834	1,005,834	1,005,834	1,005,834	1,005,834	
19 Caravan Park - 40 units	40	£948,923	1,924,093	1,924,093	1,924,093	1,924,093	1,924,093	1,924,093	1,924,093	1,924,093	1,924,093	1,924,093	1,924,093	
20 Caravan Park - 100 units	100	£2,372,307	4,810,231	4,810,231	4,810,231	4,810,231	4,810,231	4,810,231	4,810,231	4,810,231	4,810,231	4,810,231	4,810,231	
21 C2 care scheme - flatland scheme in town centre	60	£632,615	35,752	232,971	430,516	628,386	826,581	1,028,118	1,230,561	1,433,334	1,636,438	1,839,873	2,043,639	
22 C2 care scheme - flatland scheme edge of town/village	80	£1,265,230	47,668	310,828	574,022	837,848	1,102,109	1,370,824	1,640,747	1,911,112	2,181,917	2,453,165	2,724,853	
23 C2 care scheme - houses - edge of town/village	50	£1,482,692	5,146,061	4,904,869	4,663,273	4,421,273	4,178,868	3,936,060	3,692,847	3,449,229	3,205,208	2,960,782	2,715,952	
24 Class E (retail) development - town centre	-	£16,606	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	
25 Class E (light industrial) development - town centre	-	£135,560	268,355	268,355	268,355	268,355	268,355	268,355	268,355	268,355	268,355	268,355	268,355	
26 Class E (retail) development - edge of town	-	£225,934	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	
27 Class E (office) development - town centre	-	£16,606	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	
28 Class E (office) development - town centre	-	£71,169	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	
29 Class E (office) development - edge of town	-	£169,450	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	
30 Industrial (B2/B8) out of town	-	£790,769	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	
31 Industrial (B2/B8) within town/village boundary	-	£3,163,076	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	
32 Industrial (B2/B8) edge of town/village	-	£158,154	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	
33 Hotel (town centre) 50 rooms	-	£116,615	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	
34 Hotel (town centre) 75 rooms	-	£177,923	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	
35 Hotel (town centre) 100 rooms	-	£237,231	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	
36 Community use/leisure within town/village	-	£74,558	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

[illegible]

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)			£250,000		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£25,000	464,115	441,732	419,311	396,851	374,355	351,822	329,249	306,641	283,994	261,311	238,590	
2 Five unit development - edge of village	4	£66,667	773,526	736,219	698,850	661,419	623,952	586,369	548,749	511,069	473,325	435,519	397,650	
3 Eight unit development - village centre	5	£106,667	1,116,708	1,063,053	1,009,235	955,288	901,251	847,125	792,907	738,601	684,204	629,716	575,139	
4 Ten unit development - edge of village	6	£133,333	1,429,464	1,360,476	1,291,372	1,222,152	1,152,816	1,083,366	1,013,800	944,118	874,320	804,408	734,380	
5 Ten unit development - rural site	7	£166,667	1,429,464	1,360,476	1,291,372	1,222,152	1,152,816	1,083,366	1,013,800	944,118	874,320	804,408	734,380	
6 Fifteen unit development - edge of village	8	£200,000	2,144,196	2,040,714	1,937,058	1,833,227	1,729,224	1,625,048	1,520,699	1,416,177	1,311,481	1,206,612	1,101,569	
7 Twenty unit development - within town/village boundary	9	£222,222	2,736,624	2,604,741	2,472,638	2,340,311	2,207,764	2,074,998	1,942,011	1,808,802	1,675,372	1,541,723	1,407,852	
8 Thirty unit development - town centre	10	£250,000	9,579,998	9,078,647	8,576,456	8,073,429	7,569,562	7,064,858	6,560,316	6,052,936	5,545,718	5,037,661	4,528,767	
9 Fifty unit development within town/village boundary	11	£555,556	5,420,801	5,118,090	4,814,873	4,511,151	4,206,922	3,902,189	3,596,949	3,291,203	2,984,952	2,678,194	2,370,932	
10 One hundred unit development - edge of town	12	£1,388,889	10,297,027	9,682,693	9,067,336	8,450,951	7,833,542	7,215,107	6,595,647	5,975,161	5,353,650	4,731,113	4,107,551	
11 Three hundred unit scheme - edge of town	13	£4,166,667	26,347,724	24,769,517	23,188,667	21,603,805	20,016,309	18,426,177	16,833,408	15,238,003	13,639,962	12,039,284	10,435,969	
12 Four hundred unit scheme	14	£5,555,556	35,130,298	33,026,022	30,918,217	28,805,072	26,688,412	24,568,236	22,444,545	20,317,338	18,186,616	16,052,378	13,914,626	
13 Five hundred unit scheme	15	£6,944,444	43,151,049	40,609,728	38,064,165	35,514,359	32,960,310	30,402,017	27,839,483	25,272,705	22,701,685	20,126,422	17,546,916	
14 Seven hundred and fifty unit scheme	16	£10,416,667	60,379,534	56,824,952	53,264,436	49,697,986	46,125,600	42,547,281	38,963,026	35,372,338	31,776,715	28,174,657	24,563,815	
15 One thousand unit scheme	17	£13,888,889	75,084,097	70,662,730	66,233,983	61,797,853	57,354,342	52,903,450	48,445,175	43,979,520	39,506,483	35,026,063	30,538,263	
16 One thousand two hundred and fifty unit scheme	18	£17,361,111	84,502,867	79,527,790	74,542,193	69,548,286	64,546,071	59,535,545	54,516,710	49,485,564	44,450,139	39,410,345	34,358,270	
17 One thousand five hundred unit scheme	19	£25,000,000	92,876,995	87,406,931	81,927,735	76,439,407	70,941,964	65,435,593	59,919,627	54,394,769	48,860,439	43,313,439	37,757,300	
18 Caravan Park - 20 units	20	£125,000	1,005,834	1,005,834	1,005,834	1,005,834	1,005,834	1,005,834	1,005,834	1,005,834	1,005,834	1,005,834	1,005,834	
19 Caravan Park - 40 units	21	£250,000	1,924,093	1,924,093	1,924,093	1,924,093	1,924,093	1,924,093	1,924,093	1,924,093	1,924,093	1,924,093	1,924,093	
20 Caravan Park - 100 units	22	£625,000	4,810,231	4,810,231	4,810,231	4,810,231	4,810,231	4,810,231	4,810,231	4,810,231	4,810,231	4,810,231	4,810,231	
21 C2 care scheme - flatland scheme in town centre	23	£166,667	35,752	232,971	430,516	628,386	826,581	1,028,118	1,230,561	1,433,334	1,636,438	1,839,873	2,043,639	
22 C2 care scheme - flatland scheme edge of town/village	24	£333,333	47,668	310,628	574,022	837,848	1,102,109	1,370,824	1,640,747	1,911,112	2,181,917	2,453,165	2,724,855	
23 C2 care scheme - houses - edge of town/village	25	£390,625	5,146,061	4,904,869	4,663,273	4,421,273	4,178,868	3,936,060	3,692,847	3,449,229	3,205,208	2,960,782	2,715,952	
24 Class E (retail) development - town centre	26	£4,375	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	
25 Class E (light industrial) development - town centre	27	£35,714	268,355	268,355	268,355	268,355	268,355	268,355	268,355	268,355	268,355	268,355	268,355	
26 Class E (retail) development - edge of town	28	£59,524	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	
27 Class E (office) development - town centre	29	£4,375	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	
28 Class E (office) development - town centre	30	£18,750	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	
29 Class E (office) development - edge of town	31	£44,643	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	
30 Industrial (B2/B8) out of town	32	£208,333	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	
31 Industrial (B2/B8) within town/village boundary	33	£833,333	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	
32 Industrial (B2/B8) edge of town/village	34	£41,667	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	
33 Hotel (town centre) 50 rooms	35	£31,250	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	
34 Hotel (town centre) 75 rooms	36	£46,875	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	
35 Hotel (town centre) 100 rooms	37	£62,500	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	
36 Community use/leisure within town/village	38	£19,643	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	

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

Sales value £5,778 psm AH tenure Rented 80% SO 20% Frst Hms 0%

			£948,923 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	£94,892	515,012	490,534	466,014	441,454	416,853	392,210	367,527	342,803	318,038	293,230	268,383	
2 Five unit development - edge of village	5	£253,046	858,353	817,556	776,691	735,756	694,754	653,683	612,545	571,337	530,062	488,718	447,306	
3 Eight unit development - village centre	8	£404,874	1,245,946	1,186,901	1,127,758	1,068,517	1,009,175	949,735	890,197	830,559	770,823	710,987	651,053	
4 Ten unit development - edge of village	10	£506,092	1,590,823	1,515,215	1,439,480	1,363,618	1,287,630	1,211,514	1,135,273	1,058,905	982,410	905,788	829,041	
5 Ten unit development - rural site	10	£632,615	1,590,823	1,515,215	1,439,480	1,363,618	1,287,630	1,211,514	1,135,273	1,058,905	982,410	905,788	829,041	
6 Fifteen unit development - edge of village	15	£759,138	2,386,235	2,272,822	2,159,219	2,045,427	1,931,444	1,817,271	1,702,909	1,588,357	1,473,615	1,358,683	1,243,561	
7 Twenty unit development - within town/village boundary	20	£843,487	3,052,421	2,907,615	2,762,567	2,617,278	2,471,744	2,325,969	2,179,952	2,033,692	1,887,189	1,740,444	1,593,456	
8 Thirty unit development - town centre	30	£948,923	10,790,289	10,239,414	9,687,619	9,134,903	8,581,265	8,026,706	7,471,226	6,914,825	6,357,503	5,799,260	5,240,095	
9 Fifty unit development within town/village boundary	50	£2,108,717	6,156,401	5,823,600	5,490,244	5,156,331	4,821,861	4,486,836	4,151,255	3,815,117	3,478,422	3,141,173	2,803,366	
10 One hundred unit development - edge of town	100	£5,271,793	11,784,127	11,109,019	10,432,783	9,755,419	9,076,929	8,397,312	7,716,566	7,034,693	6,351,694	5,667,567	4,982,312	
11 Three hundred unit scheme - edge of town	300	£15,815,379	30,222,672	28,486,254	26,746,935	25,004,717	23,259,599	21,511,581	19,760,664	18,006,848	16,250,131	14,490,515	12,728,000	
12 Four hundred unit scheme	400	£21,087,172	40,296,897	37,981,671	35,662,580	33,339,622	31,012,799	28,682,108	26,347,552	24,009,130	21,666,841	19,320,687	16,970,667	
13 Five hundred unit scheme	500	£26,358,965	49,386,239	46,591,620	43,792,333	40,988,378	38,179,756	35,366,465	32,548,507	29,725,882	26,898,589	24,066,629	21,230,000	
14 Seven hundred and fifty unit scheme	750	£39,538,448	69,103,166	65,192,213	61,274,728	57,350,709	53,420,160	49,483,077	45,539,462	41,589,316	37,632,637	33,669,426	29,699,683	
15 One thousand unit scheme	1,000	£52,717,931	85,920,381	81,058,081	76,187,660	71,309,118	66,422,455	61,527,670	56,624,764	51,713,738	46,794,589	41,867,321	36,931,931	
16 One thousand two hundred and fifty unit scheme	1,250	£65,897,414	96,700,800	91,227,196	85,744,450	80,252,562	74,751,532	69,241,359	63,722,045	58,193,589	52,655,990	47,109,249	41,553,366	
17 One thousand five hundred unit scheme	1,500	£94,892,276	106,321,069	100,302,560	94,272,806	88,232,998	82,183,137	76,123,220	70,053,250	63,973,225	57,883,146	51,783,013	45,672,826	
18 Caravan Park - 20 units	20	£474,461	1,075,626	1,075,626	1,075,626	1,075,626	1,075,626	1,075,626	1,075,626	1,075,626	1,075,626	1,075,626	1,075,626	
19 Caravan Park - 40 units	40	£948,923	2,063,676	2,063,676	2,063,676	2,063,676	2,063,676	2,063,676	2,063,676	2,063,676	2,063,676	2,063,676	2,063,676	
20 Caravan Park - 100 units	100	£2,372,307	5,159,189	5,159,189	5,159,189	5,159,189	5,159,189	5,159,189	5,159,189	5,159,189	5,159,189	5,159,189	5,159,189	
21 C2 care scheme - flatted scheme in town centre	60	£632,615	597,574	378,224	158,512	-	62,569	-	286,611	-	735,800	-	1,652,986	
22 C2 care scheme - flatted scheme edge of town/village	80	£1,265,230	796,766	504,299	211,350	-	83,425	-	382,148	-	681,362	-	2,203,981	
23 C2 care scheme - houses - edge of town/village	50	£1,482,692	5,836,628	5,567,719	5,298,358	5,028,548	4,758,287	4,487,574	4,216,412	3,944,798	3,672,733	3,400,218	3,127,253	
24 Class E (retail) development - town centre	-	£16,606	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	
25 Class E (light industrial) development - town centre	-	£135,560	-	268,355	-	268,355	-	268,355	-	268,355	-	268,355	-	
26 Class E (retail) development - edge of town	-	£225,934	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	
27 Class E (office) development - town centre	-	£16,606	-	333,808	-	333,808	-	333,808	-	333,808	-	333,808	-	
28 Class E (office) development - town centre	-	£71,169	-	1,430,607	-	1,430,607	-	1,430,607	-	1,430,607	-	1,430,607	-	
29 Class E (office) development - edge of town	-	£169,450	-	2,384,344	-	2,384,344	-	2,384,344	-	2,384,344	-	2,384,344	-	
30 Industrial (B2/B8) out of town	-	£790,769	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	
31 Industrial (B2/B8) within town/village boundary	-	£3,163,076	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	
32 Industrial (B2/B8) edge of town/village	-	£158,154	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	
33 Hotel (town centre) 50 rooms	-	£118,615	-	794,810	-	794,810	-	794,810	-	794,810	-	794,810	-	
34 Hotel (town centre) 75 rooms	-	£177,923	-	1,264,316	-	1,264,316	-	1,264,316	-	1,264,316	-	1,264,316	-	
35 Hotel (town centre) 100 rooms	-	£237,231	-	1,685,754	-	1,685,754	-	1,685,754	-	1,685,754	-	1,685,754	-	
36 Community use/leisure within town/village	-	£74,558	-	1,394,307	-	1,394,307	-	1,394,307	-	1,394,307	-	1,394,307	-	

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)			£370,000	PER HA											Residual land values										
Description	No of units	BLV		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH											
1 Three unit development within town/village boundary	3	£37,000		515,012	490,534	466,014	441,454	416,853	392,210	367,527	342,803	318,038	293,230	268,383											
2 Five unit development - edge of village	5	£98,667		858,353	817,556	776,691	735,756	694,754	653,683	612,545	571,337	530,062	488,718	447,306											
3 Eight unit development - village centre	8	£157,867		1,245,946	1,186,901	1,127,758	1,068,517	1,009,175	949,735	890,197	830,559	770,823	710,987	651,053											
4 Ten unit development - edge of village	10	£197,333		1,590,823	1,515,215	1,439,480	1,363,618	1,287,630	1,211,514	1,135,273	1,058,905	982,410	905,788	829,041											
5 Ten unit development - rural site	10	£246,667		1,590,823	1,515,215	1,439,480	1,363,618	1,287,630	1,211,514	1,135,273	1,058,905	982,410	905,788	829,041											
6 Fifteen unit development - edge of village	15	£296,000		2,386,235	2,272,822	2,159,219	2,045,427	1,931,444	1,817,271	1,702,909	1,588,357	1,473,615	1,358,683	1,243,561											
7 Twenty unit development - within town/village boundary	20	£328,889		3,052,421	2,907,615	2,762,567	2,617,278	2,471,744	2,325,969	2,179,952	2,033,692	1,887,189	1,740,444	1,593,456											
8 Thirty unit development - town centre	30	£370,000		10,790,289	10,239,414	9,687,619	9,134,903	8,581,265	8,026,706	7,471,226	6,914,825	6,357,503	5,799,260	5,240,095											
9 Fifty unit development within town/village boundary	50	£822,222		6,156,401	5,823,600	5,490,244	5,156,331	4,821,861	4,486,836	4,151,255	3,815,117	3,478,422	3,141,173	2,803,366											
10 One hundred unit development - edge of town	100	£2,055,556		11,784,127	11,109,019	10,432,783	9,755,419	9,076,929	8,397,312	7,716,566	7,034,693	6,351,694	5,667,567	4,982,312											
11 Three hundred unit scheme - edge of town	300	£6,166,667		30,222,672	28,486,254	26,746,935	25,004,717	23,259,599	21,511,581	19,760,664	18,006,848	16,250,131	14,490,515	12,728,000											
12 Four hundred unit scheme	400	£8,222,222		40,296,897	37,981,671	35,662,580	33,339,622	31,012,799	28,682,108	26,347,552	24,009,130	21,666,841	19,320,687	16,970,667											
13 Five hundred unit scheme	500	£10,277,778		49,386,239	46,591,620	43,792,333	40,988,378	38,179,756	35,366,465	32,548,507	29,725,882	26,898,589	24,066,629	21,230,000											
14 Seven hundred and fifty unit scheme	750	£15,416,667		69,103,166	65,192,213	61,274,728	57,350,709	53,420,160	49,483,077	45,539,462	41,589,316	37,632,637	33,669,426	29,699,683											
15 One thousand unit scheme	1,000	£20,555,556		85,920,381	81,058,081	76,187,660	71,309,118	66,422,455	61,527,670	56,624,764	51,713,738	46,794,589	41,867,321	36,931,931											
16 One thousand two hundred and fifty unit scheme	1,250	£25,694,444		96,700,800	91,227,196	85,744,450	80,252,562	74,751,532	69,241,359	63,722,045	58,193,589	52,655,990	47,109,249	41,553,366											
17 One thousand five hundred unit scheme	1,500	£37,000,000		106,321,069	100,302,560	94,272,806	88,232,998	82,183,137	76,123,220	70,053,250	63,973,225	57,883,146	51,783,013	45,672,826											
18 Caravan Park - 20 units	20	£185,000		1,075,626	1,075,626	1,075,626	1,075,626	1,075,626	1,075,626	1,075,626	1,075,626	1,075,626	1,075,626	1,075,626											
19 Caravan Park - 40 units	40	£370,000		2,063,676	2,063,676	2,063,676	2,063,676	2,063,676	2,063,676	2,063,676	2,063,676	2,063,676	2,063,676	2,063,676											
20 Caravan Park - 100 units	100	£925,000		5,159,189	5,159,189	5,159,189	5,159,189	5,159,189	5,159,189	5,159,189	5,159,189	5,159,189	5,159,189	5,159,189											
21 C2 care scheme - flatted scheme in town centre	60	£246,667		597,574	378,224	158,512	-	62,569	-	286,611	-	511,021	-	735,800											
22 C2 care scheme - flatted scheme edge of town/village	80	£493,333		796,766	504,299	211,350	-	83,425	-	382,148	-	681,362	-	981,067											
23 C2 care scheme - houses - edge of town/village	50	£578,125		5,836,628	5,567,719	5,298,358	5,028,548	4,758,287	4,487,574	4,216,412	3,944,798	3,672,733	3,400,218	3,127,253											
24 Class E (retail) development - town centre	-	£6,475		171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740											
25 Class E (light industrial) development - town centre	-	£52,857		-	268,355	-	268,355	-	268,355	-	268,355	-	268,355	-											
26 Class E (retail) development - edge of town	-	£88,095		-	1,226,712	-	1,226,712	-	1,226,712	-	1,226,712	-	1,226,712	-											
27 Class E (office) development - town centre	-	£6,475		-	333,808	-	333,808	-	333,808	-	333,808	-	333,808	-											
28 Class E (office) development - town centre	-	£27,750		-	1,430,607	-	1,430,607	-	1,430,607	-	1,430,607	-	1,430,607	-											
29 Class E (office) development - edge of town	-	£66,071		-	2,384,344	-	2,384,344	-	2,384,344	-	2,384,344	-	2,384,344	-											
30 Industrial (B2/B8) out of town	-	£308,333		-	1,582,980	-	1,582,980	-	1,582,980	-	1,582,980	-	1,582,980	-											
31 Industrial (B2/B8) within town/village boundary	-	£1,233,333		-	6,467,347	-	6,467,347	-	6,467,347	-	6,467,347	-	6,467,347	-											
32 Industrial (B2/B8) edge of town/village	-	£61,667		-	316,596	-	316,596	-	316,596	-	316,596	-	316,596	-											
33 Hotel (town centre) 50 rooms	-	£46,250		-	794,810	-	794,810	-	794,810	-	794,810	-	794,810	-											
34 Hotel (town centre) 75 rooms	-	£69,375		-	1,264,316	-	1,264,316	-	1,264,316	-	1,264,316	-	1,264,316	-											
35 Hotel (town centre) 100 rooms	-	£92,500		-	1,685,754	-	1,685,754	-	1,685,754	-	1,685,754	-	1,685,754	-											
36 Community use/leisure within town/village	-	£29,071		-	1,394,307	-	1,394,307	-	1,394,307	-	1,394,307	-	1,394,307	-											

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

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

			£948,923 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	£94,892	565,909	539,336	512,718	486,057	459,350	432,599	405,804	378,964	352,080	325,151	298,178					
2 Five unit development - edge of village	5	£253,046	943,181	898,894	854,531	810,094	765,583	720,999	676,339	631,606	586,799	541,918	496,962					
3 Eight unit development - village centre	8	£404,874	1,375,033	1,310,711	1,246,282	1,181,744	1,117,099	1,052,346	987,486	922,518	857,442	792,259	726,967					
4 Ten unit development - edge of village	10	£506,092	1,752,182	1,669,954	1,587,587	1,505,084	1,422,443	1,339,663	1,256,746	1,173,692	1,090,500	1,007,170	923,701					
5 Ten unit development - rural site	10	£632,615	1,752,182	1,669,954	1,587,587	1,505,084	1,422,443	1,339,663	1,256,746	1,173,692	1,090,500	1,007,170	923,701					
6 Fifteen unit development - edge of village	15	£759,138	2,628,274	2,504,931	2,381,381	2,257,626	2,133,664	2,009,495	1,885,119	1,760,538	1,635,750	1,510,754	1,385,552					
7 Twenty unit development - within town/village boundary	20	£843,487	3,368,217	3,210,490	3,052,499	2,894,244	2,735,725	2,576,941	2,417,893	2,258,581	2,099,005	1,939,165	1,779,060					
8 Thirty unit development - town centre	30	£948,923	12,000,580	11,400,183	10,798,782	10,196,376	9,592,968	8,988,554	8,383,136	7,776,714	7,169,289	6,560,858	5,951,424					
9 Fifty unit development within town/village boundary	50	£2,108,717	6,892,000	6,529,110	6,165,614	5,801,511	5,436,801	5,071,485	4,705,561	4,339,031	3,971,894	3,604,151	3,235,801					
10 One hundred unit development - edge of town	100	£5,271,793	13,271,227	12,535,343	11,798,230	11,059,887	10,320,316	9,579,515	8,837,485	8,094,225	7,349,737	6,604,019	5,857,071					
11 Three hundred unit scheme - edge of town	300	£15,815,379	34,097,622	32,202,991	30,305,194	28,404,233	26,500,107	24,592,816	22,682,361	20,768,739	18,851,954	16,932,003	15,008,887					
12 Four hundred unit scheme	400	£21,087,172	45,463,495	42,937,320	40,406,925	37,872,311	35,333,476	32,790,422	30,243,147	27,691,653	25,135,938	22,576,004	20,011,850					
13 Five hundred unit scheme	500	£26,358,965	55,609,155	52,560,356	49,506,464	46,447,478	43,383,399	40,314,224	37,239,956	34,160,594	31,076,138	27,986,588	24,891,945					
14 Seven hundred and fifty unit scheme	750	£39,538,448	77,801,117	73,535,759	69,263,275	64,983,665	60,696,928	56,403,064	52,102,073	47,793,956	43,478,713	39,156,343	34,826,846					
15 One thousand unit scheme	1,000	£52,717,931	96,738,325	91,433,904	86,120,619	80,798,472	75,467,463	70,127,592	64,778,857	59,421,259	54,054,800	48,679,477	43,295,291					
16 One thousand two hundred and fifty unit scheme	1,250	£65,897,414	108,885,525	102,914,862	96,934,224	90,943,610	84,943,021	78,932,456	72,911,915	66,881,397	60,840,905	54,789,600	48,727,584					
17 One thousand five hundred unit scheme	1,500	£94,892,276	119,710,563	113,145,020	106,568,506	99,981,023	93,382,570	86,773,148	80,152,756	73,521,394	66,879,063	60,225,761	53,561,490					
18 Caravan Park - 20 units	20	£474,461	1,145,418	1,145,418	1,145,418	1,145,418	1,145,418	1,145,418	1,145,418	1,145,418	1,145,418	1,145,418	1,145,418					
19 Caravan Park - 40 units	40	£948,923	2,203,259	2,203,259	2,203,259	2,203,259	2,203,259	2,203,259	2,203,259	2,203,259	2,203,259	2,203,259	2,203,259					
20 Caravan Park - 100 units	100	£2,372,307	5,508,148	5,508,148	5,508,148	5,508,148	5,508,148	5,508,148	5,508,148	5,508,148	5,508,148	5,508,148	5,508,148					
21 C2 care scheme - flatted scheme in town centre	60	£632,615	1,230,324	985,671	740,613	495,150	249,282	3,009	-	247,653	-	498,776	-	750,310	-	1,005,443	-	1,262,332
22 C2 care scheme - flatted scheme edge of town/village	80	£1,265,230	1,640,432	1,314,227	987,484	660,200	332,376	4,013	-	330,204	-	665,034	-	1,000,413	-	1,340,592	-	1,683,109
23 C2 care scheme - houses - edge of town/village	50	£1,482,692	6,527,194	6,230,567	5,933,444	5,635,823	5,337,705	5,039,089	4,739,977	4,440,367	4,140,260	3,839,655	3,538,553					
24 Class E (retail) development - town centre	-	£16,606	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740					
25 Class E (light industrial) development - town centre	-	£135,560	-	268,355	-	268,355	-	268,355	-	268,355	-	268,355	-	268,355	-	268,355	-	268,355
26 Class E (retail) development - edge of town	-	£225,934	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712					
27 Class E (office) development - town centre	-	£16,606	-	333,808	-	333,808	-	333,808	-	333,808	-	333,808	-	333,808	-	333,808	-	333,808
28 Class E (office) development - town centre	-	£71,169	-	1,430,607	-	1,430,607	-	1,430,607	-	1,430,607	-	1,430,607	-	1,430,607	-	1,430,607	-	1,430,607
29 Class E (office) development - edge of town	-	£169,450	-	2,384,344	-	2,384,344	-	2,384,344	-	2,384,344	-	2,384,344	-	2,384,344	-	2,384,344	-	2,384,344
30 Industrial (B2/B8) out of town	-	£790,769	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980					
31 Industrial (B2/B8) within town/village boundary	-	£3,163,076	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347					
32 Industrial (B2/B8) edge of town/village	-	£158,154	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596					
33 Hotel (town centre) 50 rooms	-	£118,615	-	794,810	-	794,810	-	794,810	-	794,810	-	794,810	-	794,810	-	794,810	-	794,810
34 Hotel (town centre) 75 rooms	-	£177,923	-	1,264,316	-	1,264,316	-	1,264,316	-	1,264,316	-	1,264,316	-	1,264,316	-	1,264,316	-	1,264,316
35 Hotel (town centre) 100 rooms	-	£237,231	-	1,685,754	-	1,685,754	-	1,685,754	-	1,685,754	-	1,685,754	-	1,685,754	-	1,685,754	-	1,685,754
36 Community use/leisure within town/village	-	£74,558	-	1,394,307	-	1,394,307	-	1,394,307	-	1,394,307	-	1,394,307	-	1,394,307	-	1,394,307	-	1,394,307

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)			£370,000	PER HA											Residual land values										
Description	No of units	BLV		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH											
1 Three unit development within town/village boundary	3	£37,000	565,909	539,336	512,718	486,057	459,350	432,599	405,804	378,964	352,080	325,151	298,178												
2 Five unit development - edge of village	5	£98,667	943,181	898,894	854,531	810,094	765,583	720,999	676,339	631,606	586,799	541,918	496,962												
3 Eight unit development - village centre	8	£157,867	1,375,033	1,310,711	1,246,282	1,181,744	1,117,099	1,052,346	987,486	922,518	857,442	792,259	726,967												
4 Ten unit development - edge of village	10	£197,333	1,752,182	1,669,954	1,587,587	1,505,084	1,422,443	1,339,663	1,256,746	1,173,692	1,090,500	1,007,170	923,701												
5 Ten unit development - rural site	10	£246,667	1,752,182	1,669,954	1,587,587	1,505,084	1,422,443	1,339,663	1,256,746	1,173,692	1,090,500	1,007,170	923,701												
6 Fifteen unit development - edge of village	15	£296,000	2,628,274	2,504,931	2,381,381	2,257,626	2,133,664	2,009,495	1,885,119	1,760,538	1,635,750	1,510,754	1,385,552												
7 Twenty unit development - within town/village boundary	20	£328,889	3,368,217	3,210,490	3,052,499	2,894,244	2,735,725	2,576,941	2,417,893	2,258,581	2,099,005	1,939,165	1,779,060												
8 Thirty unit development - town centre	30	£370,000	12,000,580	11,400,183	10,798,782	10,196,376	9,592,968	8,988,554	8,383,136	7,776,714	7,169,289	6,560,858	5,951,424												
9 Fifty unit development within town/village boundary	50	£822,222	6,892,000	6,529,110	6,165,614	5,801,511	5,436,801	5,071,485	4,705,561	4,339,031	3,971,894	3,604,151	3,235,801												
10 One hundred unit development - edge of town	100	£2,055,556	13,271,227	12,535,343	11,798,230	11,059,887	10,320,316	9,579,515	8,837,485	8,094,225	7,349,737	6,604,019	5,857,071												
11 Three hundred unit scheme - edge of town	300	£6,166,667	34,097,622	32,202,991	30,305,194	28,404,233	26,500,107	24,592,816	22,682,361	20,768,739	18,851,954	16,932,003	15,008,887												
12 Four hundred unit scheme	400	£8,222,222	45,463,495	42,937,320	40,406,925	37,872,311	35,333,476	32,790,422	30,243,147	27,691,653	25,135,938	22,576,004	20,011,850												
13 Five hundred unit scheme	500	£10,277,778	55,609,155	52,560,356	49,506,464	46,447,478	43,383,399	40,314,224	37,239,956	34,160,594	31,076,138	27,986,588	24,891,945												
14 Seven hundred and fifty unit scheme	750	£15,416,667	77,801,117	73,535,759	69,263,275	64,983,665	60,696,928	56,403,064	52,102,073	47,793,956	43,478,713	39,156,343	34,826,846												
15 One thousand unit scheme	1,000	£20,555,556	96,738,325	91,433,904	86,120,619	80,798,472	75,467,463	70,127,592	64,778,857	59,421,259	54,054,800	48,679,477	43,295,291												
16 One thousand two hundred and fifty unit scheme	1,250	£25,694,444	108,885,525	102,914,862	96,934,224	90,943,610	84,943,021	78,932,456	72,911,915	66,881,397	60,840,905	54,789,600	48,727,584												
17 One thousand five hundred unit scheme	1,500	£37,000,000	119,710,563	113,145,020	106,568,506	99,981,023	93,382,570	86,773,148	80,152,756	73,521,394	66,879,063	60,225,761	53,561,490												
18 Caravan Park - 20 units	20	£185,000	1,145,418	1,145,418	1,145,418	1,145,418	1,145,418	1,145,418	1,145,418	1,145,418	1,145,418	1,145,418	1,145,418												
19 Caravan Park - 40 units	40	£370,000	2,203,259	2,203,259	2,203,259	2,203,259	2,203,259	2,203,259	2,203,259	2,203,259	2,203,259	2,203,259	2,203,259												
20 Caravan Park - 100 units	100	£925,000	5,508,148	5,508,148	5,508,148	5,508,148	5,508,148	5,508,148	5,508,148	5,508,148	5,508,148	5,508,148	5,508,148												
21 C2 care scheme - flatted scheme in town centre	60	£246,667	1,230,324	985,671	740,613	495,150	249,282	3,009	-	247,653	-	498,776	-	750,310	-	1,005,443	-	1,262,332							
22 C2 care scheme - flatted scheme edge of town/village	80	£493,333	1,640,432	1,314,227	987,484	660,200	332,376	4,013	-	330,204	-	665,034	-	1,000,413	-	1,340,592	-	1,683,109							
23 C2 care scheme - houses - edge of town/village	50	£578,125	6,527,194	6,230,567	5,933,444	5,635,823	5,337,705	5,039,089	4,739,977	4,440,367	4,140,260	3,839,655	3,538,553												
24 Class E (retail) development - town centre	-	£6,475	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740	171,740												
25 Class E (light industrial) development - town centre	-	£52,857	268,355	268,355	268,355	268,355	268,355	268,355	268,355	268,355	268,355	268,355	268,355												
26 Class E (retail) development - edge of town	-	£88,095	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712	1,226,712												
27 Class E (office) development - town centre	-	£6,475	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808	333,808												
28 Class E (office) development - town centre	-	£27,750	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607	1,430,607												
29 Class E (office) development - edge of town	-	£66,071	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344	2,384,344												
30 Industrial (B2/B8) out of town	-	£308,333	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980	1,582,980												
31 Industrial (B2/B8) within town/village boundary	-	£1,233,333	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347	6,467,347												
32 Industrial (B2/B8) edge of town/village	-	£61,667	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596	316,596												
33 Hotel (town centre) 50 rooms	-	£46,250	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810	794,810												
34 Hotel (town centre) 75 rooms	-	£69,375	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316	1,264,316												
35 Hotel (town centre) 100 rooms	-	£92,500	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754	1,685,754												
36 Community use/leisure within town/village	-	£29,071	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307	1,394,307												

Appendix 7 - Appraisal results (grown)

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

Sales value £4,101 psm

AH tenure

Rented 80%

SO 20%

Frst Hms 0%

		£948,923 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	£94,892	267,093	254,025	240,934	227,822	214,687	201,530	188,353	175,152	161,929	148,686	135,420	
2 Five unit development - edge of village	5	£253,046	445,156	423,375	401,557	379,702	357,812	335,884	313,920	291,920	269,883	247,809	225,700	
3 Eight unit development - village centre	8	£404,874	607,441	577,843	548,194	518,496	488,748	458,951	429,104	399,208	369,262	339,266	309,221	
4 Ten unit development - edge of village	10	£506,092	796,628	757,664	718,635	679,541	640,382	601,157	561,867	522,512	483,092	443,606	404,056	
5 Ten unit development - rural site	10	£632,615	796,628	757,664	718,635	679,541	640,382	601,157	561,867	522,512	483,092	443,606	404,056	
6 Fifteen unit development - edge of village	15	£759,138	1,194,941	1,136,496	1,077,953	1,019,312	960,572	901,736	842,801	783,768	724,637	665,409	606,082	
7 Twenty unit development - within town/village boundary	20	£843,487	1,509,093	1,435,177	1,361,138	1,286,974	1,212,687	1,138,276	1,063,741	998,082	914,299	839,394	764,363	
8 Thirty unit development - town centre	30	£948,923	1,811,259	1,728,571	1,624,979	1,518,484	1,404,989	1,291,494	1,177,999	1,064,504	951,009	837,514	724,019	
9 Fifty unit development within town/village boundary	50	£2,108,717	4,276,441	4,038,979	3,801,517	3,564,055	3,326,593	3,089,131	2,851,669	2,614,207	2,376,745	2,139,283	1,901,821	
10 One hundred unit development - edge of town	100	£5,271,793	10,543,783	9,925,010	9,285,228	8,645,446	8,005,664	7,365,882	6,726,100	6,086,318	5,446,536	4,806,754	4,166,972	
11 Three hundred unit scheme - edge of town	300	£15,815,379	31,630,758	29,841,842	27,744,004	25,646,166	23,548,328	21,450,490	19,352,652	17,254,814	15,156,976	13,059,138	10,961,300	
12 Four hundred unit scheme	400	£21,087,172	42,174,344	39,858,263	37,168,182	34,478,100	31,788,018	29,097,936	26,407,854	23,717,772	21,027,690	18,337,608	15,647,526	
13 Five hundred unit scheme	500	£26,358,965	52,717,931	49,858,965	46,519,931	43,180,897	39,841,863	36,502,829	33,163,795	29,824,761	26,485,727	23,146,693	19,807,659	
14 Seven hundred and fifty unit scheme	750	£39,538,448	79,076,896	75,298,448	71,020,000	66,741,552	62,463,104	58,184,656	53,906,208	49,627,760	45,349,312	41,070,864	36,792,416	
15 One thousand unit scheme	1,000	£52,717,931	105,435,862	100,590,414	95,744,966	90,899,518	86,054,070	81,208,622	76,363,174	71,517,726	66,672,278	61,826,830	56,981,382	
16 One thousand two hundred and fifty unit scheme	1,250	£65,897,414	131,794,828	125,743,539	119,692,250	113,640,961	107,589,672	101,538,383	95,487,094	89,435,805	83,384,516	77,333,227	71,281,938	
17 One thousand five hundred unit scheme	1,500	£94,892,276	189,784,552	182,681,283	175,578,014	168,474,745	161,371,476	154,268,207	147,164,938	140,061,669	132,958,400	125,855,131	118,751,862	
18 Caravan Park - 20 units	20	£474,461	901,201	901,201	901,201	901,201	901,201	901,201	901,201	901,201	901,201	901,201	901,201	
19 Caravan Park - 40 units	40	£948,923	1,714,826	1,714,826	1,714,826	1,714,826	1,714,826	1,714,826	1,714,826	1,714,826	1,714,826	1,714,826	1,714,826	
20 Caravan Park - 100 units	100	£2,372,307	4,287,065	4,287,065	4,287,065	4,287,065	4,287,065	4,287,065	4,287,065	4,287,065	4,287,065	4,287,065	4,287,065	
21 C2 care scheme - flattened scheme in town centre	60	£632,615	2,948,470	3,031,200	3,114,060	3,197,080	3,280,190	3,363,452	3,446,847	3,530,376	3,614,037	3,697,831	3,781,758	
22 C2 care scheme - flattened scheme edge of town/village	80	£1,265,230	3,931,292	4,041,600	4,152,085	4,262,747	4,373,586	4,484,602	4,595,796	4,707,168	4,818,716	4,930,441	5,042,344	
23 C2 care scheme - houses - edge of town/village	50	£1,482,692	2,397,615	2,287,471	2,177,143	2,066,630	1,955,932	1,845,048	1,733,979	1,622,726	1,511,287	1,399,664	1,287,854	
24 Class E (retail) development - town centre	-	£16,606	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	
25 Class E (light industrial) development - town centre	-	£135,560	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	
26 Class E (retail) development - edge of town	-	£225,934	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	
27 Class E (office) development - town centre	-	£16,606	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	
28 Class E (office) development - town centre	-	£71,169	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	
29 Class E (office) development - edge of town	-	£169,450	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	
30 Industrial (B2/B8) out of town	-	£790,769	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	
31 Industrial (B2/B8) within town/village boundary	-	£3,163,076	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	
32 Industrial (B2/B8) edge of town/village	-	£158,154	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	
33 Hotel (town centre) 50 rooms	-	£118,615	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	
34 Hotel (town centre) 75 rooms	-	£177,923	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	
35 Hotel (town centre) 100 rooms	-	£237,231	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	
36 Community use/leisure within town/village	-	£74,558	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)			£370,000	PER HA		Residual land values								
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£37,000	267,093	254,025	240,934	227,822	214,687	201,530	188,353	175,152	161,929	148,686	135,420	
2 Five unit development - edge of village	5	£98,667	445,156	423,375	401,557	379,702	357,812	335,884	313,920	291,920	269,883	247,809	225,700	
3 Eight unit development - village centre	8	£157,867	607,441	577,843	548,194	518,496	488,748	458,951	429,104	399,208	369,262	339,266	309,221	
4 Ten unit development - edge of village	10	£197,333	796,628	757,664	718,635	679,541	640,382	601,157	561,867	522,512	483,092	443,606	404,056	
5 Ten unit development - rural site	10	£246,667	796,628	757,664	718,635	679,541	640,382	601,157	561,867	522,512	483,092	443,606	404,056	
6 Fifteen unit development - edge of village	15	£296,000	1,194,941	1,136,496	1,077,953	1,019,312	960,572	901,736	842,801	783,768	724,637	665,409	606,082	
7 Twenty unit development - within town/village boundary	20	£328,889	1,509,093	1,435,177	1,361,138	1,286,974	1,212,687	1,138,276	1,063,741	998,082	914,299	839,394	764,363	
8 Thirty unit development - town centre	30	£370,000	7,811,259	7,268,571	6,724,979	6,180,484	5,635,085	5,088,782	4,541,575	3,993,465	3,443,885	2,890,257	2,335,719	
9 Fifty unit development within town/village boundary	50	£822,222	2,476,441	2,308,974	2,141,228	1,973,201	1,804,896	1,636,311	1,467,448	1,298,304	1,128,881	959,178	789,196	
10 One hundred unit development - edge of town	100	£2,055,556	4,266,477	3,925,010	3,582,973	3,240,369	2,897,196	2,553,454	2,209,143	1,864,264	1,518,816	1,172,799	826,214	
11 Three hundred unit scheme - edge of town	300	£6,166,667	10,506,588	9,641,842	8,774,004	7,903,890	7,032,333	6,159,332	5,284,886	4,408,997	3,531,664	2,652,887	1,768,379	
12 Four hundred unit scheme	400	£8,222,222	14,008,785	12,855,790	11,698,672	10,538,521	9,376,445	8,212,443	7,046,516	5,878,664	4,708,885	3,537,182	2,357,838	
13 Five hundred unit scheme	500	£10,277,778	17,831,050	16,434,264	15,035,153	13,633,714	12,229,948	10,823,855	9,415,435	8,004,688	6,591,615	5,176,213	3,753,496	
14 Seven hundred and fifty unit scheme	750	£15,416,667	25,092,192	23,134,751	21,174,048	19,210,085	17,242,772	15,267,849	13,289,658	11,308,198	9,323,471	7,335,475	5,344,210	
15 One thousand unit scheme	1,000	£20,555,556	31,304,793	28,864,978	26,421,097	23,973,151	21,521,141	19,065,066	16,604,926	14,138,414	11,664,021	9,185,553	6,703,011	
16 One thousand two hundred and fifty unit scheme	1,250	£25,694,444	35,319,892	32,569,551	29,814,628	27,055,122	24,291,036	21,522,367	18,749,115	15,966,387	13,178,034	10,385,088	7,587,550	
17 One thousand five hundred unit scheme	1,500	£37,000,000	38,858,263	35,831,684	32,800,063	29,763,400	26,721,695	23,674,948	20,623,159	17,564,653	14,496,374	11,423,043	8,344,659	
18 Caravan Park - 20 units	20	£185,000	901,201	901,201	901,201	901,201	901,201	901,201	901,201	901,201	901,201	901,201	901,201	
19 Caravan Park - 40 units	40	£370,000	1,714,826	1,714,826	1,714,826	1,714,826	1,714,826	1,714,826	1,714,826	1,714,826	1,714,826	1,714,826	1,714,826	
20 Caravan Park - 100 units	100	£925,000	4,287,065	4,287,065	4,287,065	4,287,065	4,287,065	4,287,065	4,287,065	4,287,065	4,287,065	4,287,065	4,287,065	
21 C2 care scheme - flattened scheme in town centre	60	£246,667	2,948,470	2,903,200	2,858,470	2,813,660	2,768,850	2,724,040	2,679,230	2,634,420	2,589,610	2,544,800	2,500,000	
22 C2 care scheme - flattened scheme edge of town/village	80	£493,333	3,931,292	4,041,600	4,152,085	4,262,747	4,373,586	4,484,602	4,595,796	4,707,168	4,818,716	4,930,441	5,042,344	
23 C2 care scheme - houses - edge of town/village	50	£578,125	2,397,615	2,287,471	2,177,143	2,066,630	1,955,932	1,845,048	1,733,979	1,622,726	1,511,287	1,399,664	1,287,854	
24 Class E (retail) development - town centre	-	£6,475	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	
25 Class E (light industrial) development - town centre	-	£52,857	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	
26 Class E (retail) development - edge of town	-	£88,095	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	
27 Class E (office) development - town centre	-	£6,475	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	
28 Class E (office) development - town centre	-	£27,750	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	
29 Class E (office) development - edge of town	-	£66,071	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	
30 Industrial (B2/B8) out of town	-	£308,333	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	
31 Industrial (B2/B8) within town/village boundary	-	£1,233,333	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	
32 Industrial (B2/B8) edge of town/village	-	£61,667	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	
33 Hotel (town centre) 50 rooms	-	£46,250	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	
34 Hotel (town centre) 75 rooms	-	£69,375	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	
35 Hotel (town centre) 100 rooms	-	£92,500	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	
36 Community use/leisure within town/village	-	£29,071	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)			£250,000	Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Three unit development within town/village boundary	3	£25,000	267,093	254,025	240,934	227,822	214,687	201,530	188,353	175,152	161,929	148,686	135,420
2 Five unit development - edge of village	4	£66,667	445,156	423,375	401,557	379,702	357,812	335,884	313,920	291,920	269,883	247,809	225,700
3 Eight unit development - village centre	5	£106,667	607,441	577,843	548,194	518,496	488,748	458,951	429,104	399,208	369,262	339,266	309,221
4 Ten unit development - edge of village	6	£133,333	796,628	757,664	718,635	679,541	640,382	601,157	561,867	522,512	483,092	443,606	404,056
5 Ten unit development - rural site	7	£166,667	796,628	757,664	718,635	679,541	640,382	601,157	561,867	522,512	483,092	443,606	404,056
6 Fifteen unit development - edge of village	8	£200,000	1,194,941	1,136,496	1,077,953	1,019,312	960,572	901,736	842,801	783,768	724,637	665,409	606,082
7 Twenty unit development - within town/village boundary	9	£222,222	1,509,093	1,435,177	1,361,138	1,286,974	1,212,687	1,138,276	1,063,741	998,082	914,299	839,394	764,363
8 Thirty unit development - town centre	10	£250,000	7,811,259	7,268,571	6,724,979	6,180,484	5,635,085	5,088,782	4,541,575	3,993,465	3,443,885	2,890,257	2,335,719
9 Fifty unit development within town/village boundary	11	£555,556	2,476,441	2,308,974	2,141,228	1,973,201	1,804,896	1,636,311	1,467,448	1,298,304	1,128,881	959,178	789,196
10 One hundred unit development - edge of town	12	£1,388,889	4,266,477	3,925,010	3,582,973	3,240,369	2,897,196	2,553,454	2,209,143	1,864,264	1,518,816	1,172,799	826,214
11 Three hundred unit scheme - edge of town	13	£4,166,667	10,506,588	9,641,842	8,774,004	7,903,890	7,032,333	6,159,332	5,284,886	4,408,997	3,531,664	2,652,887	1,768,379
12 Four hundred unit scheme	14	£5,555,556	14,008,785	12,855,790	11,698,672	10,538,521	9,376,445	8,212,443	7,046,516	5,878,664	4,708,885	3,537,182	2,357,838
13 Five hundred unit scheme	15	£6,944,444	17,831,050	16,434,264	15,035,153	13,633,714	12,229,948	10,823,855	9,415,435	8,004,688	6,591,615	5,176,213	3,753,496
14 Seven hundred and fifty unit scheme	16	£10,416,667	25,092,192	23,134,751	21,174,048	19,210,085	17,242,772	15,267,849	13,289,658	11,308,198	9,323,471	7,335,475	5,344,210
15 One thousand unit scheme	17	£13,888,889	31,304,793	28,864,978	26,421,097	23,973,151	21,521,141	19,065,066	16,604,926	14,138,414	11,664,021	9,185,553	6,703,011
16 One thousand two hundred and fifty unit scheme	18	£17,361,111	35,319,892	32,569,551	29,814,628	27,055,122	24,291,036	21,522,367	18,749,115	15,966,387	13,178,034	10,385,088	7,587,550
17 One thousand five hundred unit scheme	19	£25,000,000	38,858,263	35,831,684	32,800,653	29,763,400	26,721,935	23,674,948	20,623,159	17,564,653	14,496,374	11,423,043	8,344,659
18 Caravan Park - 20 units	20	£125,000	901,201	901,201	901,201	901,201	901,201	901,201	901,201	901,201	901,201	901,201	901,201
19 Caravan Park - 40 units	21	£250,000	1,714,826	1,714,826	1,714,826	1,714,826	1,714,826	1,714,826	1,714,826	1,714,826	1,714,826	1,714,826	1,714,826
20 Caravan Park - 100 units	22	£625,000	4,287,065	4,287,065	4,287,065	4,287,065	4,287,065	4,287,065	4,287,065	4,287,065	4,287,065	4,287,065	4,287,065
21 C2 care scheme - flattened scheme in town centre	23	£166,667	2,948,470	3,031,200	3,114,064	3,197,080	3,280,190	3,363,452	3,446,847	3,530,376	3,614,037	3,697,831	3,781,758
22 C2 care scheme - flattened scheme edge of town/village	24	£333,333	3,931,292	4,041,600	4,152,085	4,262,747	4,373,586	4,484,602	4,595,796	4,707,168	4,818,716	4,930,441	5,042,344
23 C2 care scheme - houses - edge of town/village	25	£390,625	2,397,615	2,287,471	2,177,143	2,066,630	1,955,932	1,845,048	1,733,979	1,622,726	1,511,287	1,399,664	1,287,854
24 Class E (retail) development - town centre	26	£4,375	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787
25 Class E (light industrial) development - town centre	27	£35,714	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649
26 Class E (retail) development - edge of town	28	£59,524	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048
27 Class E (office) development - town centre	29	£4,375	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101
28 Class E (office) development - town centre	30	£18,750	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719
29 Class E (office) development - edge of town	31	£48,643	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865
30 Industrial (B2/B8) out of town	32	£208,333	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639
31 Industrial (B2/B8) within town/village boundary	33	£833,333	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099
32 Industrial (B2/B8) edge of town/village	34	£41,667	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928
33 Hotel (town centre) 50 rooms	35	£31,250	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500
34 Hotel (town centre) 75 rooms	36	£46,875	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897
35 Hotel (town centre) 100 rooms	37	£62,500	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862
36 Community use/leisure within town/village	38	£19,643	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036

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

Sales value £4,341 psm

AH tenure

Rented 80%

SO 20%

Frst Hms 0%

		£948,923 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	£94,892	326,892	311,363	295,808	280,225	264,617	248,984	233,324	217,638	201,926	186,188	170,425
2 Five unit development - edge of village	5	£253,046	544,821	518,938	493,012	467,042	441,029	414,973	388,873	362,731	336,544	310,314	284,041
3 Eight unit development - village centre	8	£404,874	760,652	724,799	688,885	652,911	616,877	580,783	544,629	508,415	472,141	435,807	399,412
4 Ten unit development - edge of village	10	£506,092	988,140	941,331	894,443	847,477	800,432	753,309	706,108	658,829	611,470	564,033	516,518
5 Ten unit development - rural site	10	£632,615	988,140	941,331	894,443	847,477	800,432	753,309	706,108	658,829	611,470	564,033	516,518
6 Fifteen unit development - edge of village	15	£759,138	1,482,211	1,411,997	1,341,665	1,271,216	1,200,649	1,129,964	1,059,162	988,242	917,205	846,050	774,778
7 Twenty unit development - within town/village boundary	20	£843,487	1,880,125	1,791,027	1,701,781	1,612,384	1,522,839	1,433,144	1,343,300	1,253,307	1,163,164	1,072,873	982,431
8 Thirty unit development - town centre	30	£948,923	9,543,526	8,927,382	8,310,212	7,692,014	7,072,790	6,452,538	5,831,259	5,208,955	4,585,623	3,961,264	3,335,879
9 Fifty unit development within town/village boundary	50	£2,108,717	3,349,443	3,146,299	2,942,814	2,738,991	2,534,828	2,330,326	2,125,486	1,920,305	1,714,785	1,508,926	1,302,727
10 One hundred unit development - edge of town	100	£5,271,793	6,031,347	5,617,796	5,203,556	4,788,627	4,373,008	3,956,700	3,539,702	3,122,015	2,703,638	2,284,571	1,864,815
11 Three hundred unit scheme - edge of town	300	£15,815,379	15,167,534	14,114,509	13,059,728	12,003,192	10,944,900	9,884,852	8,822,007	7,756,208	6,688,651	5,619,333	4,548,256
12 Four hundred unit scheme	400	£21,087,172	20,223,379	18,819,346	17,412,972	16,004,256	14,593,200	13,179,802	11,762,677	10,341,612	8,918,201	7,492,444	6,064,341
13 Five hundred unit scheme	500	£26,358,965	25,307,299	23,610,330	21,910,531	20,207,901	18,501,709	16,791,106	15,077,669	13,361,397	11,642,290	9,920,351	8,195,576
14 Seven hundred and fifty unit scheme	750	£39,538,448	35,523,011	33,142,666	30,758,351	28,370,064	25,977,808	23,581,582	21,181,385	18,777,217	16,369,080	13,956,972	11,537,962
15 One thousand unit scheme	1,000	£52,717,931	44,267,573	41,304,313	38,333,730	35,358,201	32,377,726	29,392,303	26,401,935	23,406,619	20,406,357	17,401,148	14,390,993
16 One thousand two hundred and fifty unit scheme	1,250	£65,897,414	49,899,682	46,560,148	43,215,044	39,864,370	36,507,941	33,142,836	29,772,156	26,395,899	23,014,066	19,626,658	16,233,674
17 One thousand five hundred unit scheme	1,500	£94,892,276	54,892,757	51,217,944	47,537,000	43,849,927	40,156,725	36,457,394	32,751,932	29,040,341	25,318,878	21,590,692	17,856,371
18 Caravan Park - 20 units	20	£474,461	983,199	983,199	983,199	983,199	983,199	983,199	983,199	983,199	983,199	983,199	983,199
19 Caravan Park - 40 units	40	£948,923	1,878,823	1,878,823	1,878,823	1,878,823	1,878,823	1,878,823	1,878,823	1,878,823	1,878,823	1,878,823	1,878,823
20 Caravan Park - 100 units	100	£2,372,307	4,697,059	4,697,059	4,697,059	4,697,059	4,697,059	4,697,059	4,697,059	4,697,059	4,697,059	4,697,059	4,697,059
21 C2 care scheme - flatted scheme in town centre	60	£632,615	2,179,744	- 2,293,217	- 2,406,874	- 2,520,715	- 2,634,742	- 2,748,953	- 2,863,348	- 2,977,928	- 3,092,693	- 3,207,641	- 3,322,775
22 C2 care scheme - flatted scheme edge of town/village	80	£1,265,230	- 2,906,325	- 3,057,622	- 3,209,165	- 3,360,954	- 3,512,989	- 3,665,270	- 3,817,797	- 3,970,571	- 4,123,590	- 4,276,855	- 4,430,366
23 C2 care scheme - houses - edge of town/village	50	£1,482,692	3,218,283	3,075,243	2,931,963	2,788,442	2,644,682	2,500,682	2,356,441	2,211,959	2,067,238	1,922,276	1,777,074
24 Class E (retail) development - town centre	-	£16,606	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787
25 Class E (light industrial) development - town centre	-	£135,560	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649
26 Class E (retail) development - edge of town	-	£225,934	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048
27 Class E (office) development - town centre	-	£16,606	442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101
28 Class E (office) development - town centre	-	£71,169	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719
29 Class E (office) development - edge of town	-	£169,450	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865
30 Industrial (B2/B8) out of town	-	£790,769	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639
31 Industrial (B2/B8) within town/village boundary	-	£3,163,076	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099
32 Industrial (B2/B8) edge of town/village	-	£158,154	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928
33 Hotel (town centre) 50 rooms	-	£118,615	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500
34 Hotel (town centre) 75 rooms	-	£177,923	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897
35 Hotel (town centre) 100 rooms	-	£237,231	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862
36 Community use/leisure within town/village	-	£74,558	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)			£370,000	PER HA										Residual land values									
Description	No of units	BLV		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH									
1 Three unit development within town/village boundary	3	£37,000		326,892	311,363	295,808	280,225	264,617	248,984	233,324	217,638	201,926	186,188	170,425									
2 Five unit development - edge of village	5	£98,667		544,821	518,938	493,012	467,042	441,029	414,973	388,873	362,731	336,544	310,314	284,041									
3 Eight unit development - village centre	8	£157,867		760,652	724,799	688,885	652,911	616,877	580,783	544,629	508,415	472,141	435,807	399,412									
4 Ten unit development - edge of village	10	£197,333		988,140	941,331	894,443	847,477	800,432	753,309	706,108	658,829	611,470	564,033	516,518									
5 Ten unit development - rural site	10	£246,667		988,140	941,331	894,443	847,477	800,432	753,309	706,108	658,829	611,470	564,033	516,518									
6 Fifteen unit development - edge of village	15	£296,000		1,482,211	1,411,997	1,341,665	1,271,216	1,200,649	1,129,964	1,059,162	988,242	917,205	846,050	774,778									
7 Twenty unit development - within town/village boundary	20	£328,889		1,880,125	1,791,027	1,701,781	1,612,384	1,522,839	1,433,144	1,343,300	1,253,307	1,163,164	1,072,873	982,431									
8 Thirty unit development - town centre	30	£370,000		9,543,526	8,927,382	8,310,212	7,692,014	7,072,790	6,452,538	5,831,259	5,208,955	4,585,623	3,961,264	3,335,879									
9 Fifty unit development within town/village boundary	50	£822,222		3,349,443	3,146,299	2,942,814	2,738,991	2,534,828	2,330,326	2,125,486	1,920,305	1,714,785	1,508,926	1,302,727									
10 One hundred unit development - edge of town	100	£2,055,556		6,031,347	5,617,796	5,203,556	4,788,627	4,373,008	3,956,700	3,539,702	3,122,015	2,703,638	2,284,571	1,864,815									
11 Three hundred unit scheme - edge of town	300	£6,166,667		15,167,534	14,114,509	13,059,728	12,003,192	10,944,900	9,884,852	8,822,007	7,756,208	6,688,651	5,619,333	4,548,256									
12 Four hundred unit scheme	400	£8,222,222		20,223,379	18,819,346	17,412,972	16,004,256	14,593,200	13,179,802	11,762,677	10,341,612	8,918,201	7,492,444	6,064,341									
13 Five hundred unit scheme	500	£10,277,778		25,307,299	23,610,330	21,910,531	20,207,901	18,501,709	16,791,106	15,077,669	13,361,397	11,642,290	9,920,351	8,195,576									
14 Seven hundred and fifty unit scheme	750	£15,416,667		35,523,011	33,142,666	30,758,351	28,370,064	25,977,808	23,581,582	21,181,385	18,777,217	16,369,080	13,956,972	11,537,962									
15 One thousand unit scheme	1,000	£20,555,556		44,267,573	41,304,313	38,333,730	35,358,201	32,377,726	29,392,303	26,401,935	23,406,619	20,406,357	17,401,148	14,390,993									
16 One thousand two hundred and fifty unit scheme	1,250	£25,694,444		49,899,682	46,560,148	43,215,044	39,864,370	36,507,941	33,142,836	29,772,156	26,395,899	23,014,066	19,626,658	16,233,674									
17 One thousand five hundred unit scheme	1,500	£37,000,000		54,892,757	51,217,944	47,537,000	43,849,927	40,156,725	36,457,394	32,751,932	29,040,341	25,318,878	21,590,692	17,856,371									
18 Caravan Park - 20 units	20	£185,000		983,199	983,199	983,199	983,199	983,199	983,199	983,199	983,199	983,199	983,199	983,199									
19 Caravan Park - 40 units	40	£370,000		1,878,823	1,878,823	1,878,823	1,878,823	1,878,823	1,878,823	1,878,823	1,878,823	1,878,823	1,878,823	1,878,823									
20 Caravan Park - 100 units	100	£925,000		4,697,059	4,697,059	4,697,059	4,697,059	4,697,059	4,697,059	4,697,059	4,697,059	4,697,059	4,697,059	4,697,059									
21 C2 care scheme - flatted scheme in town centre	60	£246,667		- 2,179,744	- 2,293,217	- 2,406,874	- 2,520,715	- 2,634,742	- 2,748,953	- 2,863,348	- 2,977,928	- 3,092,693	- 3,207,641	- 3,322,775									
22 C2 care scheme - flatted scheme edge of town/village	80	£493,333		- 2,906,325	- 3,057,622	- 3,209,165	- 3,360,954	- 3,512,989	- 3,665,270	- 3,817,797	- 3,970,571	- 4,123,590	- 4,276,855	- 4,430,366									
23 C2 care scheme - houses - edge of town/village	50	£578,125		3,218,283	3,075,243	2,931,963	2,788,442	2,644,682	2,500,682	2,356,441	2,211,959	2,067,238	1,922,276	1,777,074									
24 Class E (retail) development - town centre	-	£6,475		101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787									
25 Class E (light industrial) development - town centre	-	£52,857		- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649									
26 Class E (retail) development - edge of town	-	£88,095		727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048									
27 Class E (office) development - town centre	-	£6,475		442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101									
28 Class E (office) development - town centre	-	£27,750		- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719									
29 Class E (office) development - edge of town	-	£66,071		- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865									
30 Industrial (B2/B8) out of town	-	£308,333		1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639									
31 Industrial (B2/B8) within town/village boundary	-	£1,233,333		4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099									
32 Industrial (B2/B8) edge of town/village	-	£61,667		205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928									
33 Hotel (town centre) 50 rooms	-	£46,250		- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500									
34 Hotel (town centre) 75 rooms	-	£69,375		- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897									
35 Hotel (town centre) 100 rooms	-	£92,500		- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862									
36 Community use/leisure within town/village	-	£29,071		- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036									

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

Sales value £4,580 psm

AH tenure

Rented 80%

SO 20% Fr

Frst Hms 0%

[illegible]

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)		£370,000	PER HA			Residual land values								
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£37,000	386,691	368,701	350,680	332,629	314,548	296,438	278,296	260,125	241,923	223,691	205,430	
2 Five unit development - edge of village	5	£98,667	644,485	614,501	584,466	554,383	524,247	494,062	463,827	433,541	403,205	372,819	342,382	
3 Eight unit development - village centre	8	£157,867	913,862	871,754	829,575	787,326	745,006	702,615	660,154	617,622	575,021	532,347	489,605	
4 Ten unit development - edge of village	10	£197,333	1,179,653	1,124,999	1,070,252	1,015,413	960,484	905,462	850,349	795,145	739,849	684,461	628,770	
5 Ten unit development - rural site	10	£246,667	1,179,653	1,124,999	1,070,252	1,015,413	960,484	905,462	850,349	795,145	739,849	684,461	628,770	
6 Fifteen unit development - edge of village	15	£296,000	1,769,480	1,687,497	1,605,377	1,523,120	1,440,726	1,358,193	1,275,524	1,192,718	1,109,773	1,026,691	943,155	
7 Twenty unit development - within town/village boundary	20	£328,889	2,251,157	2,146,878	2,042,424	1,937,795	1,832,991	1,728,013	1,622,860	1,517,532	1,412,029	1,306,352	1,200,500	
8 Thirty unit development - town centre	30	£370,000	1,127,795	1,086,194	1,042,444	1,000,544	958,444	916,294	874,094	831,844	789,544	747,244	704,944	
9 Fifty unit development within town/village boundary	50	£822,222	4,222,444	3,983,623	3,744,401	3,504,780	3,264,761	3,024,341	2,783,522	2,542,305	2,300,689	2,058,673	1,816,258	
10 One hundred unit development - edge of town	100	£2,055,556	7,783,550	7,298,969	6,813,580	6,327,382	5,840,374	5,352,559	4,863,935	4,374,502	3,884,260	3,393,210	2,901,351	
11 Three hundred unit scheme - edge of town	300	£6,166,667	19,785,729	18,545,440	17,303,081	16,058,653	14,812,155	13,563,586	12,312,393	11,058,267	9,802,069	8,543,798	7,283,455	
12 Four hundred unit scheme	400	£8,222,222	26,380,972	24,727,254	23,070,776	21,411,537	19,749,539	18,083,781	16,416,524	14,744,356	13,069,425	11,391,731	9,711,274	
13 Five hundred unit scheme	500	£10,277,778	32,720,408	30,722,048	28,719,642	26,713,441	24,703,900	22,691,023	20,674,807	18,655,252	16,632,360	14,606,131	12,576,563	
14 Seven hundred and fifty unit scheme	750	£15,416,667	45,865,339	43,064,605	40,259,197	37,449,112	34,634,353	31,814,918	28,990,807	26,162,021	23,328,559	20,490,423	17,647,810	
15 One thousand unit scheme	1,000	£20,555,556	57,114,392	53,628,343	50,136,476	46,638,790	43,133,869	39,622,679	36,105,666	32,582,831	29,054,174	25,519,693	21,979,391	
16 One thousand two hundred and fifty unit scheme	1,250	£25,694,444	64,354,072	60,425,835	56,491,041	52,549,689	48,601,780	44,647,314	40,686,288	36,718,707	32,744,566	28,763,764	24,773,525	
17 One thousand five hundred unit scheme	1,500	£37,000,000	70,797,370	66,474,828	62,145,070	57,808,097	53,463,908	49,112,502	44,753,881	40,388,045	36,014,992	31,634,723	27,247,238	
18 Caravan Park - 20 units	20	£185,000	1,065,199	1,065,199	1,065,199	1,065,199	1,065,199	1,065,199	1,065,199	1,065,199	1,065,199	1,065,199	1,065,199	
19 Caravan Park - 40 units	40	£370,000	2,042,822	2,042,822	2,042,822	2,042,822	2,042,822	2,042,822	2,042,822	2,042,822	2,042,822	2,042,822	2,042,822	
20 Caravan Park - 100 units	100	£925,000	5,107,053	5,107,053	5,107,053	5,107,053	5,107,053	5,107,053	5,107,053	5,107,053	5,107,053	5,107,053	5,107,053	
21 C2 care scheme - flattened scheme in town centre	60	£246,667	1,411,018	1,555,233	1,699,684	1,844,371	1,989,294	2,134,453	2,279,489	2,425,481	2,571,348	2,717,452	2,863,792	
22 C2 care scheme - flattened scheme edge of town/village	80	£493,333	1,881,358	2,073,634	2,266,245	2,459,161	2,652,392	2,845,938	3,039,799	3,233,974	3,428,465	3,623,269	3,818,389	
23 C2 care scheme - houses - edge of town/village	50	£578,125	4,038,951	3,863,014	3,686,783	3,510,256	3,333,433	3,156,316	2,978,902	2,801,160	2,621,796	2,442,135	2,262,176	
24 Class E (retail) development - town centre	-	£6,475	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	
25 Class E (light industrial) development - town centre	-	£52,857	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	
26 Class E (retail) development - edge of town	-	£88,095	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	
27 Class E (office) development - town centre	-	£8,475	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	
28 Class E (office) development - town centre	-	£27,750	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	
29 Class E (office) development - edge of town	-	£66,071	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	
30 Industrial (B2/B8) out of town	-	£308,333	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	
31 Industrial (B2/B8) within town/village boundary	-	£1,233,333	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	
32 Industrial (B2/B8) edge of town/village	-	£61,667	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	
33 Hotel (town centre) 50 rooms	-	£46,250	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	
34 Hotel (town centre) 75 rooms	-	£69,375	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	
35 Hotel (town centre) 100 rooms	-	£92,500	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	
36 Community use/leisure within town/village	-	£29,071	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)			£250,000	Residual land values										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£25,000	386,691	368,701	350,680	332,629	314,548	296,438	278,296	260,125	241,923	223,691	205,430	
2 Five unit development - edge of village	4	£66,667	644,485	614,501	584,466	554,383	524,247	494,062	463,827	433,541	403,205	372,819	342,382	
3 Eight unit development - village centre	5	£106,667	913,862	871,754	829,675	787,326	745,006	702,615	660,154	617,622	575,021	532,347	489,605	
4 Ten unit development - edge of village	6	£133,333	1,179,653	1,124,999	1,070,252	1,015,413	960,484	905,462	850,349	795,145	739,849	684,461	628,770	
5 Ten unit development - rural site	7	£166,667	1,179,653	1,124,999	1,070,252	1,015,413	960,484	905,462	850,349	795,145	739,849	684,461	628,770	
6 Fifteen unit development - edge of village	8	£200,000	1,769,480	1,687,497	1,605,377	1,523,120	1,440,726	1,358,193	1,275,524	1,192,718	1,109,773	1,026,691	943,155	
7 Twenty unit development - within town/village boundary	9	£222,222	2,251,157	2,146,878	2,042,424	1,937,795	1,832,991	1,728,013	1,622,860	1,517,532	1,412,029	1,306,352	1,200,500	
8 Thirty unit development - town centre	10	£250,000	1,127,795	1,056,194	989,544	920,544	851,494	781,294	712,943	644,444	576,793	507,994	438,044	
9 Fifty unit development within town/village boundary	11	£555,556	4,222,446	3,983,623	3,744,401	3,504,780	3,264,761	3,024,341	2,783,522	2,542,305	2,300,689	2,058,673	1,816,258	
10 One hundred unit development - edge of town	12	£1,388,889	7,783,550	7,298,996	6,813,580	6,327,382	5,840,374	5,352,559	4,863,935	4,374,502	3,884,260	3,393,210	2,901,351	
11 Three hundred unit scheme - edge of town	13	£4,166,667	19,785,729	18,545,440	17,303,081	16,058,653	14,812,155	13,563,586	12,312,393	11,058,267	9,802,069	8,543,798	7,283,455	
12 Four hundred unit scheme	14	£5,555,556	26,380,972	24,727,254	23,070,776	21,411,537	19,749,539	18,074,781	16,416,524	14,744,356	13,069,425	11,391,731	9,711,274	
13 Five hundred unit scheme	15	£6,944,444	32,720,408	30,722,048	28,719,642	26,713,441	24,703,900	22,691,023	20,674,807	18,655,252	16,632,360	14,606,131	12,576,563	
14 Seven hundred and fifty unit scheme	16	£10,416,667	45,865,339	43,064,605	40,259,197	37,449,112	34,634,353	31,814,918	28,990,807	26,162,021	23,328,559	20,490,423	17,647,610	
15 One thousand unit scheme	17	£13,888,889	57,114,392	53,628,343	50,136,476	46,638,790	43,133,869	39,622,679	36,105,666	32,582,831	29,054,174	25,519,693	21,979,391	
16 One thousand two hundred and fifty unit scheme	18	£17,361,111	64,354,072	60,425,835	56,491,041	52,549,689	48,601,780	44,647,314	40,686,288	36,718,707	32,744,566	28,763,764	24,773,525	
17 One thousand five hundred unit scheme	19	£25,000,000	70,797,370	66,474,828	62,145,070	57,808,097	53,463,908	49,112,502	44,753,881	40,388,045	36,014,992	31,634,723	27,247,238	
18 Caravan Park - 20 units	20	£125,000	1,065,199	1,065,199	1,065,199	1,065,199	1,065,199	1,065,199	1,065,199	1,065,199	1,065,199	1,065,199	1,065,199	
19 Caravan Park - 40 units	21	£250,000	2,042,822	2,042,822	2,042,822	2,042,822	2,042,822	2,042,822	2,042,822	2,042,822	2,042,822	2,042,822	2,042,822	
20 Caravan Park - 100 units	22	£625,000	5,107,053	5,107,053	5,107,053	5,107,053	5,107,053	5,107,053	5,107,053	5,107,053	5,107,053	5,107,053	5,107,053	
21 C2 care scheme - flatted scheme in town centre	23	£166,667	1,411,018	1,555,233	1,699,684	1,844,371	1,989,294	2,134,453	2,279,849	2,425,481	2,571,348	2,717,452	2,863,792	
22 C2 care scheme - flatted scheme edge of town/village	24	£333,333	1,881,358	2,073,644	2,266,245	2,459,161	2,652,392	2,845,938	3,039,799	3,233,974	3,428,465	3,623,269	3,818,389	
23 C2 care scheme - houses - edge of town/village	25	£390,625	4,038,951	3,863,014	3,686,783	3,510,256	3,333,433	3,156,316	2,978,902	2,801,160	2,621,796	2,442,135	2,262,176	
24 Class E (retail) development - town centre	26	£4,375	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	
25 Class E (light industrial) development - town centre	27	£35,714	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	
26 Class E (retail) development - edge of town	28	£59,524	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	
27 Class E (office) development - town centre	29	£4,375	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	
28 Class E (office) development - town centre	30	£18,750	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	
29 Class E (office) development - edge of town	31	£44,643	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	
30 Industrial (B2/B8) out of town	32	£208,333	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	
31 Industrial (B2/B8) within town/village boundary	33	£833,333	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	
32 Industrial (B2/B8) edge of town/village	34	£41,667	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	
33 Hotel (town centre) 50 rooms	35	£31,250	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	
34 Hotel (town centre) 75 rooms	36	£46,875	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	
35 Hotel (town centre) 100 rooms	37	£62,500	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	
36 Community use/leisure within town/village	38	£19,643	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	

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

Sales value £4,820 psm

AH tenure

Rented 80%

SO 20%

Frst Hms 0%

		£948,923 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	£94,892	446,490	426,039	405,553	385,033	364,479	343,890	323,268	302,611	281,920	261,194	240,435
2 Five unit development - edge of village	5	£253,046	744,151	710,065	675,922	641,722	607,466	573,151	538,780	504,352	469,866	435,323	400,724
3 Eight unit development - village centre	8	£404,874	1,067,072	1,018,710	970,266	921,741	873,135	824,447	775,657	726,576	677,414	628,171	578,846
4 Ten unit development - edge of village	10	£506,092	1,371,166	1,308,665	1,246,060	1,183,349	1,120,534	1,057,440	994,160	930,774	867,285	803,689	739,988
5 Ten unit development - rural site	10	£632,615	1,371,166	1,308,665	1,246,060	1,183,349	1,120,534	1,057,440	994,160	930,774	867,285	803,689	739,988
6 Fifteen unit development - edge of village	15	£759,138	2,056,749	1,962,998	1,869,090	1,775,025	1,680,801	1,586,160	1,491,240	1,396,162	1,300,927	1,205,534	1,109,982
7 Twenty unit development - within town/village boundary	20	£843,487	2,622,190	2,502,728	2,383,067	2,263,205	2,143,143	2,022,882	1,902,419	1,781,757	1,660,894	1,539,831	1,418,567
8 Thirty unit development - town centre	30	£948,923	13,008,062	12,245,006	11,480,676	10,715,074	9,948,198	9,180,049	8,410,627	7,639,932	6,867,964	6,094,724	5,320,209
9 Fifty unit development within town/village boundary	50	£2,108,717	5,090,701	4,816,297	4,541,436	4,266,115	3,990,337	3,714,099	3,437,402	3,160,247	2,882,632	2,604,560	2,326,028
10 One hundred unit development - edge of town	100	£5,271,793	9,530,757	8,974,770	8,417,857	7,860,013	7,301,241	6,741,542	6,180,913	5,619,356	5,056,871	4,493,456	3,929,114
11 Three hundred unit scheme - edge of town	300	£15,815,379	24,371,684	22,944,262	21,514,457	20,082,268	18,647,696	17,210,739	15,771,399	14,329,675	12,885,568	11,439,077	9,990,202
12 Four hundred unit scheme	400	£21,087,172	32,495,579	30,592,350	28,685,943	26,776,357	24,863,594	22,947,652	21,028,532	19,106,234	17,180,757	15,252,103	13,320,269
13 Five hundred unit scheme	500	£26,358,965	40,078,593	37,779,838	35,477,244	33,170,808	30,860,534	28,546,420	26,228,466	23,906,671	21,581,038	19,251,564	16,918,251
14 Seven hundred and fifty unit scheme	750	£39,538,448	56,151,402	52,931,465	49,706,149	46,475,455	43,239,383	39,997,932	36,751,102	33,498,894	30,241,308	26,978,342	23,709,999
15 One thousand unit scheme	1,000	£52,717,931	69,890,122	65,882,112	61,867,406	57,846,005	53,817,910	49,783,119	45,741,635	41,693,454	37,638,579	33,577,009	29,508,744
16 One thousand two hundred and fifty unit scheme	1,250	£65,897,414	78,734,813	74,219,856	69,697,357	65,167,317	60,629,735	56,084,612	51,531,946	46,971,739	42,403,991	37,828,700	33,245,869
17 One thousand five hundred unit scheme	1,500	£94,892,276	86,613,001	81,645,407	76,669,516	71,685,326	66,692,840	61,692,055	56,682,972	51,665,592	46,639,915	41,605,940	36,563,666
18 Caravan Park - 20 units	20	£474,461	1,147,198	1,147,198	1,147,198	1,147,198	1,147,198	1,147,198	1,147,198	1,147,198	1,147,198	1,147,198	1,147,198
19 Caravan Park - 40 units	40	£948,923	2,206,819	2,206,819	2,206,819	2,206,819	2,206,819	2,206,819	2,206,819	2,206,819	2,206,819	2,206,819	2,206,819
20 Caravan Park - 100 units	100	£2,372,307	5,517,049	5,517,049	5,517,049	5,517,049	5,517,049	5,517,049	5,517,049	5,517,049	5,517,049	5,517,049	5,517,049
21 C2 care scheme - flatted scheme in town centre	60	£632,615	847,513	- 819,357	- 992,494	- 1,168,026	- 1,343,846	- 1,519,954	- 1,696,350	- 1,873,033	- 2,050,004	- 2,227,263	- 2,404,809
22 C2 care scheme - flatted scheme edge of town/village	80	£1,265,230	- 863,352	- 1,092,476	- 1,323,325	- 1,557,368	- 1,791,795	- 2,026,606	- 2,261,800	- 2,497,378	- 2,733,339	- 2,969,684	- 3,206,412
23 C2 care scheme - houses - edge of town/village	50	£1,482,692	4,859,619	4,649,678	4,439,678	4,229,129	4,018,227	3,806,973	3,595,366	3,383,408	3,171,096	2,958,434	2,745,418
24 Class E (retail) development - town centre	-	£16,606	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787
25 Class E (light industrial) development - town centre	-	£135,560	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649
26 Class E (retail) development - edge of town	-	£225,934	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048
27 Class E (office) development - town centre	-	£16,606	442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101
28 Class E (office) development - town centre	-	£71,169	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719
29 Class E (office) development - edge of town	-	£169,450	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865
30 Industrial (B2/B8) out of town	-	£790,769	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639
31 Industrial (B2/B8) within town/village boundary	-	£3,163,076	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099
32 Industrial (B2/B8) edge of town/village	-	£158,154	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928
33 Hotel (town centre) 50 rooms	-	£118,615	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500
34 Hotel (town centre) 75 rooms	-	£177,923	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897
35 Hotel (town centre) 100 rooms	-	£237,231	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862
36 Community use/leisure within town/village	-	£74,558	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)		£370,000	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	£37,000	446,490	426,039	405,553	385,033	364,479	343,890	323,268	302,611	281,920	261,194	240,435
2 Five unit development - edge of village	5	£98,667	744,151	710,065	675,922	641,722	607,466	573,151	538,780	504,352	469,866	435,323	400,724
3 Eight unit development - village centre	8	£157,867	1,067,072	1,018,710	970,266	921,741	873,135	824,447	775,657	726,576	677,414	628,171	578,846
4 Ten unit development - edge of village	10	£197,333	1,371,166	1,308,665	1,246,060	1,183,349	1,120,534	1,057,440	994,160	930,774	867,285	803,689	739,988
5 Ten unit development - rural site	10	£246,667	1,371,166	1,308,665	1,246,060	1,183,349	1,120,534	1,057,440	994,160	930,774	867,285	803,689	739,988
6 Fifteen unit development - edge of village	15	£296,000	2,056,749	1,962,998	1,869,090	1,775,025	1,680,801	1,586,160	1,491,240	1,396,162	1,300,927	1,205,534	1,109,982
7 Twenty unit development - within town/village boundary	20	£328,889	2,622,190	2,502,728	2,383,067	2,263,205	2,143,143	2,022,882	1,902,419	1,781,757	1,660,894	1,539,831	1,418,567
8 Thirty unit development - town centre	30	£370,000	13,008,062	12,245,006	11,480,676	10,715,074	9,948,198	9,180,049	8,410,627	7,639,932	6,867,964	6,094,724	5,320,209
9 Fifty unit development within town/village boundary	50	£822,222	5,090,701	4,816,297	4,541,436	4,266,115	3,990,337	3,714,099	3,437,402	3,160,247	2,882,632	2,604,560	2,326,028
10 One hundred unit development - edge of town	100	£2,055,556	9,530,757	8,974,770	8,417,857	7,860,013	7,301,241	6,741,542	6,180,913	5,619,356	5,056,871	4,493,456	3,929,114
11 Three hundred unit scheme - edge of town	300	£6,166,667	24,371,684	22,944,262	21,514,457	20,082,268	18,647,696	17,210,739	15,771,399	14,329,675	12,885,568	11,439,077	9,990,202
12 Four hundred unit scheme	400	£8,222,222	30,592,350	28,685,943	26,776,357	24,863,594	22,947,652	21,028,532	19,106,234	17,180,757	15,252,103	13,320,269	
13 Five hundred unit scheme	500	£10,277,778	40,078,593	37,779,838	35,477,244	33,170,808	30,860,534	28,546,420	26,228,466	23,906,671	21,581,038	19,251,564	16,918,251
14 Seven hundred and fifty unit scheme	750	£15,416,667	56,151,402	52,931,465	49,706,149	46,475,455	43,239,383	39,997,932	36,751,102	33,498,894	30,241,308	26,978,342	23,709,999
15 One thousand unit scheme	1,000	£20,555,556	69,890,122	65,882,112	61,867,406	57,846,005	53,817,910	49,783,119	45,741,635	41,693,454	37,638,579	33,577,009	29,508,744
16 One thousand two hundred and fifty unit scheme	1,250	£25,694,444	78,734,813	74,219,856	69,697,357	65,167,317	60,629,735	56,084,612	51,531,946	46,971,739	42,403,991	37,828,700	33,245,869
17 One thousand five hundred unit scheme	1,500	£37,000,000	86,613,001	81,645,407	76,669,516	71,685,326	66,692,840	61,692,055	56,682,972	51,665,592	46,639,915	41,605,940	36,563,666
18 Caravan Park - 20 units	20	£185,000	1,147,198	1,147,198	1,147,198	1,147,198	1,147,198	1,147,198	1,147,198	1,147,198	1,147,198	1,147,198	1,147,198
19 Caravan Park - 40 units	40	£370,000	2,206,819	2,206,819	2,206,819	2,206,819	2,206,819	2,206,819	2,206,819	2,206,819	2,206,819	2,206,819	2,206,819
20 Caravan Park - 100 units	100	£925,000	5,517,049	5,517,049	5,517,049	5,517,049	5,517,049	5,517,049	5,517,049	5,517,049	5,517,049	5,517,049	5,517,049
21 C2 care scheme - flatted scheme in town centre	60	£246,667	847,513	819,357	992,494	1,168,026	1,343,846	1,519,954	1,696,350	1,873,033	2,050,004	2,227,263	2,404,809
22 C2 care scheme - flatted scheme edge of town/village	80	£493,333	863,352	1,092,476	1,323,325	1,557,368	1,791,795	2,026,606	2,261,800	2,497,378	2,733,339	2,969,684	3,206,412
23 C2 care scheme - houses - edge of town/village	50	£578,125	4,859,619	4,649,678	4,439,678	4,229,129	4,018,227	3,806,973	3,595,366	3,383,408	3,171,096	2,958,434	2,745,418
24 Class E (retail) development - town centre	-	-	£6,475	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787
25 Class E (light industrial) development - town centre	-	£52,857	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649
26 Class E (retail) development - edge of town	-	£88,095	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048
27 Class E (office) development - town centre	-	£6,475	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101
28 Class E (office) development - town centre	-	£27,750	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719
29 Class E (office) development - edge of town	-	£66,071	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865
30 Industrial (B2/B8) out of town	-	£308,333	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639
31 Industrial (B2/B8) within town/village boundary	-	£1,233,333	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099
32 Industrial (B2/B8) edge of town/village	-	£61,667	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928
33 Hotel (town centre) 50 rooms	-	£46,250	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500
34 Hotel (town centre) 75 rooms	-	£69,375	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897
35 Hotel (town centre) 100 rooms	-	£92,500	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862
36 Community use/leisure within town/village	-	£29,071	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036

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

Sales value £5,059 psm

AH tenure

Rented 80%

SO 20%

Frst Hms 0%

		£948,923 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	£94,892	487,129	465,160	443,154	421,111	399,032	376,915	354,762	332,572	310,345	288,081	265,780
2 Five unit development - edge of village	5	£253,046	811,883	775,267	738,590	701,852	665,053	628,192	591,269	554,287	517,241	480,135	442,968
3 Eight unit development - village centre	8	£404,874	1,169,247	1,117,142	1,064,949	1,012,655	960,071	907,399	854,639	801,792	748,857	695,834	642,724
4 Ten unit development - edge of village	10	£506,092	1,498,885	1,431,634	1,364,079	1,296,410	1,228,629	1,160,733	1,092,726	1,024,605	956,371	888,025	819,564
5 Ten unit development - rural site	10	£632,615	1,498,885	1,431,634	1,364,079	1,296,410	1,228,629	1,160,733	1,092,726	1,024,605	956,371	888,025	819,564
6 Fifteen unit development - edge of village	15	£759,138	2,248,328	2,147,452	2,046,118	1,944,615	1,842,942	1,741,101	1,639,089	1,536,908	1,434,557	1,332,037	1,229,347
7 Twenty unit development - within town/village boundary	20	£843,487	2,867,829	2,739,358	2,610,671	2,481,769	2,352,651	2,223,318	2,093,770	1,964,006	1,834,027	1,703,833	1,573,423
8 Thirty unit development - town centre	30	£948,923	14,251,295	13,438,852	12,625,053	11,809,898	10,993,386	10,175,519	9,356,297	8,535,718	7,713,783	6,890,492	6,065,846
9 Fifty unit development within town/village boundary	50	£2,108,717	5,646,871	5,352,279	5,057,196	4,761,619	4,465,549	4,168,987	3,871,932	3,574,385	3,276,344	2,977,812	2,678,786
10 One hundred unit development - edge of town	100	£5,271,793	10,673,060	10,075,440	9,476,823	8,877,207	8,276,591	7,674,979	7,072,367	6,468,758	5,864,149	5,258,542	4,651,936
11 Three hundred unit scheme - edge of town	300	£15,815,379	27,299,315	25,766,381	24,230,885	22,692,828	21,152,211	19,609,032	18,063,292	16,514,992	14,964,130	13,410,706	11,854,722
12 Four hundred unit scheme	400	£21,087,172	36,399,086	34,355,173	32,307,847	30,257,105	28,202,948	26,145,376	24,084,390	22,019,988	19,952,172	17,880,942	15,806,296
13 Five hundred unit scheme	500	£26,358,965	44,767,159	42,299,403	39,827,524	37,351,521	34,871,393	32,387,142	29,898,767	27,406,267	24,909,644	22,408,896	19,904,025
14 Seven hundred and fifty unit scheme	750	£39,538,448	62,664,911	59,210,148	55,749,612	52,283,302	48,811,218	45,333,362	41,849,731	38,360,328	34,865,151	31,364,200	27,857,476
15 One thousand unit scheme	1,000	£52,717,931	77,942,509	73,645,011	69,340,331	65,028,470	60,709,426	56,383,201	52,049,795	47,709,206	43,361,435	39,006,482	34,644,349
16 One thousand two hundred and fifty unit scheme	1,250	£65,897,414	87,745,768	82,906,859	78,059,862	73,204,780	68,341,611	63,470,356	58,591,013	53,703,586	48,808,070	43,904,469	38,992,781
17 One thousand five hundred unit scheme	1,500	£94,892,276	96,460,092	91,139,570	85,810,156	80,471,851	75,124,655	69,768,567	64,403,588	59,029,718	53,646,955	48,255,303	42,854,758
18 Caravan Park - 20 units	20	£474,461	1,124,106	1,124,106	1,124,106	1,124,106	1,124,106	1,124,106	1,124,106	1,124,106	1,124,106	1,124,106	1,124,106
19 Caravan Park - 40 units	40	£948,923	2,160,636	2,160,636	2,160,636	2,160,636	2,160,636	2,160,636	2,160,636	2,160,636	2,160,636	2,160,636	2,160,636
20 Caravan Park - 100 units	100	£2,372,307	5,401,590	5,401,590	5,401,590	5,401,590	5,401,590	5,401,590	5,401,590	5,401,590	5,401,590	5,401,590	5,401,590
21 C2 care scheme - flatted scheme in town centre	60	£632,615	270,836	- 454,246	- 637,956	- 821,969	- 1,007,494	- 1,195,470	- 1,383,752	- 1,572,344	- 1,761,241	- 1,950,448	- 2,139,961
22 C2 care scheme - flatted scheme edge of town/village	80	£1,265,230	361,116	- 605,860	- 850,608	- 1,095,959	- 1,343,326	- 1,593,960	- 1,845,004	- 2,096,459	- 2,348,322	- 2,600,597	- 2,853,282
23 C2 care scheme - houses - edge of town/village	50	£1,482,692	5,369,980	5,142,389	4,914,415	4,686,061	4,457,324	4,228,203	3,998,702	3,768,818	3,538,551	3,307,904	3,076,873
24 Class E (retail) development - town centre	-	£16,606	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787
25 Class E (light industrial) development - town centre	-	£135,560	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649
26 Class E (retail) development - edge of town	-	£225,934	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048
27 Class E (office) development - town centre	-	£16,606	442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101
28 Class E (office) development - town centre	-	£71,169	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719
29 Class E (office) development - edge of town	-	£169,450	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865
30 Industrial (B2/B8) out of town	-	£790,769	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639
31 Industrial (B2/B8) within town/village boundary	-	£3,163,076	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099
32 Industrial (B2/B8) edge of town/village	-	£158,154	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928
33 Hotel (town centre) 50 rooms	-	£118,615	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500
34 Hotel (town centre) 75 rooms	-	£177,923	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897
35 Hotel (town centre) 100 rooms	-	£237,231	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862
36 Community use/leisure within town/village	-	£74,558	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)		£370,000		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	£37,000	487,129	465,160	443,154	421,111	399,032	376,915	354,762	332,572	310,345	288,081	265,780
2 Five unit development - edge of village	5	£98,667	811,883	775,267	738,590	701,852	665,053	628,192	591,269	554,287	517,241	480,135	442,968
3 Eight unit development - village centre	8	£157,867	1,169,247	1,117,142	1,064,949	1,012,655	960,071	907,399	854,639	801,792	748,857	695,834	642,724
4 Ten unit development - edge of village	10	£197,333	1,498,885	1,431,634	1,364,079	1,296,410	1,228,629	1,160,733	1,092,726	1,024,605	956,371	888,025	819,564
5 Ten unit development - rural site	10	£246,667	1,498,885	1,431,634	1,364,079	1,296,410	1,228,629	1,160,733	1,092,726	1,024,605	956,371	888,025	819,564
6 Fifteen unit development - edge of village	15	£296,000	2,248,328	2,147,452	2,046,118	1,944,615	1,842,942	1,741,101	1,639,089	1,536,908	1,434,557	1,332,037	1,229,347
7 Twenty unit development - within town/village boundary	20	£328,889	2,867,829	2,739,358	2,610,671	2,481,769	2,352,651	2,223,318	2,093,770	1,964,006	1,834,027	1,703,833	1,573,423
8 Thirty unit development - town centre	30	£370,000	14,251,295	13,438,852	12,625,053	11,809,898	10,993,386	10,175,519	9,356,297	8,535,718	7,713,783	6,890,492	6,065,846
9 Fifty unit development within town/village boundary	50	£822,222	5,646,871	5,352,279	5,057,196	4,761,619	4,465,549	4,168,987	3,871,932	3,574,385	3,276,344	2,977,812	2,678,786
10 One hundred unit development - edge of town	100	£2,055,556	10,673,060	10,075,440	9,476,823	8,877,207	8,276,591	7,674,979	7,072,367	6,468,758	5,864,149	5,258,542	4,651,936
11 Three hundred unit scheme - edge of town	300	£6,166,667	27,299,315	25,766,381	24,230,885	22,692,828	21,152,211	19,609,032	18,063,292	16,514,992	14,964,130	13,410,706	11,854,722
12 Four hundred unit scheme	400	£8,222,222	36,399,086	34,355,173	32,307,847	30,257,105	28,202,948	26,145,376	24,084,390	22,019,988	19,952,172	17,880,942	15,806,296
13 Five hundred unit scheme	500	£10,277,778	44,767,159	42,299,403	39,827,524	37,351,521	34,871,393	32,387,142	29,898,767	27,406,267	24,909,644	22,408,896	19,904,025
14 Seven hundred and fifty unit scheme	750	£15,416,667	62,664,911	59,210,148	55,749,612	52,283,302	48,811,218	45,333,362	41,849,731	38,360,328	34,865,151	31,364,200	27,857,476
15 One thousand unit scheme	1,000	£20,555,556	77,942,509	73,645,011	69,340,331	65,028,470	60,709,426	56,383,201	52,049,795	47,709,206	43,361,435	39,006,482	34,644,349
16 One thousand two hundred and fifty unit scheme	1,250	£25,694,444	87,745,768	82,906,859	78,059,862	73,204,780	68,341,611	63,470,356	58,591,013	53,703,586	48,808,070	43,904,469	38,992,781
17 One thousand five hundred unit scheme	1,500	£37,000,000	96,460,092	91,139,570	85,810,156	80,471,851	75,124,655	69,768,567	64,403,588	59,029,718	53,646,955	48,255,303	42,854,758
18 Caravan Park - 20 units	20	£185,000	1,124,106	1,124,106	1,124,106	1,124,106	1,124,106	1,124,106	1,124,106	1,124,106	1,124,106	1,124,106	1,124,106
19 Caravan Park - 40 units	40	£370,000	2,160,636	2,160,636	2,160,636	2,160,636	2,160,636	2,160,636	2,160,636	2,160,636	2,160,636	2,160,636	2,160,636
20 Caravan Park - 100 units	100	£925,000	5,401,590	5,401,590	5,401,590	5,401,590	5,401,590	5,401,590	5,401,590	5,401,590	5,401,590	5,401,590	5,401,590
21 C2 care scheme - flatted scheme in town centre	60	£246,667	270,836	- 454,246	- 637,956	- 821,969	- 1,007,494	- 1,195,470	- 1,383,752	- 1,572,344	- 1,761,241	- 1,950,448	- 2,139,961
22 C2 care scheme - flatted scheme edge of town/village	80	£493,333	361,116	- 605,660	- 850,608	- 1,095,959	- 1,343,326	- 1,593,960	- 1,845,004	- 2,096,459	- 2,348,322	- 2,600,597	- 2,853,282
23 C2 care scheme - houses - edge of town/village	50	£578,125	5,369,980	5,142,389	4,914,415	4,686,061	4,457,324	4,228,203	3,998,702	3,768,818	3,538,551	3,307,904	3,076,873
24 Class E (retail) development - town centre	-	£6,475	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787
25 Class E (light industrial) development - town centre	-	£52,857	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649
26 Class E (retail) development - edge of town	-	£88,095	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048
27 Class E (office) development - town centre	-	£6,475	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101
28 Class E (office) development - town centre	-	£27,750	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719
29 Class E (office) development - edge of town	-	£66,071	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865
30 Industrial (B2/B8) out of town	-	£308,333	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639
31 Industrial (B2/B8) within town/village boundary	-	£1,233,333	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099
32 Industrial (B2/B8) edge of town/village	-	£61,667	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928
33 Hotel (town centre) 50 rooms	-	£46,250	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500
34 Hotel (town centre) 75 rooms	-	£69,375	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897
35 Hotel (town centre) 100 rooms	-	£92,500	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862
36 Community use/leisure within town/village	-	£29,071	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036

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

Sales value £5,299 psm

AH tenure

Rented 80%

SO 20%

Frst Hms 0%

		£948,923 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	£94,892	546,928	522,499	498,027	473,516	448,962	424,368	399,734	375,058	350,342	325,584	300,785
2 Five unit development - edge of village	5	£253,046	911,547	870,831	830,046	789,192	748,271	707,281	666,222	625,096	583,902	542,639	501,308
3 Eight unit development - village centre	8	£404,874	1,321,547	1,263,026	1,204,406	1,145,688	1,086,872	1,027,958	968,945	909,835	850,627	791,320	731,916
4 Ten unit development - edge of village	10	£506,092	1,688,659	1,613,438	1,538,093	1,462,620	1,387,021	1,311,297	1,235,446	1,159,470	1,083,366	1,007,138	930,783
5 Ten unit development - rural site	10	£632,615	1,688,659	1,613,438	1,538,093	1,462,620	1,387,021	1,311,297	1,235,446	1,159,470	1,083,366	1,007,138	930,783
6 Fifteen unit development - edge of village	15	£759,138	2,532,989	2,420,158	2,307,139	2,193,930	2,080,533	1,966,945	1,853,169	1,739,204	1,625,050	1,510,707	1,396,174
7 Twenty unit development - within town/village boundary	20	£843,487	3,238,861	3,095,208	2,951,314	2,807,179	2,662,803	2,518,187	2,373,330	2,228,231	2,082,892	1,937,312	1,791,491
8 Thirty unit development - town centre	30	£948,923	15,983,563	15,097,664	14,210,285	13,321,427	12,431,091	11,539,275	10,645,981	9,751,207	8,854,953	7,957,222	7,058,011
9 Fifty unit development within town/village boundary	50	£2,108,717	6,511,133	6,181,190	5,850,694	5,519,647	5,188,047	4,855,895	4,523,192	4,189,936	3,856,129	3,521,769	3,186,857
10 One hundred unit development - edge of town	100	£5,271,793	12,420,267	11,751,242	11,081,099	10,409,838	9,737,459	9,063,961	8,389,345	7,713,611	7,036,759	6,358,789	5,679,700
11 Three hundred unit scheme - edge of town	300	£15,815,379	31,855,068	30,136,238	28,414,534	26,689,957	24,962,508	23,232,186	21,498,990	19,762,922	18,023,982	16,282,168	14,537,480
12 Four hundred unit scheme	400	£21,087,172	42,473,424	40,181,650	37,886,045	35,586,610	33,283,344	30,976,247	28,665,321	26,350,563	24,031,975	21,709,557	19,383,308
13 Five hundred unit scheme	500	£26,358,965	52,098,312	49,330,840	46,558,742	43,782,018	41,000,666	38,214,689	35,424,084	32,628,852	29,828,995	27,024,510	24,215,398
14 Seven hundred and fifty unit scheme	750	£39,538,448	72,914,387	69,040,920	65,160,976	61,274,557	57,381,663	53,482,292	49,576,446	45,664,125	41,745,328	37,820,055	33,888,308
15 One thousand unit scheme	1,000	£52,717,931	90,675,102	85,857,043	81,030,929	76,196,761	71,354,537	66,504,258	61,645,926	56,779,537	51,905,094	47,022,597	42,132,044
16 One thousand two hundred and fifty unit scheme	1,250	£65,897,414	102,077,231	96,652,502	91,218,704	85,775,837	80,323,901	74,862,895	69,392,821	63,913,678	58,425,466	52,928,185	47,421,835
17 One thousand five hundred unit scheme	1,500	£94,892,276	112,245,689	106,279,432	100,303,200	94,316,994	88,320,813	82,314,658	76,298,530	70,272,425	64,236,348	58,190,296	52,134,270
18 Caravan Park - 20 units	20	£474,461	1,206,105	1,206,105	1,206,105	1,206,105	1,206,105	1,206,105	1,206,105	1,206,105	1,206,105	1,206,105	1,206,105
19 Caravan Park - 40 units	40	£948,923	2,324,634	2,324,634	2,324,634	2,324,634	2,324,634	2,324,634	2,324,634	2,324,634	2,324,634	2,324,634	2,324,634
20 Caravan Park - 100 units	100	£2,372,307	5,811,584	5,811,584	5,811,584	5,811,584	5,811,584	5,811,584	5,811,584	5,811,584	5,811,584	5,811,584	5,811,584
21 C2 care scheme - flatted scheme in town centre	60	£632,615	476,945	266,759	56,225	-	157,186	-	371,868	-	586,904	-	802,292
22 C2 care scheme - flatted scheme edge of town/village	80	£1,265,230	635,927	355,678	74,966	-	209,581	-	495,824	-	782,538	-	1,069,723
23 C2 care scheme - houses - edge of town/village	50	£1,482,692	6,181,332	5,921,177	5,660,583	5,399,553	5,138,087	4,876,183	4,613,843	4,351,066	4,087,852	3,824,201	3,560,114
24 Class E (retail) development - town centre	-	£16,606	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787
25 Class E (light industrial) development - town centre	-	£135,560	-	507,649	-	507,649	-	507,649	-	507,649	-	507,649	-
26 Class E (retail) development - edge of town	-	£225,934	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048
27 Class E (office) development - town centre	-	£16,606	442,101	-	442,101	-	442,101	-	442,101	-	442,101	-	442,101
28 Class E (office) development - town centre	-	£71,169	-	1,894,719	-	1,894,719	-	1,894,719	-	1,894,719	-	1,894,719	-
29 Class E (office) development - edge of town	-	£169,450	-	3,157,865	-	3,157,865	-	3,157,865	-	3,157,865	-	3,157,865	-
30 Industrial (B2/B8) out of town	-	£790,769	-	1,029,639	-	1,029,639	-	1,029,639	-	1,029,639	-	1,029,639	-
31 Industrial (B2/B8) within town/village boundary	-	£3,163,076	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099
32 Industrial (B2/B8) edge of town/village	-	£158,154	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928
33 Hotel (town centre) 50 rooms	-	£118,615	-	1,274,500	-	1,274,500	-	1,274,500	-	1,274,500	-	1,274,500	-
34 Hotel (town centre) 75 rooms	-	£177,923	-	1,970,897	-	1,970,897	-	1,970,897	-	1,970,897	-	1,970,897	-
35 Hotel (town centre) 100 rooms	-	£237,231	-	2,627,862	-	2,627,862	-	2,627,862	-	2,627,862	-	2,627,862	-
36 Community use/leisure within town/village	-	£74,558	-	1,778,036	-	1,778,036	-	1,778,036	-	1,778,036	-	1,778,036	-

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)			£370,000	PER HA										Residual land values									
Description	No of units	BLV		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH									
1 Three unit development within town/village boundary	3	£37,000	546,928	522,499	498,027	473,516	448,962	424,368	399,734	375,058	350,342	325,584	300,785										
2 Five unit development - edge of village	5	£98,667	911,547	870,831	830,046	789,192	748,271	707,281	666,222	625,096	583,902	542,639	501,308										
3 Eight unit development - village centre	8	£157,867	1,321,547	1,263,026	1,204,406	1,145,688	1,086,872	1,027,958	968,945	909,835	850,627	791,320	731,916										
4 Ten unit development - edge of village	10	£197,333	1,688,659	1,613,438	1,538,093	1,462,620	1,387,021	1,311,297	1,235,446	1,159,470	1,083,366	1,007,138	930,783										
5 Ten unit development - rural site	10	£246,667	1,688,659	1,613,438	1,538,093	1,462,620	1,387,021	1,311,297	1,235,446	1,159,470	1,083,366	1,007,138	930,783										
6 Fifteen unit development - edge of village	15	£296,000	2,532,989	2,420,158	2,307,139	2,193,930	2,080,533	1,966,945	1,853,169	1,739,204	1,625,050	1,510,707	1,396,174										
7 Twenty unit development - within town/village boundary	20	£328,889	3,238,861	3,095,208	2,951,314	2,807,179	2,662,803	2,518,187	2,373,330	2,228,231	2,082,892	1,937,312	1,791,491										
8 Thirty unit development - town centre	30	£370,000	15,983,563	15,097,664	14,210,285	13,321,427	12,431,091	11,539,275	10,645,981	9,751,207	8,854,953	7,957,222	7,058,011										
9 Fifty unit development within town/village boundary	50	£822,222	6,511,133	6,181,190	5,850,694	5,519,647	5,188,047	4,855,895	4,523,192	4,189,936	3,856,129	3,521,769	3,186,857										
10 One hundred unit development - edge of town	100	£2,055,556	12,420,267	11,751,242	11,081,099	10,409,838	9,737,459	9,063,961	8,389,345	7,713,611	7,036,759	6,358,789	5,679,700										
11 Three hundred unit scheme - edge of town	300	£6,166,667	31,855,068	30,136,238	28,414,534	26,689,957	24,962,508	23,232,186	21,498,990	19,762,922	18,023,982	16,282,168	14,537,480										
12 Four hundred unit scheme	400	£8,222,222	42,473,424	40,181,650	37,886,045	35,586,610	33,283,344	30,976,247	28,665,321	26,350,563	24,031,975	21,709,557	19,383,308										
13 Five hundred unit scheme	500	£10,277,778	52,098,312	49,330,840	46,558,742	43,782,018	41,000,666	38,214,689	35,424,084	32,628,852	29,828,995	27,024,510	24,215,398										
14 Seven hundred and fifty unit scheme	750	£15,416,667	72,914,387	69,040,920	65,160,976	61,274,557	57,381,663	53,482,292	49,576,446	45,664,125	41,745,328	37,820,055	33,888,308										
15 One thousand unit scheme	1,000	£20,555,556	90,675,102	85,857,043	81,030,929	76,196,761	71,354,537	66,504,258	61,645,926	56,779,537	51,905,094	47,022,597	42,132,044										
16 One thousand two hundred and fifty unit scheme	1,250	£25,694,444	102,077,231	96,652,502	91,218,704	85,775,837	80,323,901	74,862,895	69,392,821	63,913,678	58,425,466	52,928,185	47,421,835										
17 One thousand five hundred unit scheme	1,500	£37,000,000	112,245,689	106,279,432	100,303,200	94,316,994	88,320,813	82,314,658	76,298,530	70,272,425	64,236,348	58,190,296	52,134,270										
18 Caravan Park - 20 units	20	£185,000	1,206,105	1,206,105	1,206,105	1,206,105	1,206,105	1,206,105	1,206,105	1,206,105	1,206,105	1,206,105	1,206,105										
19 Caravan Park - 40 units	40	£370,000	2,324,634	2,324,634	2,324,634	2,324,634	2,324,634	2,324,634	2,324,634	2,324,634	2,324,634	2,324,634	2,324,634										
20 Caravan Park - 100 units	100	£925,000	5,811,584	5,811,584	5,811,584	5,811,584	5,811,584	5,811,584	5,811,584	5,811,584	5,811,584	5,811,584	5,811,584										
21 C2 care scheme - flatted scheme in town centre	60	£246,667	476,945	266,759	56,225	-	157,186	-	371,868	-	586,904	-	802,292										
22 C2 care scheme - flatted scheme edge of town/village	80	£493,333	635,927	355,678	74,966	-	209,581	-	495,824	-	782,538	-	1,069,723										
23 C2 care scheme - houses - edge of town/village	50	£578,125	6,181,332	5,921,177	5,660,583	5,399,553	5,138,087	4,876,183	4,613,843	4,351,066	4,087,852	3,824,201	3,560,114										
24 Class E (retail) development - town centre	-	£6,475	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787										
25 Class E (light industrial) development - town centre	-	£52,857	-	507,649	-	507,649	-	507,649	-	507,649	-	507,649	-										
26 Class E (retail) development - edge of town	-	£88,095	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048										
27 Class E (office) development - town centre	-	£6,475	-	442,101	-	442,101	-	442,101	-	442,101	-	442,101	-										
28 Class E (office) development - town centre	-	£27,750	-	1,894,719	-	1,894,719	-	1,894,719	-	1,894,719	-	1,894,719	-										
29 Class E (office) development - edge of town	-	£66,071	-	3,157,865	-	3,157,865	-	3,157,865	-	3,157,865	-	3,157,865	-										
30 Industrial (B2/B8) out of town	-	£308,333	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639										
31 Industrial (B2/B8) within town/village boundary	-	£1,233,333	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099										
32 Industrial (B2/B8) edge of town/village	-	£61,667	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928										
33 Hotel (town centre) 50 rooms	-	£46,250	-	1,274,500	-	1,274,500	-	1,274,500	-	1,274,500	-	1,274,500	-										
34 Hotel (town centre) 75 rooms	-	£69,375	-	1,970,897	-	1,970,897	-	1,970,897	-	1,970,897	-	1,970,897	-										
35 Hotel (town centre) 100 rooms	-	£92,500	-	2,627,862	-	2,627,862	-	2,627,862	-	2,627,862	-	2,627,862	-										
36 Community use/leisure within town/village	-	£29,071	-	1,778,036	-	1,778,036	-	1,778,036	-	1,778,036	-	1,778,036	-										

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

Sales value £5,538 psm

AH tenure

Rented 80%

SO 20% Fr

Frst Hms 0%

[illegible]

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)			£370,000	PER HA				Residual land values						
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£37,000	606,727	579,836	552,901	525,919	498,893	471,822	444,706	417,544	390,337	363,087	335,789	
2 Five unit development - edge of village	5	£98,667	1,011,213	966,394	921,501	876,532	831,488	786,370	741,176	695,907	650,563	605,144	559,649	
3 Eight unit development - village centre	8	£157,867	1,473,213	1,408,491	1,343,660	1,278,721	1,213,673	1,148,517	1,083,252	1,017,879	952,397	886,806	821,108	
4 Ten unit development - edge of village	10	£197,333	1,878,241	1,795,243	1,712,106	1,628,829	1,545,414	1,461,860	1,378,166	1,294,334	1,210,361	1,126,251	1,042,001	
5 Ten unit development - rural site	10	£246,667	1,878,241	1,795,243	1,712,106	1,628,829	1,545,414	1,461,860	1,378,166	1,294,334	1,210,361	1,126,251	1,042,001	
6 Fifteen unit development - edge of village	15	£296,000	2,817,361	2,692,865	2,568,159	2,443,245	2,318,122	2,192,790	2,067,250	1,941,500	1,815,543	1,689,377	1,563,001	
7 Twenty unit development - within town/village boundary	20	£328,889	3,609,894	3,451,059	3,291,957	3,132,590	2,972,955	2,813,056	2,652,889	2,492,456	2,331,757	2,170,791	2,008,978	
8 Thirty unit development - town centre	30	£370,000	17,715,831	16,756,475	15,795,917	14,832,957	13,868,795	12,903,030	11,935,665	10,966,696	9,996,125	9,023,952	8,050,177	
9 Fifty unit development within town/village boundary	50	£822,222	7,375,396	7,010,100	6,644,193	6,277,674	5,910,545	5,542,804	5,174,452	4,805,488	4,435,913	4,065,727	3,694,929	
10 One hundred unit development - edge of town	100	£2,055,556	14,167,475	13,427,044	12,685,376	11,942,470	11,198,326	10,452,944	9,706,323	8,958,465	8,209,369	7,459,036	6,707,463	
11 Three hundred unit scheme - edge of town	300	£6,166,667	36,407,781	34,503,066	32,595,165	30,684,080	28,769,811	26,852,357	24,931,719	23,007,894	21,080,887	19,150,694	17,217,316	
12 Four hundred unit scheme	400	£8,222,222	48,543,708	46,004,088	43,460,221	40,912,107	38,359,748	35,803,143	33,242,291	30,677,193	28,107,499	25,534,258	22,962,422	
13 Five hundred unit scheme	500	£10,277,778	59,409,672	56,343,564	53,272,329	50,195,965	47,114,474	44,027,856	40,936,110	37,839,236	34,737,236	31,630,107	28,517,850	
14 Seven hundred and fifty unit scheme	750	£15,416,667	83,130,989	78,839,177	74,540,188	70,234,022	65,920,680	61,600,159	57,272,461	52,937,588	48,595,533	44,246,304	39,889,897	
15 One thousand unit scheme	1,000	£20,555,556	103,385,204	98,047,693	92,701,255	87,345,891	81,981,602	76,608,385	71,226,243	65,835,175	60,435,181	55,024,975	49,605,019	
16 One thousand two hundred and fifty unit scheme	1,250	£25,694,444	116,381,619	110,371,225	104,350,779	98,320,282	92,279,734	86,229,134	80,168,483	74,097,781	68,017,028	61,926,224	55,825,368	
17 One thousand five hundred unit scheme	1,500	£37,000,000	127,977,120	121,367,639	114,747,096	108,115,500	101,472,850	94,819,148	88,154,392	81,478,583	74,791,720	68,093,805	61,384,837	
18 Caravan Park - 20 units	20	£185,000	1,288,103	1,288,103	1,288,103	1,288,103	1,288,103	1,288,103	1,288,103	1,288,103	1,288,103	1,288,103	1,288,103	
19 Caravan Park - 40 units	40	£370,000	2,488,631	2,488,631	2,488,631	2,488,631	2,488,631	2,488,631	2,488,631	2,488,631	2,488,631	2,488,631	2,488,631	
20 Caravan Park - 100 units	100	£925,000	6,221,578	6,221,578	6,221,578	6,221,578	6,221,578	6,221,578	6,221,578	6,221,578	6,221,578	6,221,578	6,221,578	
21 C2 care scheme - flattened scheme in town centre	60	£246,667	1,220,369	980,453	740,140	499,430	258,323	16,819	228,763	475,024	721,688	970,069	1,221,996	
22 C2 care scheme - flattened scheme edge of town/village	80	£493,333	1,627,158	1,307,271	986,854	665,907	344,431	22,426	305,018	633,365	962,251	1,293,425	1,629,327	
23 C2 care scheme - houses - edge of town/village	50	£578,125	6,992,686	6,699,964	6,406,752	6,113,407	5,818,851	5,524,163	5,228,984	4,933,315	4,637,153	4,340,499	4,043,354	
24 Class E (retail) development - town centre	-	£6,475	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	
25 Class E (light industrial) development - town centre	-	£52,857	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	
26 Class E (retail) development - edge of town	-	£88,095	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	
27 Class E (office) development - town centre	-	£6,475	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	
28 Class E (office) development - town centre	-	£27,750	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	
29 Class E (office) development - edge of town	-	£66,071	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	
30 Industrial (B2/B8) out of town	-	£308,333	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	
31 Industrial (B2/B8) within town/village boundary	-	£1,233,333	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	
32 Industrial (B2/B8) edge of town/village	-	£61,667	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	
33 Hotel (town centre) 50 rooms	-	£46,250	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	
34 Hotel (town centre) 75 rooms	-	£69,375	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	
35 Hotel (town centre) 100 rooms	-	£92,500	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	
36 Community use/leisure within town/village	-	£29,071	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)

[illegible]

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

Sales value £5,778 psm

AH tenure

Rented 80%

SO 20%

Frst Hms 0%

		£948,923 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	£94,892	666,526	637,175	607,773	578,324	548,824	519,275	489,677	460,031	430,334	400,589	370,794
2 Five unit development - edge of village	5	£253,046	1,110,877	1,061,957	1,012,955	963,873	914,707	865,459	816,129	766,717	717,224	667,648	617,991
3 Eight unit development - village centre	8	£404,874	1,624,879	1,553,955	1,482,914	1,411,754	1,340,474	1,269,076	1,197,559	1,125,922	1,054,167	982,293	910,300
4 Ten unit development - edge of village	10	£506,092	2,067,823	1,977,047	1,886,119	1,795,039	1,703,808	1,612,423	1,520,887	1,429,198	1,337,357	1,245,365	1,153,219
5 Ten unit development - rural site	10	£632,615	2,067,823	1,977,047	1,886,119	1,795,039	1,703,808	1,612,423	1,520,887	1,429,198	1,337,357	1,245,365	1,153,219
6 Fifteen unit development - edge of village	15	£759,138	3,101,734	2,965,571	2,829,179	2,692,559	2,555,711	2,418,635	2,281,330	2,143,797	2,006,036	1,868,046	1,729,828
7 Twenty unit development - within town/village boundary	20	£843,487	3,980,926	3,806,910	3,632,600	3,458,000	3,283,108	3,107,924	2,932,448	2,756,617	2,579,818	2,402,728	2,225,344
8 Thirty unit development - town centre	30	£948,923	19,448,098	18,415,286	17,380,750	16,344,487	15,306,499	14,266,786	13,225,347	12,182,184	11,137,296	10,090,681	9,042,342
9 Fifty unit development within town/village boundary	50	£2,108,717	8,239,658	7,839,010	7,437,692	7,035,702	6,633,043	6,229,713	5,825,711	5,421,040	5,015,697	4,609,684	4,203,000
10 One hundred unit development - edge of town	100	£5,271,793	15,913,678	15,101,464	14,287,892	13,472,961	12,656,672	11,839,025	11,020,018	10,199,654	9,377,932	8,554,851	7,730,412
11 Three hundred unit scheme - edge of town	300	£15,815,379	40,947,271	38,856,452	36,762,137	34,664,324	32,563,016	30,458,210	28,349,908	26,238,109	24,122,812	22,004,020	19,881,731
12 Four hundred unit scheme	400	£21,087,172	54,596,361	51,808,603	49,016,182	46,219,099	43,417,354	40,610,947	37,799,877	34,984,145	32,163,750	29,338,693	26,508,974
13 Five hundred unit scheme	500	£26,358,965	66,718,449	63,352,351	59,980,623	56,603,264	53,220,275	49,831,655	46,437,404	43,037,522	39,632,010	36,220,868	32,804,094
14 Seven hundred and fifty unit scheme	750	£39,538,448	93,328,042	88,619,494	83,903,070	79,178,770	74,446,593	69,706,540	64,958,611	60,202,806	55,439,124	50,667,566	45,888,132
15 One thousand unit scheme	1,000	£52,717,931	116,058,524	110,201,519	104,334,717	98,458,118	92,571,721	86,675,527	80,769,537	74,853,749	68,928,164	62,992,781	57,047,602
16 One thousand two hundred and fifty unit scheme	1,250	£65,897,414	130,653,942	124,059,990	117,455,007	110,838,996	104,211,954	97,573,882	90,924,780	84,264,649	77,593,487	70,911,295	64,218,072
17 One thousand five hundred unit scheme	1,500	£94,892,276	143,683,012	136,429,918	129,164,693	121,887,334	114,597,843	107,296,219	99,982,463	92,656,575	85,318,554	77,968,400	70,606,115
18 Caravan Park - 20 units	20	£474,461	1,370,102	1,370,102	1,370,102	1,370,102	1,370,102	1,370,102	1,370,102	1,370,102	1,370,102	1,370,102	1,370,102
19 Caravan Park - 40 units	40	£948,923	2,652,630	2,652,630	2,652,630	2,652,630	2,652,630	2,652,630	2,652,630	2,652,630	2,652,630	2,652,630	2,652,630
20 Caravan Park - 100 units	100	£2,372,307	6,631,572	6,631,572	6,631,572	6,631,572	6,631,572	6,631,572	6,631,572	6,631,572	6,631,572	6,631,572	6,631,572
21 C2 care scheme - flatted scheme in town centre	60	£632,615	1,955,585	1,688,644	1,421,262	1,153,436	882,530	611,097	339,218	66,892	-	209,249	-
22 C2 care scheme - flatted scheme edge of town/village	80	£1,265,230	2,607,446	2,251,526	1,895,015	1,537,915	1,176,707	814,796	452,290	89,189	-	278,999	-
23 C2 care scheme - houses - edge of town/village	50	£1,482,692	7,804,039	7,478,752	7,152,919	6,826,540	6,499,614	6,172,143	5,844,126	5,515,563	5,186,453	4,855,589	4,522,762
24 Class E (retail) development - town centre	-	£16,606	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787
25 Class E (light industrial) development - town centre	-	£135,560	-	507,649	-	507,649	-	507,649	-	507,649	-	507,649	-
26 Class E (retail) development - edge of town	-	£225,934	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048
27 Class E (office) development - town centre	-	£16,606	442,101	-	442,101	-	442,101	-	442,101	-	442,101	-	442,101
28 Class E (office) development - town centre	-	£71,169	-	1,894,719	-	1,894,719	-	1,894,719	-	1,894,719	-	1,894,719	-
29 Class E (office) development - edge of town	-	£169,450	-	3,157,865	-	3,157,865	-	3,157,865	-	3,157,865	-	3,157,865	-
30 Industrial (B2/B8) out of town	-	£790,769	-	1,029,639	-	1,029,639	-	1,029,639	-	1,029,639	-	1,029,639	-
31 Industrial (B2/B8) within town/village boundary	-	£3,163,076	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099
32 Industrial (B2/B8) edge of town/village	-	£158,154	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928
33 Hotel (town centre) 50 rooms	-	£118,615	-	1,274,500	-	1,274,500	-	1,274,500	-	1,274,500	-	1,274,500	-
34 Hotel (town centre) 75 rooms	-	£177,923	-	1,970,897	-	1,970,897	-	1,970,897	-	1,970,897	-	1,970,897	-
35 Hotel (town centre) 100 rooms	-	£237,231	-	2,627,862	-	2,627,862	-	2,627,862	-	2,627,862	-	2,627,862	-
36 Community use/leisure within town/village	-	£74,558	-	1,778,036	-	1,778,036	-	1,778,036	-	1,778,036	-	1,778,036	-

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)			£370,000	PER HA										Residual land values									
Description	No of units	BLV		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH									
1 Three unit development within town/village boundary	3	£37,000	666,526	637,175	607,773	578,324	548,824	519,275	489,677	460,031	430,334	400,589	370,794										
2 Five unit development - edge of village	5	£98,667	1,110,877	1,061,957	1,012,955	963,873	914,707	865,459	816,129	766,717	717,224	667,648	617,991										
3 Eight unit development - village centre	8	£157,867	1,624,879	1,553,955	1,482,914	1,411,754	1,340,474	1,269,076	1,197,559	1,125,922	1,054,167	982,293	910,300										
4 Ten unit development - edge of village	10	£197,333	2,067,823	1,977,047	1,886,119	1,795,039	1,703,808	1,612,423	1,520,887	1,429,198	1,337,357	1,245,365	1,153,219										
5 Ten unit development - rural site	10	£246,667	2,067,823	1,977,047	1,886,119	1,795,039	1,703,808	1,612,423	1,520,887	1,429,198	1,337,357	1,245,365	1,153,219										
6 Fifteen unit development - edge of village	15	£296,000	3,101,734	2,965,571	2,829,179	2,692,559	2,555,711	2,418,635	2,281,330	2,143,797	2,006,036	1,868,046	1,729,828										
7 Twenty unit development - within town/village boundary	20	£328,889	3,980,926	3,806,910	3,632,600	3,458,000	3,283,108	3,107,924	2,932,448	2,756,617	2,579,818	2,402,728	2,225,344										
8 Thirty unit development - town centre	30	£370,000	19,448,098	18,415,286	17,380,750	16,344,487	15,306,499	14,266,786	13,225,347	12,182,184	11,137,296	10,090,681	9,042,342										
9 Fifty unit development within town/village boundary	50	£822,222	8,239,658	7,839,010	7,437,692	7,035,702	6,633,043	6,229,713	5,825,711	5,421,040	5,015,697	4,609,684	4,203,000										
10 One hundred unit development - edge of town	100	£2,055,556	15,913,678	15,101,464	14,287,892	13,472,961	12,656,672	11,839,025	11,020,018	10,199,654	9,377,932	8,554,851	7,730,412										
11 Three hundred unit scheme - edge of town	300	£6,166,667	40,947,271	38,856,452	36,762,137	34,664,324	32,563,016	30,458,210	28,349,908	26,238,109	24,122,812	22,004,020	19,881,731										
12 Four hundred unit scheme	400	£8,222,222	54,596,361	51,808,603	49,016,182	46,219,099	43,417,354	40,610,947	37,799,877	34,984,145	32,163,750	29,338,693	26,508,974										
13 Five hundred unit scheme	500	£10,277,778	66,718,449	63,352,351	59,980,623	56,603,264	53,220,275	49,831,655	46,437,404	43,037,522	39,632,010	36,220,868	32,804,094										
14 Seven hundred and fifty unit scheme	750	£15,416,667	93,328,042	88,619,494	83,903,070	79,178,770	74,446,593	69,706,540	64,958,611	60,202,806	55,439,124	50,667,566	45,888,132										
15 One thousand unit scheme	1,000	£20,555,556	116,058,524	110,201,519	104,334,717	98,458,118	92,571,721	86,675,527	80,769,537	74,853,749	68,928,164	62,992,781	57,047,602										
16 One thousand two hundred and fifty unit scheme	1,250	£25,694,444	130,653,942	124,059,990	117,455,007	110,838,996	104,211,954	97,573,882	90,924,780	84,264,649	77,593,487	70,911,295	64,218,072										
17 One thousand five hundred unit scheme	1,500	£37,000,000	143,683,012	136,429,918	129,164,693	121,887,334	114,597,843	107,296,219	99,982,463	92,656,575	85,318,554	77,968,400	70,606,115										
18 Caravan Park - 20 units	20	£185,000	1,370,102	1,370,102	1,370,102	1,370,102	1,370,102	1,370,102	1,370,102	1,370,102	1,370,102	1,370,102	1,370,102										
19 Caravan Park - 40 units	40	£370,000	2,652,630	2,652,630	2,652,630	2,652,630	2,652,630	2,652,630	2,652,630	2,652,630	2,652,630	2,652,630	2,652,630										
20 Caravan Park - 100 units	100	£925,000	6,631,572	6,631,572	6,631,572	6,631,572	6,631,572	6,631,572	6,631,572	6,631,572	6,631,572	6,631,572	6,631,572										
21 C2 care scheme - flatted scheme in town centre	60	£246,667	1,955,585	1,688,644	1,421,262	1,153,436	882,530	611,097	339,218	66,892	-	209,249	-										
22 C2 care scheme - flatted scheme edge of town/village	80	£493,333	2,607,446	2,251,526	1,895,015	1,537,915	1,176,707	814,796	452,290	89,189	-	278,999	-										
23 C2 care scheme - houses - edge of town/village	50	£578,125	7,804,039	7,478,752	7,152,919	6,826,540	6,499,614	6,172,143	5,844,126	5,515,563	5,186,453	4,855,589	4,522,762										
24 Class E (retail) development - town centre	-	£6,475	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787										
25 Class E (light industrial) development - town centre	-	£52,857	-	507,649	-	507,649	-	507,649	-	507,649	-	507,649	-										
26 Class E (retail) development - edge of town	-	£88,095	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048										
27 Class E (office) development - town centre	-	£6,475	-	442,101	-	442,101	-	442,101	-	442,101	-	442,101	-										
28 Class E (office) development - town centre	-	£27,750	-	1,894,719	-	1,894,719	-	1,894,719	-	1,894,719	-	1,894,719	-										
29 Class E (office) development - edge of town	-	£66,071	-	3,157,865	-	3,157,865	-	3,157,865	-	3,157,865	-	3,157,865	-										
30 Industrial (B2/B8) out of town	-	£308,333	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639										
31 Industrial (B2/B8) within town/village boundary	-	£1,233,333	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099										
32 Industrial (B2/B8) edge of town/village	-	£61,667	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928										
33 Hotel (town centre) 50 rooms	-	£46,250	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500										
34 Hotel (town centre) 75 rooms	-	£69,375	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897										
35 Hotel (town centre) 100 rooms	-	£92,500	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862										
36 Community use/leisure within town/village	-	£29,071	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036										

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

Sales value £6,017 psm

AH tenure

Rented 80%

SO 20%

Frst Hms 0%

		£948,923 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	£94,892	726,325	694,512	662,646	630,727	598,755	566,729	534,649	502,517	470,331	438,092	405,799
2 Five unit development - edge of village	5	£253,046	1,210,542	1,157,521	1,104,411	1,051,212	997,924	944,547	891,082	837,528	783,885	730,153	676,332
3 Eight unit development - village centre	8	£404,874	1,776,544	1,699,421	1,622,168	1,544,786	1,467,275	1,389,634	1,311,865	1,233,965	1,155,936	1,077,779	999,492
4 Ten unit development - edge of village	10	£506,092	2,257,405	2,158,851	2,060,133	1,961,250	1,862,200	1,762,986	1,663,607	1,564,062	1,464,352	1,364,477	1,264,437
5 Ten unit development - rural site	10	£632,615	2,257,405	2,158,851	2,060,133	1,961,250	1,862,200	1,762,986	1,663,607	1,564,062	1,464,352	1,364,477	1,264,437
6 Fifteen unit development - edge of village	15	£759,138	3,386,108	3,238,278	3,090,200	2,941,874	2,793,301	2,644,479	2,495,410	2,346,093	2,196,528	2,046,716	1,896,655
7 Twenty unit development - within town/village boundary	20	£843,487	4,351,959	4,162,760	3,973,244	3,783,410	3,593,203	3,402,083	3,210,645	3,018,888	2,826,814	2,634,420	2,441,709
8 Thirty unit development - town centre	30	£948,923	21,180,366	20,074,098	18,965,982	17,856,017	16,744,203	15,630,541	14,515,031	13,397,673	12,278,466	11,157,411	10,034,508
9 Fifty unit development within town/village boundary	50	£2,108,717	9,103,920	8,667,921	8,231,190	7,793,731	7,355,541	6,916,621	6,476,970	6,036,591	5,595,481	5,153,642	4,711,073
10 One hundred unit development - edge of town	100	£5,271,793	17,649,099	16,765,902	15,881,226	14,995,073	14,107,443	13,218,335	12,327,750	11,435,688	10,542,147	9,647,130	8,750,636
11 Three hundred unit scheme - edge of town	300	£15,815,379	45,473,534	43,197,795	40,918,250	38,634,898	36,347,739	34,056,773	31,762,000	29,463,419	27,161,033	24,854,839	22,544,839
12 Four hundred unit scheme	400	£21,087,172	60,631,379	57,597,061	54,557,668	51,513,197	48,463,651	45,409,031	42,349,333	39,284,560	36,214,710	33,139,786	30,059,785
13 Five hundred unit scheme	500	£26,358,965	73,992,553	70,329,178	66,659,674	62,984,039	59,302,276	55,614,384	51,920,363	48,220,212	44,513,932	40,801,523	37,082,985
14 Seven hundred and fifty unit scheme	750	£39,538,448	103,525,096	98,399,812	93,265,712	88,120,948	82,967,605	77,805,683	72,635,181	67,456,101	62,268,442	57,072,205	51,867,387
15 One thousand unit scheme	1,000	£52,717,931	128,714,283	122,339,866	115,954,784	109,559,037	103,152,624	96,735,547	90,307,805	83,869,397	77,420,324	70,960,586	64,490,184
16 One thousand two hundred and fifty unit scheme	1,250	£65,897,414	144,913,944	137,734,919	130,543,884	123,340,837	116,125,780	108,898,711	101,659,631	94,408,539	87,145,437	79,870,323	72,583,199
17 One thousand five hundred unit scheme	1,500	£94,892,276	159,358,676	151,464,483	143,557,083	135,636,475	127,702,659	119,755,635	111,795,404	103,821,965	95,835,318	87,835,463	79,822,401
18 Caravan Park - 20 units	20	£474,461	1,452,102	1,452,102	1,452,102	1,452,102	1,452,102	1,452,102	1,452,102	1,452,102	1,452,102	1,452,102	1,452,102
19 Caravan Park - 40 units	40	£948,923	2,816,627	2,816,627	2,816,627	2,816,627	2,816,627	2,816,627	2,816,627	2,816,627	2,816,627	2,816,627	2,816,627
20 Caravan Park - 100 units	100	£2,372,307	7,041,568	7,041,568	7,041,568	7,041,568	7,041,568	7,041,568	7,041,568	7,041,568	7,041,568	7,041,568	7,041,568
21 C2 care scheme - flattened scheme in town centre	60	£632,615	2,888,015	2,391,770	2,095,033	1,797,805	1,500,086	1,201,874	903,171	601,162	298,311	5,120	313,935
22 C2 care scheme - flattened scheme edge of town/village	80	£1,265,230	3,584,020	3,189,026	2,793,377	2,397,073	2,000,114	1,602,498	1,204,228	801,550	397,748	6,827	418,580
23 C2 care scheme - houses - edge of town/village	50	£1,482,692	8,615,392	8,257,540	7,899,087	7,540,033	7,180,379	6,820,123	6,459,267	6,096,426	5,731,972	5,366,912	5,001,247
24 Class E (retail) development - town centre	-	£16,606	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787
25 Class E (light industrial) development - town centre	-	£135,560	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649
26 Class E (retail) development - edge of town	-	£225,934	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048
27 Class E (office) development - town centre	-	£16,606	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101
28 Class E (office) development - town centre	-	£71,169	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719
29 Class E (office) development - edge of town	-	£169,450	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865
30 Industrial (B2/B8) out of town	-	£790,769	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639
31 Industrial (B2/B8) within town/village boundary	-	£3,163,076	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099
32 Industrial (B2/B8) edge of town/village	-	£158,154	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928
33 Hotel (town centre) 50 rooms	-	£118,615	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500
34 Hotel (town centre) 75 rooms	-	£177,923	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897
35 Hotel (town centre) 100 rooms	-	£237,231	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862
36 Community use/leisure within town/village	-	£74,558	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)			£370,000	PER HA										Residual land values									
Description	No of units	BLV		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH									
1 Three unit development within town/village boundary	3	£37,000	726,325	694,512	662,646	630,727	598,755	566,729	534,649	502,517	470,331	438,092	405,799										
2 Five unit development - edge of village	5	£98,667	1,210,542	1,157,521	1,104,411	1,051,212	997,924	944,547	891,082	837,528	783,885	730,153	676,332										
3 Eight unit development - village centre	8	£157,867	1,776,544	1,699,421	1,622,168	1,544,786	1,467,275	1,389,634	1,311,865	1,233,965	1,155,936	1,077,779	999,492										
4 Ten unit development - edge of village	10	£197,333	2,257,405	2,158,851	2,060,133	1,961,250	1,862,200	1,762,986	1,663,607	1,564,062	1,464,352	1,364,477	1,264,437										
5 Ten unit development - rural site	10	£246,667	2,257,405	2,158,851	2,060,133	1,961,250	1,862,200	1,762,986	1,663,607	1,564,062	1,464,352	1,364,477	1,264,437										
6 Fifteen unit development - edge of village	15	£296,000	3,386,108	3,238,278	3,090,200	2,941,874	2,793,301	2,644,479	2,495,410	2,346,093	2,196,528	2,046,716	1,896,655										
7 Twenty unit development - within town/village boundary	20	£328,889	4,351,959	4,162,760	3,973,244	3,783,410	3,593,203	3,402,083	3,210,645	3,018,888	2,826,814	2,634,420	2,441,709										
8 Thirty unit development - town centre	30	£370,000	21,180,366	20,074,098	18,965,982	17,856,017	16,744,203	15,630,541	14,515,031	13,397,673	12,278,466	11,157,411	10,034,508										
9 Fifty unit development within town/village boundary	50	£822,222	9,103,920	8,667,921	8,231,190	7,793,731	7,355,541	6,916,621	6,476,970	6,036,591	5,595,481	5,153,642	4,711,073										
10 One hundred unit development - edge of town	100	£2,055,556	17,649,099	16,765,902	15,881,226	14,995,073	14,107,443	13,218,335	12,327,750	11,435,688	10,542,147	9,647,130	8,750,636										
11 Three hundred unit scheme - edge of town	300	£6,166,667	45,473,534	43,197,795	40,918,250	38,634,898	36,347,739	34,056,773	31,762,000	29,463,419	27,161,033	24,854,839	22,544,839										
12 Four hundred unit scheme	400	£8,222,222	60,631,379	57,597,061	54,557,668	51,513,197	48,463,651	45,409,031	42,349,333	39,284,560	36,214,710	33,139,786	30,059,785										
13 Five hundred unit scheme	500	£10,277,778	73,992,553	70,329,178	66,659,674	62,984,039	59,302,276	55,614,384	51,920,363	48,220,212	44,513,932	40,801,523	37,082,985										
14 Seven hundred and fifty unit scheme	750	£15,416,667	103,525,096	98,399,812	93,265,712	88,120,948	82,967,605	77,805,683	72,635,181	67,456,101	62,268,442	57,072,205	51,867,387										
15 One thousand unit scheme	1,000	£20,555,556	128,714,283	122,339,866	115,954,784	109,559,037	103,152,624	96,735,547	90,307,805	83,869,397	77,420,324	70,960,586	64,490,184										
16 One thousand two hundred and fifty unit scheme	1,250	£25,694,444	144,913,944	137,734,919	130,543,884	123,340,837	116,125,780	108,898,711	101,659,631	94,408,539	87,145,437	79,870,323	72,583,199										
17 One thousand five hundred unit scheme	1,500	£37,000,000	159,358,676	151,464,483	143,557,083	135,636,475	127,702,659	119,755,635	111,795,404	103,821,965	95,835,318	87,835,463	79,822,401										
18 Caravan Park - 20 units	20	£185,000	1,452,102	1,452,102	1,452,102	1,452,102	1,452,102	1,452,102	1,452,102	1,452,102	1,452,102	1,452,102	1,452,102										
19 Caravan Park - 40 units	40	£370,000	2,816,627	2,816,627	2,816,627	2,816,627	2,816,627	2,816,627	2,816,627	2,816,627	2,816,627	2,816,627	2,816,627										
20 Caravan Park - 100 units	100	£925,000	7,041,568	7,041,568	7,041,568	7,041,568	7,041,568	7,041,568	7,041,568	7,041,568	7,041,568	7,041,568	7,041,568										
21 C2 care scheme - flattened scheme in town centre	60	£246,667	2,688,015	2,391,770	2,095,033	1,797,805	1,500,086	1,201,874	903,171	601,162	298,311	5,120	313,935										
22 C2 care scheme - flattened scheme edge of town/village	80	£493,333	3,584,020	3,189,026	2,793,377	2,397,073	2,000,114	1,602,498	1,204,228	801,550	397,748	6,827	418,580										
23 C2 care scheme - houses - edge of town/village	50	£578,125	8,615,392	8,257,540	7,899,087	7,540,033	7,180,379	6,820,123	6,459,267	6,096,426	5,731,972	5,366,912	5,001,247										
24 Class E (retail) development - town centre	-	£6,475	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787										
25 Class E (light industrial) development - town centre	-	£52,857	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649										
26 Class E (retail) development - edge of town	-	£88,095	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048										
27 Class E (office) development - town centre	-	£6,475	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101										
28 Class E (office) development - town centre	-	£27,750	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719										
29 Class E (office) development - edge of town	-	£66,071	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865										
30 Industrial (B2/B8) out of town	-	£308,333	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639										
31 Industrial (B2/B8) within town/village boundary	-	£1,233,333	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099										
32 Industrial (B2/B8) edge of town/village	-	£61,667	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928										
33 Hotel (town centre) 50 rooms	-	£46,250	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500										
34 Hotel (town centre) 75 rooms	-	£69,375	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897										
35 Hotel (town centre) 100 rooms	-	£92,500	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862										
36 Community use/leisure within town/village	-	£29,071	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036										

Appendix 8 - Appraisal results (downside)

			£948,923 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	£94,892	158,666	147,167	135,651	124,115	112,560	100,986	89,393	77,780	66,149	54,498	42,827	
2 Five unit development - edge of village	5	£253,046	264,442	245,279	226,085	206,858	187,600	168,310	148,988	129,633	110,247	90,829	71,379	
3 Eight unit development - village centre	8	£404,874	329,638	303,673	277,664	251,612	225,517	199,378	173,197	146,972	120,704	94,393	68,038	
4 Ten unit development - edge of village	10	£506,092	449,373	415,165	380,901	346,579	312,200	277,765	243,272	208,723	174,117	139,453	104,734	
5 Ten unit development - rural site	10	£632,615	449,373	415,165	380,901	346,579	312,200	277,765	243,272	208,723	174,117	139,453	104,734	
6 Fifteen unit development - edge of village	15	£759,138	674,060	622,748	571,351	519,869	468,301	416,648	364,910	313,085	261,175	209,181	157,100	
7 Twenty unit development - within town/village boundary	20	£843,487	833,137	768,267	703,289	638,203	573,008	507,707	442,296	376,779	311,152	245,418	179,576	
8 Thirty unit development - town centre	30	£948,923	3,816,794	3,399,637	2,981,790	2,563,250	2,144,018	1,724,094	1,303,478	882,171	460,171	37,479	392,215	
9 Fifty unit development within town/village boundary	50	£2,108,717	890,031	742,543	594,810	446,833	298,612	150,145	1,435	149,933	301,572	453,460	605,597	
10 One hundred unit development - edge of town	100	£5,271,793	1,050,782	749,495	447,710	145,426	159,930	468,171	778,718	1,092,382	1,406,560	1,721,252	2,036,457	
11 Three hundred unit scheme - edge of town	300	£15,815,379	1,807,895	1,032,578	255,978	530,438	1,322,343	2,115,551	2,910,060	3,714,749	4,524,852	5,336,278	6,149,027	
12 Four hundred unit scheme	400	£21,087,172	2,410,528	1,376,770	341,305	707,250	1,763,124	2,820,733	3,860,080	4,952,998	6,033,135	7,115,036	8,198,702	
13 Five hundred unit scheme	500	£26,358,965	3,923,738	2,677,009	1,419,700	160,315	1,134,334	2,434,527	3,736,856	5,041,320	6,347,921	7,676,376	9,010,599	
14 Seven hundred and fifty unit scheme	750	£39,538,448	5,718,989	3,972,588	2,212,861	448,448	1,357,716	3,185,434	5,035,260	6,917,141	8,820,534	10,727,039	12,659,017	
15 One thousand unit scheme	1,000	£52,717,931	7,259,489	5,085,859	2,897,589	700,438	1,540,533	3,814,371	6,114,390	8,450,968	10,846,039	13,310,113	15,787,828	
16 One thousand two hundred and fifty unit scheme	1,250	£65,897,414	8,263,829	5,814,355	3,352,944	876,669	1,646,412	4,205,523	6,795,628	9,426,254	12,123,487	14,921,601	17,868,460	
17 One thousand five hundred unit scheme	1,500	£94,892,276	9,077,177	6,386,642	3,675,426	951,696	1,820,339	4,635,995	7,488,668	10,387,539	13,357,599	16,443,400	19,735,010	
18 Caravan Park - 20 units	20	£474,461	752,519	752,519	752,519	752,519	752,519	752,519	752,519	752,519	752,519	752,519	752,519	
19 Caravan Park - 40 units	40	£948,923	1,417,462	1,417,462	1,417,462	1,417,462	1,417,462	1,417,462	1,417,462	1,417,462	1,417,462	1,417,462	1,417,462	
20 Caravan Park - 100 units	100	£2,372,307	3,543,655	3,543,655	3,543,655	3,543,655	3,543,655	3,543,655	3,543,655	3,543,655	3,543,655	3,543,655	3,543,655	
21 C2 care scheme - flatted scheme in town centre	60	£632,615	4,342,337	-	4,411,834	-	4,481,442	-	4,551,158	-	4,620,984	-	4,690,919	
22 C2 care scheme - flatted scheme edge of town/village	80	£1,265,230	5,789,782	-	5,882,447	-	5,975,256	-	6,068,211	-	6,161,312	-	6,254,559	
23 C2 care scheme - houses - edge of town/village	50	£1,482,692	898,683	803,429	708,015	612,444	516,714	420,825	324,778	228,572	132,208	35,685	61,994	
24 Class E (retail) development - town centre	-	£16,606	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	
25 Class E (light industrial) development - town centre	-	£135,560	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	
26 Class E (retail) development - edge of town	-	£225,934	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	
27 Class E (office) development - town centre	-	£16,606	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	
28 Class E (office) development - town centre	-	£71,169	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	
29 Class E (office) development - edge of town	-	£169,450	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	
30 Industrial (B2/B8) out of town	-	£790,769	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	
31 Industrial (B2/B8) within town/village boundary	-	£3,163,076	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	
32 Industrial (B2/B8) edge of town/village	-	£158,154	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	
33 Hotel (town centre) 50 rooms	-	£118,615	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	
34 Hotel (town centre) 75 rooms	-	£177,923	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	
35 Hotel (town centre) 100 rooms	-	£237,231	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	
36 Community use/leisure within town/village	-	£74,558	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	

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	158,666	147,167	135,651	124,115	112,560	100,986	89,393	77,780	66,149	54,498	42,827										
2 Five unit development - edge of village	5	£98,667	264,442	245,279	226,085	206,858	187,600	168,310	148,988	129,633	110,247	90,829	71,379										
3 Eight unit development - village centre	8	£157,867	329,638	303,673	277,664	251,612	225,517	199,378	173,197	146,972	120,704	94,393	68,038										
4 Ten unit development - edge of village	10	£197,333	449,373	415,165	380,901	346,579	312,200	277,765	243,272	208,723	174,117	139,453	104,734										
5 Ten unit development - rural site	10	£246,667	449,373	415,165	380,901	346,579	312,200	277,765	243,272	208,723	174,117	139,453	104,734										
6 Fifteen unit development - edge of village	15	£296,000	674,060	622,748	571,351	519,869	468,301	416,648	364,910	313,085	261,175	209,181	157,100										
7 Twenty unit development - within town/village boundary	20	£328,889	833,137	768,267	703,289	638,203	573,008	507,707	442,296	376,779	311,152	245,418	179,576										
8 Thirty unit development - town centre	30	£370,000	3,816,794	3,399,637	2,981,790	2,563,250	2,144,018	1,724,094	1,303,478	882,171	460,171	37,479	392,215										
9 Fifty unit development within town/village boundary	50	£822,222	890,031	742,543	594,810	446,833	298,612	150,145	1,435	149,933	301,572	453,460	605,597										
10 One hundred unit development - edge of town	100	£2,055,556	1,050,782	749,495	447,710	145,426	159,930	468,171	778,718	1,092,382	1,406,560	1,721,252	2,036,457										
11 Three hundred unit scheme - edge of town	300	£6,166,667	1,807,895	1,032,578	255,978	530,438	1,322,343	2,115,551	2,910,060	3,714,749	4,524,852	5,336,278	6,149,027										
12 Four hundred unit scheme	400	£8,222,222	2,410,528	1,376,770	341,305	707,250	1,763,124	2,820,733	3,880,080	4,952,998	6,033,135	7,115,036	8,198,702										
13 Five hundred unit scheme	500	£10,277,778	3,923,738	2,677,009	1,419,700	160,315	1,134,334	2,434,527	3,736,856	5,041,320	6,347,921	7,676,376	9,010,599										
14 Seven hundred and fifty unit scheme	750	£15,416,667	5,718,989	3,972,588	2,212,861	448,448	1,357,716	3,185,434	5,035,260	6,917,141	8,820,534	10,727,039	12,659,017										
15 One thousand unit scheme	1,000	£20,555,556	7,259,489	5,085,859	2,897,589	700,438	1,540,533	3,814,371	6,114,390	8,450,968	10,846,039	13,310,113	15,787,828										
16 One thousand two hundred and fifty unit scheme	1,250	£25,694,444	8,263,829	5,814,355	3,352,944	876,669	1,646,412	4,205,523	6,795,628	9,426,254	12,123,487	14,921,601	17,868,460										
17 One thousand five hundred unit scheme	1,500	£37,000,000	9,077,177	6,386,642	3,675,426	951,696	1,820,339	4,635,995	7,488,668	10,387,539	13,357,599	16,443,400	19,735,010										
18 Caravan Park - 20 units	20	£185,000	752,519	752,519	752,519	752,519	752,519	752,519	752,519	752,519	752,519	752,519	752,519										
19 Caravan Park - 40 units	40	£370,000	1,417,462	1,417,462	1,417,462	1,417,462	1,417,462	1,417,462	1,417,462	1,417,462	1,417,462	1,417,462	1,417,462										
20 Caravan Park - 100 units	100	£925,000	3,543,655	3,543,655	3,543,655	3,543,655	3,543,655	3,543,655	3,543,655	3,543,655	3,543,655	3,543,655	3,543,655										
21 C2 care scheme - flatted scheme in town centre	60	£246,667	4,342,337	4,411,834	4,481,442	4,551,158	4,620,984	4,690,919	4,760,963	4,831,117	4,901,380	4,971,751	5,042,233										
22 C2 care scheme - flatted scheme edge of town/village	80	£493,333	5,789,782	5,882,447	5,975,256	6,068,211	6,161,312	6,254,559	6,347,951	6,441,489	6,535,173	6,629,002	6,722,977										
23 C2 care scheme - houses - edge of town/village	50	£578,125	898,683	803,429	708,015	612,444	516,714	420,825	324,778	228,572	132,208	35,685	61,994										
24 Class E (retail) development - town centre	-	£6,475	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787										
25 Class E (light industrial) development - town centre	-	£52,857	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649										
26 Class E (retail) development - edge of town	-	£88,095	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048										
27 Class E (office) development - town centre	-	£6,475	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101										
28 Class E (office) development - town centre	-	£27,750	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719										
29 Class E (office) development - edge of town	-	£66,071	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865										
30 Industrial (B2/B8) out of town	-	£308,333	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639										
31 Industrial (B2/B8) within town/village boundary	-	£1,233,333	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099										
32 Industrial (B2/B8) edge of town/village	-	£61,667	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928										
33 Hotel (town centre) 50 rooms	-	£46,250	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500										
34 Hotel (town centre) 75 rooms	-	£69,375	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897										
35 Hotel (town centre) 100 rooms	-	£92,500	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862										
36 Community use/leisure within town/village	-	£29,071	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036										

			£948,923	Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Three unit development within town/village boundary	3	£94,892	212,132	198,434	184,713	170,970	157,203	143,414	129,602	115,767	101,910	88,029	74,128
2 Five unit development - edge of village	5	£253,466	353,553	330,723	307,855	284,950	262,006	239,024	216,004	192,945	169,850	146,714	123,542
3 Eight unit development - village centre	8	£404,874	466,624	435,067	403,456	371,793	340,077	308,309	276,489	244,616	212,689	180,710	148,679
4 Ten unit development - edge of village	10	£506,092	620,606	579,383	538,092	496,732	455,303	413,806	372,240	330,605	288,901	247,129	205,288
5 Ten unit development - rural site	10	£632,615	620,606	579,383	538,092	496,732	455,303	413,806	372,240	330,605	288,901	247,129	205,288
6 Fifteen unit development - edge of village	15	£759,138	930,909	869,075	807,138	745,099	682,956	620,709	558,359	495,907	433,352	370,693	307,931
7 Twenty unit development - within town/village boundary	20	£843,487	1,168,073	1,089,654	1,011,104	932,424	853,613	774,672	695,599	616,263	536,730	457,067	377,272
8 Thirty unit development - town centre	30	£948,923	5,308,213	4,828,388	4,347,766	3,866,348	3,384,132	2,901,119	2,417,310	1,932,703	1,447,300	961,099	474,101
9 Fifty unit development within town/village boundary	50	£2,108,717	1,674,055	1,495,692	1,317,033	1,138,078	958,827	779,279	598,710	417,067	235,124	52,884	-
10 One hundred unit development - edge of town	100	£5,271,793	2,644,366	2,280,569	1,916,138	1,548,347	1,179,949	810,942	441,329	71,107	-	-	-
11 Three hundred unit scheme - edge of town	300	£15,815,739	6,150,274	5,214,022	4,276,218	3,330,417	2,381,280	1,429,561	466,769	-	-	-	-
12 Four hundred unit scheme	400	£21,087,172	8,200,364	6,952,028	5,701,625	4,440,556	3,175,039	1,906,082	622,359	-	-	-	-
13 Five hundred unit scheme	500	£26,358,965	10,856,783	9,352,985	7,844,400	6,324,552	4,802,553	3,274,840	1,733,886	-	-	-	-
14 Seven hundred and fifty unit scheme	750	£39,538,448	15,374,882	13,265,966	11,153,011	9,028,591	6,895,331	4,758,553	2,601,081	-	-	-	-
15 One thousand unit scheme	1,000	£52,717,931	19,244,685	16,617,465	13,985,887	11,347,884	8,691,888	6,031,510	3,350,553	-	-	-	-
16 One thousand two hundred and fifty unit scheme	1,250	£65,897,414	21,747,788	18,792,100	15,831,580	12,852,262	9,867,205	6,867,072	3,854,074	-	-	-	-
17 One thousand five hundred unit scheme	1,500	£94,892,276	23,922,225	20,671,945	17,414,087	14,138,320	10,857,139	7,555,152	4,240,031	-	-	-	-
18 Caravan Park - 20 units	20	£474,461	825,835	825,835	825,835	825,835	825,835	825,835	825,835	825,835	825,835	825,835	825,835
19 Caravan Park - 40 units	40	£948,923	1,564,094	1,564,094	1,564,094	1,564,094	1,564,094	1,564,094	1,564,094	1,564,094	1,564,094	1,564,094	1,564,094
20 Caravan Park - 100 units	100	£2,372,307	3,910,235	3,910,235	3,910,235	3,910,235	3,910,235	3,910,235	3,910,235	3,910,235	3,910,235	3,910,235	3,910,235
21 C2 care scheme - flattened scheme in town centre	60	£632,615	3,655,014	3,751,998	3,849,139	3,946,434	4,043,885	4,141,490	4,239,252	4,337,169	4,435,242	4,533,470	4,631,853
22 C2 care scheme - flattened scheme edge of town/village	80	£1,265,230	4,873,352	5,002,665	5,132,185	5,261,912	5,391,846	5,521,987	5,652,337	5,782,892	5,913,656	6,044,626	6,175,804
23 C2 care scheme - houses - edge of town/village	50	£1,482,692	1,642,944	1,517,877	1,392,600	1,267,115	1,141,420	1,015,518	889,407	763,087	636,559	509,822	382,877
24 Class E (retail) development - town centre	-	£16,606	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787
25 Class E (light industrial) development - town centre	-	£135,560	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649
26 Class E (retail) development - edge of town	-	£225,934	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048
27 Class E (office) development - town centre	-	£16,606	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101
28 Class E (office) development - town centre	-	£71,169	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719
29 Class E (office) development - edge of town	-	£169,450	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865
30 Industrial (B2/B8) out of town	-	£790,769	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639
31 Industrial (B2/B8) within town/village boundary	-	£3,163,076	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099
32 Industrial (B2/B8) edge of town/village	-	£158,154	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928
33 Hotel (town centre) 50 rooms	-	£118,615	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500
34 Hotel (town centre) 75 rooms	-	£177,923	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897
35 Hotel (town centre) 100 rooms	-	£237,231	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862
36 Community use/leisure within town/village	-	£74,558	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036

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	212,132	198,434	184,713	170,970	157,203	143,414	129,602	115,767	101,910	88,029	74,126										
2 Five unit development - edge of village	5	£98,667	353,553	330,723	307,855	284,950	262,006	239,024	216,004	192,945	169,850	146,714	123,542										
3 Eight unit development - village centre	8	£157,867	466,624	435,067	403,456	371,793	340,077	308,309	276,489	244,616	212,689	180,710	148,679										
4 Ten unit development - edge of village	10	£197,333	620,606	579,383	538,092	496,732	455,303	413,806	372,240	330,605	288,901	247,129	205,288										
5 Ten unit development - rural site	10	£246,667	620,606	579,383	538,092	496,732	455,303	413,806	372,240	330,605	288,901	247,129	205,288										
6 Fifteen unit development - edge of village	15	£296,000	930,909	869,075	807,138	745,099	682,956	620,709	558,359	495,907	433,352	370,693	307,931										
7 Twenty unit development - within town/village boundary	20	£328,889	1,168,073	1,089,654	1,011,104	932,424	853,613	774,672	695,599	616,263	536,730	457,067	377,272										
8 Thirty unit development - town centre	30	£370,000	5,308,213	4,828,388	4,347,766	3,866,348	3,384,132	2,901,119	2,417,310	1,932,703	1,447,300	961,099	474,101										
9 Fifty unit development within town/village boundary	50	£822,222	1,674,055	1,495,692	1,317,033	1,138,078	958,827	779,279	598,710	417,067	235,124	52,884	- 131,777										
10 One hundred unit development - edge of town	100	£2,055,556	2,644,366	2,280,569	1,916,138	1,548,347	1,179,949	810,942	441,329	71,107	- 304,624	- 682,136	- 1,063,766										
11 Three hundred unit scheme - edge of town	300	£6,166,667	6,150,274	5,214,022	4,276,218	3,330,417	2,381,280	1,429,561	466,769	- 505,743	- 1,487,499	- 2,470,862	- 3,458,610										
12 Four hundred unit scheme	400	£8,222,222	8,200,364	6,952,028	5,701,625	4,440,556	3,175,039	1,906,082	622,359	- 674,325	- 1,983,332	- 3,294,484	- 4,611,481										
13 Five hundred unit scheme	500	£10,277,778	10,856,783	9,352,985	7,844,400	6,324,552	4,802,553	3,274,840	1,733,886	184,982	- 1,400,797	- 3,012,911	- 4,627,835										
14 Seven hundred and fifty unit scheme	750	£15,416,667	15,374,882	13,265,696	11,153,011	9,028,591	6,895,331	4,758,553	2,601,081	434,373	- 1,780,864	- 4,034,474	- 6,330,713										
15 One thousand unit scheme	1,000	£20,555,556	19,244,685	16,617,465	13,985,887	11,347,884	8,691,888	6,031,510	3,350,553	655,959	- 2,097,129	- 4,897,673	- 7,746,815										
16 One thousand two hundred and fifty unit scheme	1,250	£25,694,444	21,747,788	18,792,100	15,831,580	12,852,262	9,867,205	6,867,072	3,854,074	816,383	- 2,282,626	- 5,432,287	- 8,641,539										
17 One thousand five hundred unit scheme	1,500	£37,000,000	23,922,225	20,671,945	17,414,087	14,138,320	10,857,139	7,555,152	4,240,031	902,323	- 2,508,025	- 5,976,041	- 9,508,224										
18 Caravan Park - 20 units	20	£185,000	825,835	825,835	825,835	825,835	825,835	825,835	825,835	825,835	825,835	825,835	825,835										
19 Caravan Park - 40 units	40	£370,000	1,564,094	1,564,094	1,564,094	1,564,094	1,564,094	1,564,094	1,564,094	1,564,094	1,564,094	1,564,094	1,564,094										
20 Caravan Park - 100 units	100	£925,000	3,910,235	3,910,235	3,910,235	3,910,235	3,910,235	3,910,235	3,910,235	3,910,235	3,910,235	3,910,235	3,910,235										
21 C2 care scheme - flattened scheme in town centre	60	£246,667	- 3,655,014	- 3,751,998	- 3,849,139	- 3,946,434	- 4,043,885	- 4,141,490	- 4,239,252	- 4,337,169	- 4,435,242	- 4,533,470	- 4,631,853										
22 C2 care scheme - flattened scheme edge of town/village	80	£493,333	- 4,873,352	- 5,002,665	- 5,132,185	- 5,261,912	- 5,391,846	- 5,521,987	- 5,652,337	- 5,782,892	- 5,913,656	- 6,044,626	- 6,175,804										
23 C2 care scheme - houses - edge of town/village	50	£578,125	1,642,944	1,517,877	1,392,600	1,267,115	1,141,420	1,015,518	889,407	763,087	636,559	509,822	382,877										
24 Class E (retail) development - town centre	-	£6,475	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787										
25 Class E (light industrial) development - town centre	-	£52,857	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649										
26 Class E (retail) development - edge of town	-	£88,095	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048										
27 Class E (office) development - town centre	-	£6,475	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101										
28 Class E (office) development - town centre	-	£27,750	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719										
29 Class E (office) development - edge of town	-	£66,071	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865										
30 Industrial (B2/B8) out of town	-	£308,333	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639										
31 Industrial (B2/B8) within town/village boundary	-	£1,233,333	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099										
32 Industrial (B2/B8) edge of town/village	-	£61,667	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928										
33 Hotel (town centre) 50 rooms	-	£46,250	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500										
34 Hotel (town centre) 75 rooms	-	£69,375	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897										
35 Hotel (town centre) 100 rooms	-	£92,500	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862										
36 Community use/leisure within town/village	-	£29,071	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036										

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	212,132	198,434	184,713	170,970	157,203	143,414	129,602	115,767	101,910	88,029	74,126
2 Five unit development - edge of village	4	£66,667	353,553	330,723	307,855	284,950	262,006	239,024	216,004	192,945	169,850	146,714	123,542
3 Eight unit development - village centre	5	£106,667	466,624	435,067	403,456	371,793	340,077	308,309	276,489	244,616	212,689	180,710	148,679
4 Ten unit development - edge of village	6	£133,333	620,606	579,383	538,092	496,732	455,303	413,806	372,240	330,605	288,901	247,129	205,288
5 Ten unit development - rural site	7	£166,667	620,606	579,383	538,092	496,732	455,303	413,806	372,240	330,605	288,901	247,129	205,288
6 Fifteen unit development - edge of village	8	£200,000	930,909	869,075	807,138	745,099	682,956	620,709	558,559	495,907	433,352	370,693	307,931
7 Twenty unit development - within town/village boundary	9	£222,222	1,168,073	1,089,654	1,011,104	932,424	853,613	774,672	695,599	616,263	536,730	457,067	377,272
8 Thirty unit development - town centre	10	£250,000	5,308,213	4,828,388	4,347,766	3,866,348	3,384,132	2,901,119	2,417,310	1,932,703	1,447,300	961,099	474,101
9 Fifty unit development within town/village boundary	11	£555,556	1,674,055	1,495,692	1,317,033	1,138,078	958,827	779,279	598,710	417,067	235,124	52,884	- 131,777
10 One hundred unit development - edge of town	12	£1,388,889	2,644,366	2,280,569	1,916,138	1,548,347	1,179,949	810,942	441,329	71,107	- 304,624	- 682,136	- 1,063,766
11 Three hundred unit scheme - edge of town	13	£4,166,667	6,150,274	5,214,022	4,276,218	3,330,417	2,381,280	1,429,561	466,769	- 505,743	- 1,487,499	- 2,470,862	- 3,458,610
12 Four hundred unit scheme	14	£5,555,556	8,200,364	6,952,028	5,701,625	4,440,556	3,175,039	1,906,082	622,359	- 674,325	- 1,983,332	- 3,294,844	- 4,611,481
13 Five hundred unit scheme	15	£6,944,444	10,856,783	9,352,985	7,844,400	6,324,552	4,802,553	3,274,840	1,733,886	184,982	- 1,400,797	- 3,012,911	- 4,627,835
14 Seven hundred and fifty unit scheme	16	£10,416,667	15,374,882	13,265,696	11,153,011	9,028,591	6,895,331	4,758,553	2,601,081	434,373	- 1,780,864	- 4,034,474	- 6,330,713
15 One thousand unit scheme	17	£13,888,889	19,244,685	16,617,465	13,985,887	11,347,884	8,691,888	6,031,510	3,350,553	655,959	- 2,097,129	- 4,897,673	- 7,746,815
16 One thousand two hundred and fifty unit scheme	18	£17,361,111	21,747,788	18,792,100	15,831,580	12,852,262	9,867,205	6,867,072	3,854,074	816,383	- 2,282,626	- 5,432,287	- 8,641,539
17 One thousand five hundred unit scheme	19	£25,000,000	23,922,225	20,671,945	17,414,087	14,138,320	10,857,139	7,555,152	4,240,031	902,323	- 2,508,025	- 5,976,041	- 9,508,224
18 Caravan Park - 20 units	20	£125,000	825,835	825,835	825,835	825,835	825,835	825,835	825,835	825,835	825,835	825,835	825,835
19 Caravan Park - 40 units	21	£250,000	1,564,094	1,564,094	1,564,094	1,564,094	1,564,094	1,564,094	1,564,094	1,564,094	1,564,094	1,564,094	1,564,094
20 Caravan Park - 100 units	22	£625,000	3,910,235	3,910,235	3,910,235	3,910,235	3,910,235	3,910,235	3,910,235	3,910,235	3,910,235	3,910,235	3,910,235
21 C2 care scheme - flattened scheme in town centre	23	£166,667	- 3,655,014	- 3,751,998	- 3,849,139	- 3,946,344	- 4,043,885	- 4,141,490	- 4,239,252	- 4,337,169	- 4,435,242	- 4,533,470	- 4,631,853
22 C2 care scheme - flattened scheme edge of town/village	24	£333,333	- 4,873,352	- 5,002,665	- 5,132,185	- 5,261,912	- 5,391,846	- 5,521,987	- 5,652,337	- 5,782,892	- 5,913,656	- 6,044,626	- 6,175,804
23 C2 care scheme - houses - edge of town/village	25	£390,625	1,642,944	1,517,877	1,392,600	1,267,115	1,141,420	1,015,518	889,407	763,087	636,559	509,822	382,877
24 Class E (retail) development - town centre	26	£4,375	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787
25 Class E (light industrial) development - town centre	27	£35,714	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649
26 Class E (retail) development - edge of town	28	£59,524	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048
27 Class E (office) development - town centre	29	£4,375	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101
28 Class E (office) development - town centre	30	£18,750	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719
29 Class E (office) development - edge of town	31	£44,643	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865
30 Industrial (B2/B8) out of town	32	£208,333	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639
31 Industrial (B2/B8) within town/village boundary	33	£833,333	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099
32 Industrial (B2/B8) edge of town/village	34	£41,667	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928
33 Hotel (town centre) 50 rooms	35	£31,250	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500
34 Hotel (town centre) 75 rooms	36	£46,875	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897
35 Hotel (town centre) 100 rooms	37	£62,500	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862
36 Community use/leisure within town/village	38	£19,643	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036

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

Sales value £4,580 psm

AH tenure

Rented 80%

SO 20% Fr

Frst Hms 0%

Macro Ctrl +

			£948,923 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	£94,892	265,599	249,701	233,775	217,824	201,847	185,843	169,812	153,755	137,670	121,561	105,423	
2 Five unit development - edge of village	5	£253,464	442,664	416,167	389,626	363,041	336,412	309,738	283,019	256,258	229,451	202,601	175,706	
3 Eight unit development - village centre	8	£404,874	603,611	566,460	529,248	491,975	454,639	417,241	379,781	342,258	304,675	267,028	229,320	
4 Ten unit development - edge of village	10	£506,092	791,839	743,602	695,283	646,885	598,406	549,846	501,207	452,486	403,686	354,804	305,841	
5 Ten unit development - rural site	10	£632,615	791,839	743,602	695,283	646,885	598,406	549,846	501,207	452,486	403,686	354,804	305,841	
6 Fifteen unit development - edge of village	15	£759,138	1,187,759	1,115,403	1,042,926	970,328	897,609	824,770	751,810	678,729	605,528	532,206	458,763	
7 Twenty unit development - within town/village boundary	20	£843,487	1,499,815	1,407,822	1,315,676	1,223,376	1,130,922	1,038,316	945,555	852,641	759,573	666,352	572,978	
8 Thirty unit development - town centre	30	£948,923	6,783,036	6,244,432	5,704,932	5,164,537	4,623,246	4,078,145	3,531,141	2,983,236	2,434,428	1,884,718	1,334,107	
9 Fifty unit development within town/village boundary	50	£2,108,717	2,454,613	2,244,350	2,033,738	1,822,776	1,611,464	1,399,802	1,187,791	975,430	762,719	549,658	336,248	
10 One hundred unit development - edge of town	100	£5,271,793	4,222,349	3,794,102	3,365,144	2,935,474	2,505,092	2,074,000	1,642,196	1,209,682	774,022	336,420	103,565	
11 Three hundred unit scheme - edge of town	300	£15,815,739	10,389,740	9,289,197	8,184,872	7,078,715	5,970,728	4,860,573	3,740,706	2,618,995	1,489,645	353,469	810,547	
12 Four hundred unit scheme	400	£21,087,172	13,852,987	12,385,597	10,913,162	9,438,287	7,960,971	6,480,764	4,987,608	3,491,994	1,986,194	471,293	1,080,730	
13 Five hundred unit scheme	500	£26,358,965	17,642,081	15,870,356	14,095,687	12,318,076	10,537,521	8,750,273	6,953,118	5,153,002	3,341,865	1,521,529	322,505	
14 Seven hundred and fifty unit scheme	750	£39,538,448	24,830,336	22,355,641	19,871,974	17,379,023	14,881,944	12,380,736	9,868,936	7,345,463	4,814,640	2,264,822	309,760	
15 One thousand unit scheme	1,000	£52,717,931	30,978,693	27,895,823	24,807,833	21,714,721	18,604,284	15,488,462	12,367,497	9,227,845	6,079,976	2,908,504	289,894	
16 One thousand two hundred and fifty unit scheme	1,250	£65,897,414	34,953,013	31,480,882	28,002,982	24,516,651	21,015,090	17,507,742	13,991,649	10,456,842	6,910,687	3,344,549	255,075	
17 One thousand five hundred unit scheme	1,500	£94,892,276	38,454,211	34,633,704	30,806,851	26,973,650	23,123,360	19,264,742	15,397,640	11,510,013	7,608,819	3,685,754	274,275	
18 Caravan Park - 20 units	20	£474,461	899,151	899,151	899,151	899,151	899,151	899,151	899,151	899,151	899,151	899,151	899,151	
19 Caravan Park - 40 units	40	£948,923	1,710,725	1,710,725	1,710,725	1,710,725	1,710,725	1,710,725	1,710,725	1,710,725	1,710,725	1,710,725	1,710,725	
20 Caravan Park - 100 units	100	£2,372,307	4,276,814	4,276,814	4,276,814	4,276,814	4,276,814	4,276,814	4,276,814	4,276,814	4,276,814	4,276,814	4,276,814	
21 C2 care scheme - flattened scheme in town centre	60	£632,615	2,967,690	3,092,162	3,216,834	3,341,709	3,466,785	3,592,062	3,717,541	3,843,222	3,969,104	4,095,187	4,221,473	
22 C2 care scheme - flattened scheme edge of town/village	80	£1,265,230	3,956,921	4,122,882	4,289,112	4,455,612	4,622,380	4,789,417	4,956,722	5,124,296	5,292,138	5,460,251	5,628,630	
23 C2 care scheme - houses - edge of town/village	50	£1,482,692	2,377,095	2,222,854	2,068,356	1,913,600	1,758,587	1,603,316	1,447,788	1,292,002	1,135,959	979,658	823,100	
24 Class E (retail) development - town centre	-	£16,606	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	
25 Class E (light industrial) development - town centre	-	£135,560	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	
26 Class E (retail) development - edge of town	-	£225,934	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	
27 Class E (office) development - town centre	-	£16,606	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	
28 Class E (office) development - town centre	-	£71,169	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	
29 Class E (office) development - edge of town	-	£169,450	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	
30 Industrial (B2/B8) out of town	-	£790,769	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	
31 Industrial (B2/B8) within town/village boundary	-	£3,163,076	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	
32 Industrial (B2/B8) edge of town/village	-	£158,154	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	
33 Hotel (town centre) 50 rooms	-	£118,615	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	
34 Hotel (town centre) 75 rooms	-	£177,923	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	
35 Hotel (town centre) 100 rooms	-	£237,231	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	
36 Community use/leisure within town/village	-	£74,558	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)			£370,000	PER HA										Residual land values									
Description	No of units	BLV		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH									
1 Three unit development within town/village boundary	3	£37,000	265,599	249,701	233,775	217,824	201,847	185,843	169,812	153,755	137,670	121,561	105,423										
2 Five unit development - edge of village	5	£98,667	442,664	416,167	389,626	363,041	336,412	309,738	283,019	256,258	229,451	202,601	175,706										
3 Eight unit development - village centre	8	£157,867	603,611	566,460	529,248	491,975	454,639	417,241	379,781	342,258	304,675	267,028	229,320										
4 Ten unit development - edge of village	10	£197,333	791,839	743,602	695,283	646,885	598,406	549,846	501,207	452,486	403,686	354,804	305,841										
5 Ten unit development - rural site	10	£246,667	791,839	743,602	695,283	646,885	598,406	549,846	501,207	452,486	403,686	354,804	305,841										
6 Fifteen unit development - edge of village	15	£296,000	1,187,759	1,115,403	1,042,926	970,328	897,609	824,770	751,810	678,729	605,528	532,206	458,763										
7 Twenty unit development - within town/village boundary	20	£328,889	1,499,815	1,407,822	1,315,676	1,223,376	1,130,922	1,038,316	945,555	852,641	759,573	666,352	572,978										
8 Thirty unit development - town centre	30	£370,000	6,783,036	6,244,432	5,704,932	5,164,537	4,623,246	4,078,145	3,531,141	2,983,236	2,434,428	1,884,718	1,334,107										
9 Fifty unit development within town/village boundary	50	£822,222	2,454,631	2,244,350	2,033,738	1,822,776	1,611,464	1,399,802	1,187,791	975,430	762,719	549,658	336,248										
10 One hundred unit development - edge of town	100	£2,055,556	4,222,349	3,794,102	3,365,144	2,935,474	2,505,092	2,074,000	1,642,196	1,209,682	774,022	336,420	103,565										
11 Three hundred unit scheme - edge of town	300	£6,166,667	10,389,740	9,289,197	8,184,872	7,078,715	5,970,728	4,860,573	3,740,706	2,618,995	1,489,645	353,469	810,547										
12 Four hundred unit scheme	400	£8,222,222	13,852,987	12,385,597	10,913,162	9,438,287	7,960,971	6,480,764	4,987,608	3,491,994	1,986,194	471,293	1,080,730										
13 Five hundred unit scheme	500	£10,277,778	17,642,081	15,870,356	14,095,687	12,318,076	10,537,521	8,750,273	6,953,118	5,153,002	3,341,865	1,521,529	322,505										
14 Seven hundred and fifty unit scheme	750	£15,416,667	24,830,336	22,355,641	19,871,974	17,379,023	14,881,944	12,380,736	9,888,936	7,345,463	4,814,640	2,264,822	309,760										
15 One thousand unit scheme	1,000	£20,555,556	30,978,693	27,895,823	24,807,833	21,714,721	18,604,284	15,488,462	12,367,497	9,227,845	6,079,976	2,908,504	289,894										
16 One thousand two hundred and fifty unit scheme	1,250	£25,694,444	34,953,013	31,480,882	28,002,982	24,516,651	21,015,090	17,507,742	13,991,649	10,456,842	6,910,687	3,344,549	255,075										
17 One thousand five hundred unit scheme	1,500	£37,000,000	38,454,211	34,633,704	30,806,851	26,973,650	23,123,360	19,264,742	15,397,640	11,510,013	7,608,819	3,685,754	274,275										
18 Caravan Park - 20 units	20	£185,000	899,151	899,151	899,151	899,151	899,151	899,151	899,151	899,151	899,151	899,151	899,151										
19 Caravan Park - 40 units	40	£370,000	1,710,725	1,710,725	1,710,725	1,710,725	1,710,725	1,710,725	1,710,725	1,710,725	1,710,725	1,710,725	1,710,725										
20 Caravan Park - 100 units	100	£925,000	4,276,814	4,276,814	4,276,814	4,276,814	4,276,814	4,276,814	4,276,814	4,276,814	4,276,814	4,276,814	4,276,814										
21 C2 care scheme - flattened scheme in town centre	60	£246,667	2,967,690	3,092,162	3,216,834	3,341,709	3,466,785	3,592,062	3,717,541	3,843,222	3,969,104	4,095,187	4,221,873										
22 C2 care scheme - flattened scheme edge of town/village	80	£493,333	3,956,921	4,122,882	4,289,112	4,455,612	4,622,380	4,789,417	4,956,722	5,124,296	5,292,138	5,460,251	5,628,630										
23 C2 care scheme - houses - edge of town/village	50	£578,125	2,377,095	2,222,854	2,068,356	1,913,600	1,758,587	1,603,316	1,447,788	1,292,002	1,135,959	979,658	823,100										
24 Class E (retail) development - town centre	-	£6,475	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787										
25 Class E (light industrial) development - town centre	-	£52,857	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649										
26 Class E (retail) development - edge of town	-	£88,095	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048										
27 Class E (office) development - town centre	-	£6,475	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101										
28 Class E (office) development - town centre	-	£27,750	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719										
29 Class E (office) development - edge of town	-	£66,071	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865										
30 Industrial (B2/B8) out of town	-	£308,333	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639										
31 Industrial (B2/B8) within town/village boundary	-	£1,233,333	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099										
32 Industrial (B2/B8) edge of town/village	-	£61,667	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928										
33 Hotel (town centre) 50 rooms	-	£46,250	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500										
34 Hotel (town centre) 75 rooms	-	£69,375	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897										
35 Hotel (town centre) 100 rooms	-	£92,500	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862										
36 Community use/leisure within town/village	-	£29,071	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036										

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)			£250,000	Residual land values										
Description	No of units	BLV		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Three unit development within town/village boundary	3	£25,000		265,599	249,701	233,775	217,824	201,847	185,843	169,812	153,755	137,670	121,561	105,423
2 Five unit development - edge of village	4	£66,667		442,664	416,167	389,626	363,041	336,412	309,738	283,019	256,258	229,451	202,601	175,706
3 Eight unit development - village centre	5	£106,667		603,611	566,460	529,248	491,975	454,639	417,241	379,781	342,258	304,675	267,028	229,320
4 Ten unit development - edge of village	6	£133,333		791,839	743,602	695,283	646,885	598,406	549,846	501,207	452,486	403,686	354,804	305,841
5 Ten unit development - rural site	7	£166,667		791,839	743,602	695,283	646,885	598,406	549,846	501,207	452,486	403,686	354,804	305,841
6 Fifteen unit development - edge of village	8	£200,000		1,187,759	1,115,403	1,042,926	970,328	897,609	824,770	751,810	678,729	605,528	532,306	458,763
7 Twenty unit development - within town/village boundary	9	£222,222		1,499,815	1,407,822	1,315,676	1,223,376	1,130,922	1,038,316	945,555	852,641	759,573	666,352	572,978
8 Thirty unit development - town centre	10	£250,000		6,783,036	6,244,432	5,704,932	5,164,537	4,623,246	4,078,145	3,531,141	2,983,236	2,434,428	1,884,718	1,334,107
9 Fifty unit development within town/village boundary	11	£555,556		2,454,613	2,244,350	2,033,738	1,822,776	1,611,464	1,399,802	1,187,791	975,430	762,719	549,658	336,248
10 One hundred unit development - edge of town	12	£1,388,889		4,222,349	3,794,102	3,365,144	2,935,474	2,505,092	2,074,000	1,642,196	1,209,682	774,022	338,420	103,565
11 Three hundred unit scheme - edge of town	13	£4,166,667		10,389,740	9,289,197	8,184,872	7,078,715	5,970,728	4,860,573	3,740,706	2,618,995	1,489,645	353,469	810,547
12 Four hundred unit scheme	14	£5,555,556		13,852,987	12,385,597	10,913,162	9,438,287	7,960,971	6,480,764	4,987,608	3,491,994	1,986,194	471,293	1,080,730
13 Five hundred unit scheme	15	£6,944,444		17,642,081	15,870,356	14,095,687	12,318,076	10,537,521	8,750,273	6,953,118	5,153,002	3,341,865	1,521,529	322,505
14 Seven hundred and fifty unit scheme	16	£10,416,667		24,830,336	22,355,641	19,871,974	17,379,023	14,881,944	12,380,736	9,868,936	7,345,463	4,814,640	2,264,822	309,760
15 One thousand unit scheme	17	£13,888,889		30,978,693	27,895,823	24,807,833	21,714,721	18,604,284	15,488,462	12,367,927	9,227,845	6,097,976	2,908,504	289,894
16 One thousand two hundred and fifty unit scheme	18	£17,361,111		34,953,013	31,480,882	28,002,982	24,516,651	21,015,090	17,507,742	13,991,649	10,456,842	6,910,687	3,344,549	255,075
17 One thousand five hundred unit scheme	19	£25,000,000		38,454,211	34,633,704	30,806,851	26,973,650	23,123,360	19,264,742	15,397,640	11,510,013	7,608,819	3,685,754	274,275
18 Caravan Park - 20 units	20	£125,000		899,151	899,151	899,151	899,151	899,151	899,151	899,151	899,151	899,151	899,151	899,151
19 Caravan Park - 40 units	21	£250,000		1,710,725	1,710,725	1,710,725	1,710,725	1,710,725	1,710,725	1,710,725	1,710,725	1,710,725	1,710,725	1,710,725
20 Caravan Park - 100 units	22	£625,000		4,276,814	4,276,814	4,276,814	4,276,814	4,276,814	4,276,814	4,276,814	4,276,814	4,276,814	4,276,814	4,276,814
21 C2 care scheme - flattened scheme in town centre	23	£166,667		2,967,690	3,092,162	3,216,834	3,341,709	3,466,785	3,592,062	3,717,541	3,843,222	3,969,104	4,095,187	4,221,473
22 C2 care scheme - flattened scheme edge of town/village	24	£333,333		3,956,921	4,122,882	4,289,112	4,455,612	4,622,380	4,789,417	4,956,722	5,124,296	5,292,138	5,460,251	5,628,630
23 C2 care scheme - houses - edge of town/village	25	£390,625		2,377,095	2,222,854	2,068,356	1,913,600	1,758,587	1,603,316	1,447,788	1,292,002	1,135,959	979,658	823,100
24 Class E (retail) development - town centre	26	£4,375		101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787
25 Class E (light industrial) development - town centre	27	£35,714		507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649
26 Class E (retail) development - edge of town	28	£59,524		727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048
27 Class E (office) development - town centre	29	£4,375		442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101
28 Class E (office) development - town centre	30	£18,750		1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719
29 Class E (office) development - edge of town	31	£44,643		3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865
30 Industrial (B2/B8) out of town	32	£208,333		1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639
31 Industrial (B2/B8) within town/village boundary	33	£833,333		4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099
32 Industrial (B2/B8) edge of town/village	34	£41,667		205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928
33 Hotel (town centre) 50 rooms	35	£31,250		1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500
34 Hotel (town centre) 75 rooms	36	£46,875		1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897
35 Hotel (town centre) 100 rooms	37	£62,500		2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862
36 Community use/leisure within town/village	38	£19,643		1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036

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

Sales value £4,820 psm

AH tenure

Rented 80%

SO 20%

Frst Hms 0%

Macro Ctrl +

		£948,923 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	£94,892	319,066	300,967	282,838	264,680	246,491	228,271	210,022	191,742	173,432	155,092	136,722
2 Five unit development - edge of village	5	£253,046	531,775	501,611	471,397	441,132	410,817	380,452	350,036	319,570	289,053	258,486	227,869
3 Eight unit development - village centre	8	£404,874	740,597	697,855	655,041	612,156	569,199	526,172	483,072	439,901	396,659	353,346	309,961
4 Ten unit development - edge of village	10	£506,092	963,072	907,819	852,475	797,038	741,508	685,888	630,174	574,367	518,470	462,479	406,396
5 Ten unit development - rural site	10	£632,615	963,072	907,819	852,475	797,038	741,508	685,888	630,174	574,367	518,470	462,479	406,396
6 Fifteen unit development - edge of village	15	£759,138	1,444,608	1,361,729	1,278,712	1,195,558	1,112,264	1,028,831	945,260	861,552	777,705	693,718	609,594
7 Twenty unit development - within town/village boundary	20	£843,487	1,831,558	1,725,991	1,620,247	1,514,329	1,408,232	1,301,960	1,195,511	1,088,886	982,086	875,108	767,954
8 Thirty unit development - town centre	30	£948,923	8,254,757	7,654,270	7,052,784	6,450,299	5,846,814	5,242,330	4,636,847	4,030,365	3,421,557	2,808,338	2,194,112
9 Fifty unit development within town/village boundary	50	£2,108,717	3,235,170	2,993,008	2,750,443	2,507,474	2,264,102	2,020,326	1,776,147	1,531,565	1,286,580	1,041,191	795,400
10 One hundred unit development - edge of town	100	£5,271,793	5,800,332	5,307,635	4,814,118	4,319,783	3,824,628	3,328,653	2,831,859	2,334,246	1,835,814	1,336,562	836,490
11 Three hundred unit scheme - edge of town	300	£15,815,379	14,561,995	13,299,817	12,031,806	10,760,479	9,487,045	8,211,504	6,933,856	5,651,093	4,361,537	3,069,862	1,767,666
12 Four hundred unit scheme	400	£21,087,172	19,415,993	17,733,089	16,042,408	14,347,305	12,649,393	10,948,672	9,245,142	7,534,790	5,815,383	4,093,148	2,356,888
13 Five hundred unit scheme	500	£26,358,965	24,336,521	22,299,171	20,258,433	18,214,305	16,166,790	14,115,885	12,061,591	9,997,359	7,926,299	5,851,834	3,763,180
14 Seven hundred and fifty unit scheme	750	£39,538,448	34,163,372	31,315,761	28,463,414	25,606,331	22,738,416	19,862,609	16,982,048	14,096,737	11,200,592	8,292,174	5,374,658
15 One thousand unit scheme	1,000	£52,717,931	42,575,944	39,029,011	35,476,178	31,917,445	28,352,812	24,782,279	21,197,707	17,603,303	14,002,979	10,386,506	6,757,717
16 One thousand two hundred and fifty unit scheme	1,250	£65,897,414	48,004,184	44,009,383	40,006,879	35,997,728	31,981,930	27,959,486	23,924,807	19,876,885	15,822,297	11,749,608	7,664,752
17 One thousand five hundred unit scheme	1,500	£94,892,276	52,803,929	48,415,462	44,019,313	39,606,960	35,187,290	30,760,305	26,326,005	21,873,600	17,411,512	12,934,021	8,440,190
18 Caravan Park - 20 units	20	£474,461	972,467	972,467	972,467	972,467	972,467	972,467	972,467	972,467	972,467	972,467	972,467
19 Caravan Park - 40 units	40	£948,923	1,857,357	1,857,357	1,857,357	1,857,357	1,857,357	1,857,357	1,857,357	1,857,357	1,857,357	1,857,357	1,857,357
20 Caravan Park - 100 units	100	£2,372,307	4,643,393	4,643,393	4,643,393	4,643,393	4,643,393	4,643,393	4,643,393	4,643,393	4,643,393	4,643,393	4,643,393
21 C2 care scheme - flatted scheme in town centre	60	£632,615	2,280,367	- 2,432,325	- 2,584,531	- 2,736,984	- 2,889,686	- 3,042,634	- 3,195,831	- 3,349,274	- 3,502,967	- 3,656,906	- 3,811,092
22 C2 care scheme - flatted scheme edge of town/village	80	£1,265,230	- 3,040,490	- 3,243,100	- 3,446,041	- 3,649,312	- 3,852,914	- 4,056,846	- 4,261,108	- 4,465,699	- 4,670,622	- 4,875,875	- 5,081,457
23 C2 care scheme - houses - edge of town/village	50	£1,482,692	3,110,860	2,927,207	2,743,246	2,558,978	2,374,404	2,189,523	2,004,335	1,818,841	1,633,038	1,446,930	1,260,514
24 Class E (retail) development - town centre	-	£16,606	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787
25 Class E (light industrial) development - town centre	-	£135,560	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649
26 Class E (retail) development - edge of town	-	£225,934	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048
27 Class E (office) development - town centre	-	£16,606	442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101
28 Class E (office) development - town centre	-	£71,169	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719
29 Class E (office) development - edge of town	-	£169,450	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865
30 Industrial (B2/B8) out of town	-	£790,769	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639
31 Industrial (B2/B8) within town/village boundary	-	£3,163,076	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099
32 Industrial (B2/B8) edge of town/village	-	£158,154	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928
33 Hotel (town centre) 50 rooms	-	£118,615	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500
34 Hotel (town centre) 75 rooms	-	£177,923	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897
35 Hotel (town centre) 100 rooms	-	£237,231	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862
36 Community use/leisure within town/village	-	£74,558	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)		£370,000	PER HA										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Three unit development within town/village boundary	3	£37,000	319,066	300,967	282,838	264,680	246,491	228,271	210,022	191,742	173,432	155,092	136,722
2 Five unit development - edge of village	5	£98,667	531,775	501,611	471,397	441,132	410,817	380,452	350,036	319,570	289,053	258,486	227,869
3 Eight unit development - village centre	8	£157,867	740,597	697,855	655,041	612,156	569,199	526,172	483,072	439,901	396,659	353,346	309,961
4 Ten unit development - edge of village	10	£197,333	963,072	907,819	852,475	797,038	741,508	685,888	630,174	574,367	518,470	462,479	406,396
5 Ten unit development - rural site	10	£246,667	963,072	907,819	852,475	797,038	741,508	685,888	630,174	574,367	518,470	462,479	406,396
6 Fifteen unit development - edge of village	15	£296,000	1,444,608	1,361,729	1,278,712	1,195,558	1,112,264	1,028,831	945,260	861,552	777,705	693,718	609,594
7 Twenty unit development - within town/village boundary	20	£328,889	1,831,558	1,725,991	1,620,247	1,514,329	1,408,232	1,301,960	1,195,511	1,088,886	982,086	875,108	767,954
8 Thirty unit development - town centre	30	£370,000	8,254,757	7,654,270	7,052,784	6,450,299	5,846,814	5,242,330	4,636,847	4,030,365	3,421,557	2,808,338	2,194,112
9 Fifty unit development within town/village boundary	50	£822,222	3,235,170	2,993,008	2,750,443	2,507,474	2,264,102	2,020,326	1,776,147	1,531,565	1,286,580	1,041,191	795,400
10 One hundred unit development - edge of town	100	£2,055,556	5,800,332	5,307,635	4,814,118	4,319,783	3,824,628	3,328,653	2,831,859	2,334,246	1,835,814	1,336,562	836,490
11 Three hundred unit scheme - edge of town	300	£6,166,667	14,561,995	13,299,817	12,031,806	10,760,479	9,487,045	8,211,504	6,933,856	5,651,093	4,361,537	3,069,862	1,767,666
12 Four hundred unit scheme	400	£8,222,222	19,415,993	17,733,089	16,042,408	14,347,305	12,649,393	10,948,672	9,245,142	7,534,790	5,815,383	4,093,148	2,356,888
13 Five hundred unit scheme	500	£10,277,778	24,336,521	22,299,171	20,258,433	18,214,305	16,166,790	14,115,885	12,061,591	9,997,359	7,926,299	5,851,834	3,763,180
14 Seven hundred and fifty unit scheme	750	£15,416,667	34,163,372	31,315,761	28,463,414	25,606,331	22,738,416	19,862,609	16,982,048	14,096,737	11,200,592	8,292,174	5,374,658
15 One thousand unit scheme	1,000	£20,555,556	42,575,944	39,029,011	35,476,178	31,917,445	28,352,812	24,782,279	21,197,707	17,603,303	14,002,979	10,386,506	6,757,717
16 One thousand two hundred and fifty unit scheme	1,250	£25,694,444	48,004,184	44,009,383	40,006,879	35,997,728	31,981,930	27,959,486	23,924,807	19,876,885	15,822,297	11,749,608	7,664,752
17 One thousand five hundred unit scheme	1,500	£37,000,000	52,803,929	48,415,462	44,019,313	39,606,960	35,187,290	30,760,305	26,326,005	21,873,600	17,411,512	12,934,021	8,440,190
18 Caravan Park - 20 units	20	£185,000	972,467	972,467	972,467	972,467	972,467	972,467	972,467	972,467	972,467	972,467	972,467
19 Caravan Park - 40 units	40	£370,000	1,857,357	1,857,357	1,857,357	1,857,357	1,857,357	1,857,357	1,857,357	1,857,357	1,857,357	1,857,357	1,857,357
20 Caravan Park - 100 units	100	£925,000	4,643,393	4,643,393	4,643,393	4,643,393	4,643,393	4,643,393	4,643,393	4,643,393	4,643,393	4,643,393	4,643,393
21 C2 care scheme - flatted scheme in town centre	60	£246,667	- 2,280,367	- 2,432,325	- 2,584,531	- 2,736,984	- 2,889,686	- 3,042,634	- 3,195,831	- 3,349,274	- 3,502,967	- 3,656,906	- 3,811,092
22 C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 3,040,490	- 3,243,100	- 3,446,041	- 3,649,312	- 3,852,914	- 4,056,846	- 4,261,108	- 4,465,699	- 4,670,622	- 4,875,875	- 5,081,457
23 C2 care scheme - houses - edge of town/village	50	£578,125	3,110,860	2,927,207	2,743,246	2,558,978	2,374,404	2,189,523	2,004,335	1,818,841	1,633,038	1,446,930	1,260,514
24 Class E (retail) development - town centre	-	£6,475	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787
25 Class E (light industrial) development - town centre	-	£52,857	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649
26 Class E (retail) development - edge of town	-	£88,095	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048
27 Class E (office) development - town centre	-	£6,475	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101
28 Class E (office) development - town centre	-	£27,750	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719
29 Class E (office) development - edge of town	-	£66,071	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865
30 Industrial (B2/B8) out of town	-	£308,333	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639
31 Industrial (B2/B8) within town/village boundary	-	£1,233,333	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099
32 Industrial (B2/B8) edge of town/village	-	£61,667	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928
33 Hotel (town centre) 50 rooms	-	£46,250	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500
34 Hotel (town centre) 75 rooms	-	£69,375	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897
35 Hotel (town centre) 100 rooms	-	£92,500	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862
36 Community use/leisure within town/village	-	£29,071	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036

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

Sales value £5,059 psm

AH tenure

Rented 80%

SO 20% Fr

Frst Hms 0%

Macro Ctrl +

			£948,923	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	£94,892	353,372	334,017	314,628	295,208	275,755	256,270	236,753	217,204	197,622	178,007	158,361										
2 Five unit development - edge of village	5	£253,046	588,953	556,694	524,380	492,014	459,592	427,118	394,589	362,007	329,370	296,679	263,935										
3 Eight unit development - village centre	8	£404,874	826,549	780,725	734,826	688,851	642,798	596,668	550,463	504,181	457,822	411,387	364,875										
4 Ten unit development - edge of village	10	£506,092	1,070,511	1,011,384	952,157	892,833	833,408	773,886	714,264	654,545	594,725	534,808	474,791										
5 Ten unit development - rural site	10	£632,615	1,070,511	1,011,384	952,157	892,833	833,408	773,886	714,264	654,545	594,725	534,808	474,791										
6 Fifteen unit development - edge of village	15	£759,138	1,605,767	1,517,075	1,428,236	1,339,249	1,250,113	1,160,829	1,071,396	981,816	892,088	802,212	712,187										
7 Twenty unit development - within town/village boundary	20	£843,487	2,037,907	1,924,938	1,811,780	1,698,433	1,584,897	1,471,172	1,357,259	1,243,157	1,128,865	1,014,386	899,718										
8 Thirty unit development - town centre	30	£948,923	9,237,443	8,599,143	7,959,780	7,319,356	6,677,868	6,035,317	5,391,704	4,747,027	4,101,288	3,454,486	2,803,557										
9 Fifty unit development within town/village boundary	50	£2,108,717	3,702,597	3,443,947	3,184,866	2,925,353	2,665,410	2,405,035	2,144,230	1,882,993	1,621,326	1,359,227	1,096,697										
10 One hundred unit development - edge of town	100	£5,271,793	6,763,517	6,236,629	5,708,864	5,180,224	4,650,705	4,120,311	3,589,039	3,056,890	2,523,864	1,989,962	1,455,182										
11 Three hundred unit scheme - edge of town	300	£15,815,739	17,012,779	15,664,866	14,314,710	12,962,311	11,607,515	10,245,382	8,880,998	7,514,363	6,145,476	4,771,735	3,390,096										
12 Four hundred unit scheme	400	£21,087,172	22,683,706	20,866,488	19,086,281	17,283,082	15,476,686	13,660,509	11,841,331	10,019,151	8,193,968	6,362,313	4,520,127										
13 Five hundred unit scheme	500	£26,358,965	28,253,025	26,084,824	23,913,016	21,733,642	19,548,340	17,359,418	15,166,878	12,970,717	10,770,937	8,560,138	6,342,634										
14 Seven hundred and fifty unit scheme	750	£39,538,448	39,591,437	36,554,661	33,512,828	30,465,941	27,413,999	24,355,647	21,284,440	18,208,162	15,126,815	12,040,397	8,935,558										
15 One thousand unit scheme	1,000	£52,717,931	49,268,002	45,488,743	41,703,193	37,911,351	34,113,219	30,308,795	26,498,081	22,673,693	18,838,690	14,997,377	11,142,472										
16 One thousand two hundred and fifty unit scheme	1,250	£65,897,414	55,447,947	51,194,827	46,934,629	42,667,350	38,392,991	34,111,552	29,822,248	25,515,371	21,201,394	16,880,320	12,573,795										
17 One thousand five hundred unit scheme	1,500	£94,892,276	60,925,917	56,252,430	51,567,928	46,875,643	42,175,572	37,467,717	32,752,076	28,019,355	23,276,246	18,525,332	13,751,400										
18 Caravan Park - 20 units	20	£474,461	940,692	940,692	940,692	940,692	940,692	940,692	940,692	940,692	940,692	940,692	940,692										
19 Caravan Park - 40 units	40	£948,923	1,793,807	1,793,807	1,793,807	1,793,807	1,793,807	1,793,807	1,793,807	1,793,807	1,793,807	1,793,807	1,793,807										
20 Caravan Park - 100 units	100	£2,372,307	4,484,518	4,484,518	4,484,518	4,484,518	4,484,518	4,484,518	4,484,518	4,484,518	4,484,518	4,484,518	4,484,518										
21 C2 care scheme - flattened scheme in town centre	60	£632,615	1,978,146	2,138,636	2,299,389	2,460,405	2,621,682	2,783,220	2,945,022	3,107,085	3,269,410	3,431,999	3,594,848										
22 C2 care scheme - flattened scheme edge of town/village	80	£1,265,230	2,637,527	2,851,516	3,065,852	3,280,539	3,495,575	3,710,960	3,926,896	4,142,780	4,359,215	4,575,998	4,793,131										
23 C2 care scheme - houses - edge of town/village	50	£1,482,692	3,538,607	3,340,603	3,142,267	2,943,600	2,744,602	2,545,273	2,345,613	2,145,621	1,945,299	1,744,646	1,543,661										
24 Class E (retail) development - town centre	-	£16,606	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787										
25 Class E (light industrial) development - town centre	-	£135,560	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649										
26 Class E (retail) development - edge of town	-	£225,934	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048										
27 Class E (office) development - town centre	-	£16,606	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101										
28 Class E (office) development - town centre	-	£71,169	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719										
29 Class E (office) development - edge of town	-	£169,450	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865										
30 Industrial (B2/B8) out of town	-	£790,769	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639										
31 Industrial (B2/B8) within town/village boundary	-	£3,163,076	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099										
32 Industrial (B2/B8) edge of town/village	-	£158,154	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928										
33 Hotel (town centre) 50 rooms	-	£118,615	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500										
34 Hotel (town centre) 75 rooms	-	£177,923	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897										
35 Hotel (town centre) 100 rooms	-	£237,231	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862										
36 Community use/leisure within town/village	-	£74,558	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036										

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)			£370,000	PER HA										Residual land values										
Description	No of units	BLV		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH										
1 Three unit development within town/village boundary	3	£37,000	353,372	334,017	314,628	295,208	275,755	256,270	236,753	217,204	197,622	178,007	158,361											
2 Five unit development - edge of village	5	£98,667	588,953	556,694	524,380	492,014	459,592	427,118	394,589	362,007	329,370	296,679	263,935											
3 Eight unit development - village centre	8	£157,867	826,549	780,725	734,826	688,851	642,798	596,668	550,463	504,181	457,822	411,387	364,875											
4 Ten unit development - edge of village	10	£197,333	1,070,511	1,011,384	952,157	892,833	833,408	773,886	714,264	654,545	594,725	534,808	474,791											
5 Ten unit development - rural site	10	£246,667	1,070,511	1,011,384	952,157	892,833	833,408	773,886	714,264	654,545	594,725	534,808	474,791											
6 Fifteen unit development - edge of village	15	£296,000	1,605,767	1,517,075	1,428,236	1,339,249	1,250,113	1,160,829	1,071,396	981,816	892,088	802,212	712,187											
7 Twenty unit development - within town/village boundary	20	£328,889	2,037,907	1,924,938	1,811,780	1,698,433	1,584,897	1,471,172	1,357,259	1,243,157	1,128,865	1,014,386	899,718											
8 Thirty unit development - town centre	30	£370,000	9,237,443	8,599,143	7,959,780	7,319,356	6,677,868	6,035,317	5,391,704	4,747,027	4,101,288	3,454,486	2,803,557											
9 Fifty unit development within town/village boundary	50	£822,222	3,702,597	3,443,947	3,184,866	2,925,353	2,665,410	2,405,035	2,144,230	1,882,993	1,621,326	1,359,227	1,096,697											
10 One hundred unit development - edge of town	100	£2,055,556	6,763,517	6,236,629	5,708,864	5,180,224	4,650,705	4,120,311	3,589,039	3,056,890	2,523,664	1,989,962	1,455,182											
11 Three hundred unit scheme - edge of town	300	£6,166,667	17,012,779	15,664,866	14,314,710	12,962,311	11,607,515	10,245,382	8,880,996	7,514,363	6,145,476	4,771,735	3,390,096											
12 Four hundred unit scheme	400	£8,222,222	22,683,706	20,886,488	19,086,281	17,283,082	15,476,686	13,660,590	11,841,331	10,019,151	8,193,968	6,362,313	4,520,127											
13 Five hundred unit scheme	500	£10,277,778	28,253,025	26,084,824	23,913,016	21,733,642	19,548,340	17,359,418	15,166,878	12,970,717	10,770,937	8,560,138	6,342,634											
14 Seven hundred and fifty unit scheme	750	£15,416,667	39,591,437	36,554,661	33,512,828	30,465,941	27,413,999	24,355,647	21,284,440	18,208,162	15,126,815	12,040,397	8,935,558											
15 One thousand unit scheme	1,000	£20,555,556	49,268,002	45,488,743	41,703,193	37,911,351	34,113,219	30,308,795	26,498,081	22,673,693	18,838,690	14,997,377	11,142,472											
16 One thousand two hundred and fifty unit scheme	1,250	£25,694,444	55,447,947	51,194,827	46,934,629	42,667,350	38,392,991	34,111,552	29,822,248	25,515,371	21,201,394	16,880,320	12,571,795											
17 One thousand five hundred unit scheme	1,500	£37,000,000	60,925,917	56,252,430	51,567,928	46,875,643	42,175,572	37,467,717	32,752,076	28,019,355	23,276,246	18,525,332	13,750,441											
18 Caravan Park - 20 units	20	£185,000	940,692	940,692	940,692	940,692	940,692	940,692	940,692	940,692	940,692	940,692	940,692											
19 Caravan Park - 40 units	40	£370,000	1,793,807	1,793,807	1,793,807	1,793,807	1,793,807	1,793,807	1,793,807	1,793,807	1,793,807	1,793,807	1,793,807											
20 Caravan Park - 100 units	100	£925,000	4,484,518	4,484,518	4,484,518	4,484,518	4,484,518	4,484,518	4,484,518	4,484,518	4,484,518	4,484,518	4,484,518											
21 C2 care scheme - flattened scheme in town centre	60	£246,667	-	2,138,636	-	2,299,389	-	2,460,405	-	2,621,682	-	2,783,220	-	2,945,022	-	3,107,085	-	3,269,410	-	3,431,999	-	3,594,848		
22 C2 care scheme - flattened scheme edge of town/village	80	£493,333	-	2,637,527	-	2,851,516	-	3,065,852	-	3,280,539	-	3,495,575	-	3,710,960	-	3,926,896	-	4,142,780	-	4,359,215	-	4,575,998	-	4,793,131
23 C2 care scheme - houses - edge of town/village	50	£578,125	-	3,538,607	-	3,340,603	-	3,142,267	-	2,943,600	-	2,744,602	-	2,545,273	-	2,345,613	-	2,145,621	-	1,945,299	-	1,744,646	-	1,543,661
24 Class E (retail) development - town centre	-	£6,475	-	101,787	-	101,787	-	101,787	-	101,787	-	101,787	-	101,787	-	101,787	-	101,787	-	101,787	-	101,787	-	101,787
25 Class E (light industrial) development - town centre	-	£52,857	-	507,649	-	507,649	-	507,649	-	507,649	-	507,649	-	507,649	-	507,649	-	507,649	-	507,649	-	507,649	-	507,649
26 Class E (retail) development - edge of town	-	£88,095	-	727,048	-	727,048	-	727,048	-	727,048	-	727,048	-	727,048	-	727,048	-	727,048	-	727,048	-	727,048	-	727,048
27 Class E (office) development - town centre	-	£6,475	-	442,101	-	442,101	-	442,101	-	442,101	-	442,101	-	442,101	-	442,101	-	442,101	-	442,101	-	442,101	-	442,101
28 Class E (office) development - town centre	-	£27,750	-	1,894,719	-	1,894,719	-	1,894,719	-	1,894,719	-	1,894,719	-	1,894,719	-	1,894,719	-	1,894,719	-	1,894,719	-	1,894,719	-	1,894,719
29 Class E (office) development - edge of town	-	£66,071	-	3,157,865	-	3,157,865	-	3,157,865	-	3,157,865	-	3,157,865	-	3,157,865	-	3,157,865	-	3,157,865	-	3,157,865	-	3,157,865	-	3,157,865
30 Industrial (B2/B8) out of town	-	£308,333	-	1,029,639	-	1,029,639	-	1,029,639	-	1,029,639	-	1,029,639	-	1,029,639	-	1,029,639	-	1,029,639	-	1,029,639	-	1,029,639	-	1,029,639
31 Industrial (B2/B8) within town/village boundary	-	£1,233,333	-	4,203,099	-	4,203,099	-	4,203,099	-	4,203,099	-	4,203,099	-	4,203,099	-	4,203,099	-	4,203,099	-	4,203,099	-	4,203,099	-	4,203,099
32 Industrial (B2/B8) edge of town/village	-	£61,667	-	205,928	-	205,928	-	205,928	-	205,928	-	205,928	-	205,928	-	205,928	-	205,928	-	205,928	-	205,928	-	205,928
33 Hotel (town centre) 50 rooms	-	£46,250	-	1,274,500	-	1,274,500	-	1,274,500	-	1,274,500	-	1,274,500	-	1,274,500	-	1,274,500	-	1,274,500	-	1,274,500	-	1,274,500	-	1,274,500
34 Hotel (town centre) 75 rooms	-	£69,375	-	1,970,897	-	1,970,897	-	1,970,897	-	1,970,897	-	1,970,897	-	1,970,897	-	1,970,897	-	1,970,897	-	1,970,897	-	1,970,897	-	1,970,897
35 Hotel (town centre) 100 rooms	-	£92,500	-	2,627,862	-	2,627,862	-	2,627,862	-	2,627,862	-	2,627,862	-	2,627,862	-	2,627,862	-	2,627,862	-	2,627,862	-	2,627,862	-	2,627,862
36 Community use/leisure within town/village	-	£29,071	-	1,778,036	-	1,778,036	-	1,778,036	-	1,778,036	-	1,778,036	-	1,778,036	-	1,778,036	-	1,778,036	-	1,778,036	-	1,778,036	-	1,778,036

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)			£250,000	Residual land values										
Description	No of units	BLV		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Three unit development within town/village boundary	3	£25,000	353,372	334,017	314,628	295,208	275,755	256,270	236,753	217,204	197,622	178,007	158,361	
2 Five unit development - edge of village	4	£66,667	588,953	556,694	524,380	492,014	459,592	427,118	394,589	362,007	329,370	296,679	263,935	
3 Eight unit development - village centre	5	£106,667	826,549	780,725	734,826	688,851	642,798	596,668	550,463	504,181	457,822	411,387	364,875	
4 Ten unit development - edge of village	6	£133,333	1,070,511	1,011,384	952,157	892,833	833,408	773,886	714,264	654,545	594,725	534,808	474,791	
5 Ten unit development - rural site	7	£166,667	1,070,511	1,011,384	952,157	892,833	833,408	773,886	714,264	654,545	594,725	534,808	474,791	
6 Fifteen unit development - edge of village	8	£200,000	1,605,767	1,517,075	1,428,236	1,339,249	1,250,113	1,160,829	1,071,396	981,816	892,088	802,212	712,187	
7 Twenty unit development - within town/village boundary	9	£222,222	2,037,907	1,924,938	1,811,780	1,698,433	1,584,897	1,471,172	1,357,259	1,243,157	1,128,865	1,014,386	899,718	
8 Thirty unit development - town centre	10	£250,000	9,237,443	8,599,143	7,959,780	7,319,356	6,677,868	6,035,317	5,391,704	4,747,027	4,101,288	3,454,486	2,803,557	
9 Fifty unit development within town/village boundary	11	£555,556	3,702,597	3,443,947	3,184,866	2,925,353	2,665,410	2,405,035	2,144,230	1,882,993	1,621,362	1,359,227	1,096,697	
10 One hundred unit development - edge of town	12	£1,388,889	6,763,517	6,236,629	5,708,864	5,180,224	4,650,705	4,120,311	3,589,039	3,056,890	2,523,864	1,989,962	1,455,182	
11 Three hundred unit scheme - edge of town	13	£4,166,667	17,012,779	15,664,866	14,314,710	12,962,311	11,607,515	10,245,382	8,880,996	7,514,363	6,145,476	4,771,735	3,390,096	
12 Four hundred unit scheme	14	£5,555,556	22,683,706	20,886,488	19,086,281	17,283,082	15,476,686	13,660,590	11,841,331	10,019,151	8,193,968	6,362,313	4,520,127	
13 Five hundred unit scheme	15	£6,944,444	28,253,025	26,084,824	23,913,016	21,733,642	19,548,340	17,359,418	15,166,878	12,970,717	10,770,937	8,560,138	6,342,634	
14 Seven hundred and fifty unit scheme	16	£10,416,667	39,914,327	36,554,661	33,512,828	30,465,941	27,413,999	24,355,647	21,284,440	18,208,162	15,126,815	12,040,397	8,935,558	
15 One thousand unit scheme	17	£13,888,889	49,268,002	45,488,743	41,703,193	37,911,351	34,113,219	30,308,795	26,498,081	22,673,693	18,838,690	14,997,377	11,142,472	
16 One thousand two hundred and fifty unit scheme	18	£17,361,111	55,447,947	51,194,827	46,934,629	42,667,350	38,392,991	34,111,552	29,822,248	25,515,371	21,201,394	16,880,320	12,537,795	
17 One thousand five hundred unit scheme	19	£25,000,000	60,925,917	56,252,430	51,567,928	46,875,643	42,175,572	37,467,717	32,752,076	28,019,355	23,276,246	18,525,332	13,751,400	
18 Caravan Park - 20 units	20	£125,000	940,692	940,692	940,692	940,692	940,692	940,692	940,692	940,692	940,692	940,692	940,692	
19 Caravan Park - 40 units	21	£250,000	1,793,807	1,793,807	1,793,807	1,793,807	1,793,807	1,793,807	1,793,807	1,793,807	1,793,807	1,793,807	1,793,807	
20 Caravan Park - 100 units	22	£625,000	4,484,518	4,484,518	4,484,518	4,484,518	4,484,518	4,484,518	4,484,518	4,484,518	4,484,518	4,484,518	4,484,518	
21 C2 care scheme - flattened scheme in town centre	23	£166,667	- 1,976,146	- 2,138,636	- 2,299,389	- 2,460,405	- 2,621,682	- 2,783,220	- 2,945,022	- 3,107,085	- 3,269,410	- 3,431,999	- 3,594,848	
22 C2 care scheme - flattened scheme edge of town/village	24	£333,333	- 2,637,527	- 2,851,516	- 3,065,852	- 3,280,539	- 3,495,575	- 3,710,960	- 3,926,896	- 4,142,780	- 4,359,215	- 4,575,998	- 4,793,131	
23 C2 care scheme - houses - edge of town/village	25	£390,625	3,538,607	3,340,603	3,142,267	2,943,600	2,744,602	2,545,273	2,345,613	2,145,621	1,945,299	1,744,646	1,543,661	
24 Class E (retail) development - town centre	26	£4,375	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	
25 Class E (light industrial) development - town centre	27	£35,714	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	
26 Class E (retail) development - edge of town	28	£59,524	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	
27 Class E (office) development - town centre	29	£4,375	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	
28 Class E (office) development - town centre	30	£18,750	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	
29 Class E (office) development - edge of town	31	£44,643	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	
30 Industrial (B2/B8) out of town	32	£208,333	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	
31 Industrial (B2/B8) within town/village boundary	33	£833,333	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	
32 Industrial (B2/B8) edge of town/village	34	£41,667	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	
33 Hotel (town centre) 50 rooms	35	£31,250	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	
34 Hotel (town centre) 75 rooms	36	£46,875	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	
35 Hotel (town centre) 100 rooms	37	£62,500	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	
36 Community use/leisure within town/village	38	£19,643	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	

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

Sales value £5,299 psm

AH tenure

Rented 80%

SO 20%

Frst Hms 0%

Macro Ctrl +

		£948,923 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	£94,892	406,838	385,283	363,691	342,063	320,399	298,700	276,963	255,191	233,383	211,539	189,659
2 Five unit development - edge of village	5	£253,046	678,064	642,138	606,151	570,105	533,999	497,832	461,605	425,318	388,972	352,564	316,098
3 Eight unit development - village centre	8	£404,874	963,535	912,119	860,619	809,032	757,359	705,599	653,755	601,824	549,807	497,705	445,516
4 Ten unit development - edge of village	10	£506,092	1,241,745	1,175,601	1,109,348	1,042,985	976,511	909,926	843,232	776,426	709,509	642,483	575,345
5 Ten unit development - rural site	10	£632,615	1,241,745	1,175,601	1,109,348	1,042,985	976,511	909,926	843,232	776,426	709,509	642,483	575,345
6 Fifteen unit development - edge of village	15	£759,138	1,862,616	1,763,403	1,664,024	1,564,479	1,464,767	1,364,890	1,264,847	1,164,638	1,064,264	963,724	863,018
7 Twenty unit development - within town/village boundary	20	£843,487	2,369,651	2,243,107	2,116,351	1,989,385	1,862,206	1,734,816	1,607,214	1,479,402	1,351,378	1,223,142	1,094,695
8 Thirty unit development - town centre	30	£948,923	10,709,163	10,008,981	9,307,632	8,605,118	7,901,436	7,196,588	6,490,574	5,783,393	5,075,045	4,365,531	3,654,850
9 Fifty unit development within town/village boundary	50	£2,108,717	4,483,156	4,192,606	3,901,571	3,610,052	3,318,048	3,025,559	2,732,586	2,439,129	2,145,187	1,850,760	1,555,849
10 One hundred unit development - edge of town	100	£5,271,793	8,327,116	7,737,940	7,147,782	6,556,643	5,964,522	5,371,421	4,777,337	4,181,453	3,583,221	2,984,005	2,383,803
11 Three hundred unit scheme - edge of town	300	£15,815,379	21,141,837	19,628,953	18,113,278	16,591,624	15,067,444	13,540,737	12,011,505	10,479,746	8,945,462	7,408,652	5,863,250
12 Four hundred unit scheme	400	£21,087,172	28,189,117	26,171,937	24,151,038	22,122,165	20,089,925	18,054,316	16,015,340	13,972,995	11,927,282	9,878,202	7,817,667
13 Five hundred unit scheme	500	£26,358,965	34,882,593	32,443,874	30,001,092	27,554,247	25,103,340	22,648,369	20,189,335	17,726,238	15,259,078	12,784,641	10,300,682
14 Seven hundred and fifty unit scheme	750	£39,538,448	48,847,055	45,438,290	42,023,846	38,603,723	35,177,922	31,742,335	28,297,994	24,847,962	21,392,238	17,930,824	14,462,808
15 One thousand unit scheme	1,000	£52,717,931	60,768,211	56,526,424	52,277,572	48,021,651	43,758,665	39,488,611	35,211,489	30,927,301	26,627,010	22,318,613	18,003,134
16 One thousand two hundred and fifty unit scheme	1,250	£65,897,414	68,403,216	63,627,994	58,844,815	54,053,682	49,254,591	44,447,546	39,632,545	34,809,588	29,970,814	25,121,726	20,264,666
17 One thousand five hundred unit scheme	1,500	£94,892,276	75,183,406	69,938,081	64,681,135	59,411,580	54,133,277	48,846,222	43,550,417	38,245,862	32,932,054	27,598,749	22,256,676
18 Caravan Park - 20 units	20	£474,461	1,014,008	1,014,008	1,014,008	1,014,008	1,014,008	1,014,008	1,014,008	1,014,008	1,014,008	1,014,008	1,014,008
19 Caravan Park - 40 units	40	£948,923	1,940,439	1,940,439	1,940,439	1,940,439	1,940,439	1,940,439	1,940,439	1,940,439	1,940,439	1,940,439	1,940,439
20 Caravan Park - 100 units	100	£2,372,307	4,851,097	4,851,097	4,851,097	4,851,097	4,851,097	4,851,097	4,851,097	4,851,097	4,851,097	4,851,097	4,851,097
21 C2 care scheme - flatted scheme in town centre	60	£632,615	1,290,822	- 1,478,800	- 1,667,085	- 1,855,679	- 2,044,582	- 2,233,792	- 2,423,311	- 2,613,138	- 2,803,273	- 2,993,716	- 3,184,468
22 C2 care scheme - flatted scheme edge of town/village	80	£1,265,230	- 1,721,096	- 1,971,733	- 2,222,781	- 2,474,239	- 2,726,109	- 2,978,390	- 3,231,081	- 3,484,184	- 3,737,697	- 3,991,622	- 4,245,957
23 C2 care scheme - houses - edge of town/village	50	£1,482,692	4,272,373	4,044,956	3,817,157	3,588,978	3,360,419	3,131,480	2,902,160	2,672,460	2,442,380	2,211,918	1,981,077
24 Class E (retail) development - town centre	-	£16,606	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787
25 Class E (light industrial) development - town centre	-	£135,560	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649
26 Class E (retail) development - edge of town	-	£225,934	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048
27 Class E (office) development - town centre	-	£16,606	442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101
28 Class E (office) development - town centre	-	£71,169	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719
29 Class E (office) development - edge of town	-	£169,450	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865
30 Industrial (B2/B8) out of town	-	£790,769	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639
31 Industrial (B2/B8) within town/village boundary	-	£3,163,076	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099
32 Industrial (B2/B8) edge of town/village	-	£158,154	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928
33 Hotel (town centre) 50 rooms	-	£118,615	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500
34 Hotel (town centre) 75 rooms	-	£177,923	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897
35 Hotel (town centre) 100 rooms	-	£237,231	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862
36 Community use/leisure within town/village	-	£74,558	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)		£370,000	PER HA											Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH										
1 Three unit development within town/village boundary	3	£37,000	406,838	385,283	363,691	342,063	320,399	298,700	276,963	255,191	233,383	211,539	189,659										
2 Five unit development - edge of village	5	£98,667	678,064	642,138	606,151	570,105	533,999	497,832	461,605	425,318	388,972	352,564	316,098										
3 Eight unit development - village centre	8	£157,867	963,535	912,119	860,619	809,032	757,359	705,599	653,755	601,824	549,807	497,705	445,516										
4 Ten unit development - edge of village	10	£197,333	1,241,745	1,175,601	1,109,348	1,042,985	976,511	909,926	843,232	776,426	709,509	642,483	575,345										
5 Ten unit development - rural site	10	£246,667	1,241,745	1,175,601	1,109,348	1,042,985	976,511	909,926	843,232	776,426	709,509	642,483	575,345										
6 Fifteen unit development - edge of village	15	£296,000	1,862,616	1,763,403	1,664,024	1,564,479	1,464,767	1,364,890	1,264,847	1,164,638	1,064,264	963,724	863,018										
7 Twenty unit development - within town/village boundary	20	£328,889	2,369,651	2,243,107	2,116,351	1,989,385	1,862,206	1,734,816	1,607,214	1,479,402	1,351,378	1,223,142	1,094,695										
8 Thirty unit development - town centre	30	£370,000	10,709,163	10,008,981	9,307,632	8,605,118	7,901,436	7,196,588	6,490,574	5,783,393	5,075,045	4,365,531	3,654,850										
9 Fifty unit development within town/village boundary	50	£822,222	4,483,156	4,192,606	3,901,571	3,610,052	3,318,048	3,025,559	2,732,586	2,439,129	2,145,187	1,850,760	1,555,849										
10 One hundred unit development - edge of town	100	£2,055,556	8,327,116	7,737,940	7,147,782	6,556,643	5,964,522	5,371,421	4,777,337	4,181,453	3,583,221	2,984,005	2,383,803										
11 Three hundred unit scheme - edge of town	300	£6,166,667	21,141,837	19,628,953	18,113,278	16,591,624	15,067,444	13,540,737	12,011,505	10,479,746	8,945,462	7,408,652	5,863,250										
12 Four hundred unit scheme	400	£8,222,222	28,189,117	26,171,937	24,151,038	22,122,165	20,089,925	18,054,316	16,015,340	13,972,995	11,927,282	9,878,202	7,817,667										
13 Five hundred unit scheme	500	£10,277,778	34,882,593	32,443,874	30,001,092	27,554,247	25,103,340	22,648,369	20,189,335	17,726,238	15,259,079	12,784,641	10,300,682										
14 Seven hundred and fifty unit scheme	750	£15,416,667	48,847,055	45,438,290	42,023,846	38,603,723	35,177,922	31,742,335	28,297,994	24,847,962	21,392,238	17,930,824	14,462,808										
15 One thousand unit scheme	1,000	£20,555,556	60,768,211	56,526,424	52,277,572	48,021,651	43,758,665	39,488,611	35,211,489	30,927,301	26,627,010	22,318,613	18,003,134										
16 One thousand two hundred and fifty unit scheme	1,250	£25,694,444	68,403,216	63,627,994	58,844,815	54,053,682	49,254,591	44,447,546	39,632,545	34,809,588	29,970,814	25,121,726	20,264,666										
17 One thousand five hundred unit scheme	1,500	£37,000,000	75,183,406	69,938,081	64,681,135	59,411,580	54,133,277	48,846,222	43,550,417	38,245,862	32,932,054	27,598,749	22,256,676										
18 Caravan Park - 20 units	20	£185,000	1,014,008	1,014,008	1,014,008	1,014,008	1,014,008	1,014,008	1,014,008	1,014,008	1,014,008	1,014,008	1,014,008										
19 Caravan Park - 40 units	40	£370,000	1,940,439	1,940,439	1,940,439	1,940,439	1,940,439	1,940,439	1,940,439	1,940,439	1,940,439	1,940,439	1,940,439										
20 Caravan Park - 100 units	100	£925,000	4,851,097	4,851,097	4,851,097	4,851,097	4,851,097	4,851,097	4,851,097	4,851,097	4,851,097	4,851,097	4,851,097										
21 C2 care scheme - flatted scheme in town centre	60	£246,667	- 1,290,822	- 1,478,800	- 1,667,085	- 1,855,679	- 2,044,582	- 2,233,792	- 2,423,311	- 2,613,138	- 2,803,273	- 2,993,716	- 3,184,468										
22 C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 1,721,096	- 1,971,733	- 2,222,781	- 2,474,239	- 2,726,109	- 2,978,390	- 3,231,081	- 3,484,184	- 3,737,697	- 3,991,622	- 4,245,957										
23 C2 care scheme - houses - edge of town/village	50	£578,125	4,272,373	4,044,956	3,817,157	3,588,978	3,360,419	3,131,480	2,902,160	2,672,460	2,442,380	2,211,918	1,981,077										
24 Class E (retail) development - town centre	-	£6,475	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787										
25 Class E (light industrial) development - town centre	-	£52,857	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649										
26 Class E (retail) development - edge of town	-	£88,095	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048										
27 Class E (office) development - town centre	-	£6,475	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101										
28 Class E (office) development - town centre	-	£27,750	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719										
29 Class E (office) development - edge of town	-	£66,071	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865										
30 Industrial (B2/B8) out of town	-	£308,333	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639										
31 Industrial (B2/B8) within town/village boundary	-	£1,233,333	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099										
32 Industrial (B2/B8) edge of town/village	-	£61,667	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928										
33 Hotel (town centre) 50 rooms	-	£46,250	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500										
34 Hotel (town centre) 75 rooms	-	£69,375	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897										
35 Hotel (town centre) 100 rooms	-	£92,500	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862										
36 Community use/leisure within town/village	-	£29,071	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036										

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

Sales value £5,538 psm

AH tenure

Rented 80%

SO 20%

Frst Hms 0%

Macro Ctrl +

		£948,923 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	£94,892	460,305	436,549	412,753	388,918	365,043	341,128	317,173	293,178	269,144	245,070	220,957
2 Five unit development - edge of village	5	£253,046	767,176	727,582	687,922	648,197	608,404	568,546	528,621	488,631	448,573	408,451	368,261
3 Eight unit development - village centre	8	£404,874	1,100,521	1,043,514	986,411	929,213	871,920	814,531	757,047	699,467	641,792	584,022	526,157
4 Ten unit development - edge of village	10	£506,092	1,412,977	1,339,820	1,266,540	1,193,138	1,119,614	1,045,968	972,198	898,307	824,293	750,157	675,899
5 Ten unit development - rural site	10	£632,615	1,412,977	1,339,820	1,266,540	1,193,138	1,119,614	1,045,968	972,198	898,307	824,293	750,157	675,899
6 Fifteen unit development - edge of village	15	£759,138	2,119,466	2,009,730	1,899,810	1,789,707	1,679,421	1,568,951	1,458,298	1,347,460	1,236,441	1,125,236	1,013,849
7 Twenty unit development - within town/village boundary	20	£843,487	2,701,394	2,561,276	2,420,923	2,280,337	2,139,516	1,998,461	1,857,171	1,715,647	1,573,889	1,431,897	1,289,671
8 Thirty unit development - town centre	30	£948,923	12,180,883	11,418,819	10,655,484	9,890,880	9,125,005	8,357,859	7,589,444	6,819,758	6,048,802	5,276,576	4,503,079
9 Fifty unit development within town/village boundary	50	£2,108,717	5,259,185	4,937,391	4,615,060	4,292,192	3,968,787	3,644,845	3,320,367	2,995,264	2,669,048	2,342,293	2,015,001
10 One hundred unit development - edge of town	100	£5,271,793	9,889,308	9,236,287	8,582,178	7,926,981	7,270,694	6,613,320	5,954,857	5,295,305	4,634,665	3,972,937	3,310,120
11 Three hundred unit scheme - edge of town	300	£15,815,379	25,242,173	23,561,972	21,878,970	20,193,169	18,504,565	16,813,163	15,118,958	13,421,954	11,722,150	10,016,489	8,305,917
12 Four hundred unit scheme	400	£21,087,172	33,656,232	31,415,963	29,171,961	26,924,225	24,672,754	22,417,550	20,158,611	17,895,939	15,629,533	13,355,320	11,074,556
13 Five hundred unit scheme	500	£26,358,965	41,466,467	38,763,319	36,055,665	33,343,504	30,626,836	27,905,663	25,179,981	22,449,794	19,711,791	16,966,419	14,216,530
14 Seven hundred and fifty unit scheme	750	£39,538,448	58,067,261	54,282,496	50,490,888	46,692,971	42,888,742	39,078,204	35,261,354	31,438,193	27,608,722	23,772,940	19,930,847
15 One thousand unit scheme	1,000	£52,717,931	72,211,647	67,508,017	62,796,547	58,077,233	53,350,079	48,615,083	43,872,245	39,117,041	34,350,913	29,576,931	24,795,094
16 One thousand two hundred and fifty unit scheme	1,250	£65,897,414	81,288,537	75,992,598	70,687,829	65,374,231	60,051,805	54,720,549	49,380,463	44,031,548	38,669,396	33,294,437	27,910,635
17 One thousand five hundred unit scheme	1,500	£94,892,276	89,373,982	83,549,680	77,714,614	71,869,837	66,015,349	60,151,148	54,277,234	48,393,611	42,500,274	36,595,977	30,673,327
18 Caravan Park - 20 units	20	£474,461	1,087,323	1,087,323	1,087,323	1,087,323	1,087,323	1,087,323	1,087,323	1,087,323	1,087,323	1,087,323	1,087,323
19 Caravan Park - 40 units	40	£948,923	2,087,070	2,087,070	2,087,070	2,087,070	2,087,070	2,087,070	2,087,070	2,087,070	2,087,070	2,087,070	2,087,070
20 Caravan Park - 100 units	100	£2,372,307	5,217,676	5,217,676	5,217,676	5,217,676	5,217,676	5,217,676	5,217,676	5,217,676	5,217,676	5,217,676	5,217,676
21 C2 care scheme - flatted scheme in town centre	60	£632,615	809,771	- 821,415	- 1,034,782	- 1,250,955	- 1,467,482	- 1,684,384	- 1,901,600	- 2,119,191	- 2,337,135	- 2,555,434	- 2,774,088
22 C2 care scheme - flatted scheme edge of town/village	80	£1,265,230	- 813,028	- 1,095,220	- 1,379,710	- 1,667,940	- 1,956,643	- 2,245,819	- 2,535,467	- 2,825,587	- 3,116,180	- 3,407,246	- 3,698,784
23 C2 care scheme - houses - edge of town/village	50	£1,482,692	5,006,027	4,748,889	4,491,318	4,233,318	3,974,889	3,716,028	3,456,737	3,197,016	2,936,864	2,676,283	2,415,271
24 Class E (retail) development - town centre	-	£16,606	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787
25 Class E (light industrial) development - town centre	-	£135,560	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649
26 Class E (retail) development - edge of town	-	£225,934	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048
27 Class E (office) development - town centre	-	£16,606	442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101
28 Class E (office) development - town centre	-	£71,169	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719
29 Class E (office) development - edge of town	-	£169,450	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865
30 Industrial (B2/B8) out of town	-	£790,769	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639
31 Industrial (B2/B8) within town/village boundary	-	£3,163,076	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099
32 Industrial (B2/B8) edge of town/village	-	£158,154	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928
33 Hotel (town centre) 50 rooms	-	£118,615	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500
34 Hotel (town centre) 75 rooms	-	£177,923	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897
35 Hotel (town centre) 100 rooms	-	£237,231	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862
36 Community use/leisure within town/village	-	£74,558	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Three unit development within town/village boundary	3	£37,000	460,305	436,549	412,753	388,918	365,043	341,128	317,173	293,178	269,144	245,070	220,957
2 Five unit development - edge of village	5	£98,667	767,176	727,582	687,922	648,197	608,404	568,546	528,621	488,631	448,573	408,451	368,261
3 Eight unit development - village centre	8	£157,867	1,100,521	1,043,514	986,411	929,213	871,920	814,531	757,047	699,467	641,792	584,022	526,157
4 Ten unit development - edge of village	10	£197,333	1,412,977	1,339,820	1,266,540	1,193,138	1,119,614	1,045,968	972,198	898,307	824,293	750,157	675,899
5 Ten unit development - rural site	10	£246,667	1,412,977	1,339,820	1,266,540	1,193,138	1,119,614	1,045,968	972,198	898,307	824,293	750,157	675,899
6 Fifteen unit development - edge of village	15	£296,000	2,119,466	2,009,730	1,899,810	1,789,707	1,679,421	1,568,951	1,458,298	1,347,460	1,236,441	1,125,236	1,013,849
7 Twenty unit development - within town/village boundary	20	£328,889	2,701,394	2,561,276	2,420,923	2,280,337	2,139,516	1,998,461	1,857,171	1,715,647	1,573,889	1,431,897	1,289,671
8 Thirty unit development - town centre	30	£370,000	12,180,883	11,418,819	10,655,484	9,890,880	9,125,005	8,357,859	7,589,444	6,819,758	6,048,802	5,276,576	4,503,079
9 Fifty unit development within town/village boundary	50	£822,222	5,259,185	4,937,391	4,615,060	4,292,192	3,968,787	3,644,845	3,320,367	2,995,264	2,669,048	2,342,293	2,015,001
10 One hundred unit development - edge of town	100	£2,055,556	9,889,308	9,236,287	8,582,178	7,926,981	7,270,694	6,613,320	5,954,857	5,295,305	4,634,665	3,972,937	3,310,120
11 Three hundred unit scheme - edge of town	300	£6,166,667	25,242,173	23,561,972	21,878,970	20,193,169	18,504,565	16,813,163	15,118,958	13,421,954	11,722,150	10,016,489	8,305,917
12 Four hundred unit scheme	400	£8,222,222	33,656,232	31,415,963	29,171,961	26,924,225	24,672,754	22,417,550	20,158,611	17,895,939	15,629,533	13,355,320	11,074,556
13 Five hundred unit scheme	500	£10,277,778	41,466,467	38,763,319	36,055,665	33,343,504	30,626,836	27,905,663	25,179,981	22,449,794	19,711,791	16,966,419	14,216,530
14 Seven hundred and fifty unit scheme	750	£15,416,667	58,067,261	54,282,496	50,490,888	46,692,971	42,888,742	39,078,204	35,261,354	31,438,193	27,608,722	23,772,940	19,930,847
15 One thousand unit scheme	1,000	£20,555,556	72,211,647	67,508,017	62,796,547	58,077,233	53,350,079	48,615,083	43,872,245	39,117,041	34,350,913	29,576,931	24,795,094
16 One thousand two hundred and fifty unit scheme	1,250	£25,694,444	81,288,537	75,992,598	70,687,829	65,374,231	60,051,805	54,720,549	49,380,463	44,031,548	38,669,396	33,294,437	27,910,635
17 One thousand five hundred unit scheme	1,500	£37,000,000	89,373,982	83,549,680	77,714,614	71,869,837	66,015,349	60,151,148	54,277,234	48,393,611	42,500,274	36,595,977	30,673,327
18 Caravan Park - 20 units	20	£185,000	1,087,323	1,087,323	1,087,323	1,087,323	1,087,323	1,087,323	1,087,323	1,087,323	1,087,323	1,087,323	1,087,323
19 Caravan Park - 40 units	40	£370,000	2,087,070	2,087,070	2,087,070	2,087,070	2,087,070	2,087,070	2,087,070	2,087,070	2,087,070	2,087,070	2,087,070
20 Caravan Park - 100 units	100	£925,000	5,217,676	5,217,676	5,217,676	5,217,676	5,217,676	5,217,676	5,217,676	5,217,676	5,217,676	5,217,676	5,217,676
21 C2 care scheme - flatted scheme in town centre	60	£246,667	609,771	821,415	1,034,782	1,250,955	1,467,482	1,684,364	1,901,600	2,119,191	2,337,135	2,555,434	2,774,088
22 C2 care scheme - flatted scheme edge of town/village	80	£493,333	813,028	1,095,220	1,379,710	1,667,940	1,956,643	2,245,819	2,535,467	2,825,587	3,116,180	3,407,246	3,698,784
23 C2 care scheme - houses - edge of town/village	50	£578,125	5,006,027	4,748,889	4,491,318	4,233,318	3,974,889	3,716,028	3,456,737	3,197,016	2,936,864	2,676,283	2,415,271
24 Class E (retail) development - town centre	-	£6,475	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787
25 Class E (light industrial) development - town centre	-	£52,857	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649
26 Class E (retail) development - edge of town	-	£88,095	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048
27 Class E (office) development - town centre	-	£6,475	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101
28 Class E (office) development - town centre	-	£27,750	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719
29 Class E (office) development - edge of town	-	£66,071	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865
30 Industrial (B2/B8) out of town	-	£308,333	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639
31 Industrial (B2/B8) within town/village boundary	-	£1,233,333	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099
32 Industrial (B2/B8) edge of town/village	-	£61,667	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928
33 Hotel (town centre) 50 rooms	-	£46,250	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500
34 Hotel (town centre) 75 rooms	-	£69,375	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897
35 Hotel (town centre) 100 rooms	-	£92,500	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862
36 Community use/leisure within town/village	-	£29,071	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036

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

Sales value £5,778 psm

AH tenure

Rented 80%

SO 20%

Frst Hms 0%

Macro Ctrl +

		£948,923 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	£94,892	513,771	487,815	461,815	435,772	409,686	383,556	357,383	331,166	304,906	278,602	252,255
2 Five unit development - edge of village	5	£253,046	856,286	813,026	769,693	726,288	682,810	639,260	595,637	551,942	508,176	464,336	420,424
3 Eight unit development - village centre	8	£404,874	1,237,454	1,174,794	1,112,030	1,049,160	986,187	923,107	859,924	796,635	733,242	669,744	606,141
4 Ten unit development - edge of village	10	£506,092	1,583,542	1,503,326	1,422,976	1,342,491	1,261,872	1,181,120	1,100,233	1,019,212	938,056	856,767	775,344
5 Ten unit development - rural site	10	£632,615	1,583,542	1,503,326	1,422,976	1,342,491	1,261,872	1,181,120	1,100,233	1,019,212	938,056	856,767	775,344
6 Fifteen unit development - edge of village	15	£759,138	2,375,313	2,254,989	2,134,464	2,013,737	1,892,809	1,771,680	1,650,349	1,528,817	1,407,085	1,285,151	1,163,016
7 Twenty unit development - within town/village boundary	20	£843,487	3,033,136	2,879,444	2,725,495	2,571,288	2,416,825	2,262,105	2,107,127	1,951,892	1,796,401	1,640,653	1,484,647
8 Thirty unit development - town centre	30	£948,923	13,652,603	12,828,657	12,003,336	11,176,642	10,348,573	9,519,131	8,688,314	7,856,123	7,022,558	6,187,620	5,351,307
9 Fifty unit development within town/village boundary	50	£2,108,717	6,031,928	5,678,526	5,324,533	4,969,950	4,614,778	4,259,014	3,902,662	3,545,719	3,188,187	2,830,065	2,471,353
10 One hundred unit development - edge of town	100	£5,271,793	11,451,498	10,734,633	10,016,573	9,297,318	8,576,866	7,855,219	7,132,377	6,408,339	5,683,105	4,956,676	4,229,051
11 Three hundred unit scheme - edge of town	300	£15,815,379	29,330,740	27,486,093	25,638,369	23,787,569	21,933,693	20,074,108	18,211,185	16,345,180	14,476,094	12,603,927	10,728,679
12 Four hundred unit scheme	400	£21,087,172	39,107,653	36,648,124	34,184,493	31,716,759	29,244,924	26,765,478	24,281,580	21,793,573	19,301,459	16,805,237	14,304,905
13 Five hundred unit scheme	500	£26,358,965	48,044,405	45,073,741	42,097,051	39,115,404	36,128,800	33,137,240	30,140,721	27,139,245	24,132,814	21,121,424	18,105,078
14 Seven hundred and fifty unit scheme	750	£39,538,448	67,231,393	63,076,142	58,913,961	54,744,847	50,568,802	46,385,826	42,195,919	37,999,081	33,795,311	29,582,155	25,357,848
15 One thousand unit scheme	1,000	£52,717,931	83,627,773	78,461,777	73,285,257	68,097,688	62,901,495	57,696,676	52,483,233	47,261,166	42,030,475	36,791,159	31,543,217
16 One thousand two hundred and fifty unit scheme	1,250	£65,897,414	94,130,910	88,314,535	82,488,458	76,652,678	70,807,197	64,952,013	59,086,052	53,205,650	47,315,535	41,415,708	35,506,170
17 One thousand five hundred unit scheme	1,500	£94,892,276	103,498,165	97,100,489	90,692,142	84,273,123	77,843,432	71,403,070	64,952,035	58,490,329	52,017,951	45,533,568	39,032,024
18 Caravan Park - 20 units	20	£474,461	1,160,639	1,160,639	1,160,639	1,160,639	1,160,639	1,160,639	1,160,639	1,160,639	1,160,639	1,160,639	1,160,639
19 Caravan Park - 40 units	40	£948,923	2,233,702	2,233,702	2,233,702	2,233,702	2,233,702	2,233,702	2,233,702	2,233,702	2,233,702	2,233,702	2,233,702
20 Caravan Park - 100 units	100	£2,372,307	5,584,255	5,584,255	5,584,255	5,584,255	5,584,255	5,584,255	5,584,255	5,584,255	5,584,255	5,584,255	5,584,255
21 C2 care scheme - flatted scheme in town centre	60	£632,615	64,741	- 172,859	- 411,912	- 651,359	- 891,199	- 1,134,936	- 1,379,889	- 1,625,243	- 1,870,997	- 2,117,153	- 2,363,708
22 C2 care scheme - flatted scheme edge of town/village	80	£1,265,230	86,323	- 230,479	- 549,216	- 868,479	- 1,188,265	- 1,513,247	- 1,839,853	- 2,166,991	- 2,494,664	- 2,822,871	- 3,151,610
23 C2 care scheme - houses - edge of town/village	50	£1,482,692	5,731,464	5,445,208	5,158,473	4,871,258	4,583,564	4,295,391	4,006,740	3,717,608	3,427,999	3,137,909	2,847,340
24 Class E (retail) development - town centre	-	£16,606	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787
25 Class E (light industrial) development - town centre	-	£135,560	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649
26 Class E (retail) development - edge of town	-	£225,934	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048
27 Class E (office) development - town centre	-	£16,606	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101
28 Class E (office) development - town centre	-	£71,169	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719
29 Class E (office) development - edge of town	-	£169,450	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865
30 Industrial (B2/B8) out of town	-	£790,769	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639
31 Industrial (B2/B8) within town/village boundary	-	£3,163,076	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099
32 Industrial (B2/B8) edge of town/village	-	£158,154	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928
33 Hotel (town centre) 50 rooms	-	£118,615	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500
34 Hotel (town centre) 75 rooms	-	£177,923	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897
35 Hotel (town centre) 100 rooms	-	£237,231	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862
36 Community use/leisure within town/village	-	£74,558	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)		£370,000	PER HA										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Three unit development within town/village boundary	3	£37,000	513,771	487,815	461,815	435,772	409,686	383,556	357,383	331,166	304,906	278,602	252,255
2 Five unit development - edge of village	5	£98,667	856,286	813,026	769,693	726,288	682,810	639,260	595,637	551,942	508,176	464,336	420,424
3 Eight unit development - village centre	8	£157,867	1,237,454	1,174,794	1,112,030	1,049,160	986,187	923,107	859,924	796,635	733,242	669,744	606,141
4 Ten unit development - edge of village	10	£197,333	1,583,542	1,503,326	1,422,976	1,342,491	1,261,872	1,181,120	1,100,233	1,019,212	938,056	856,767	775,344
5 Ten unit development - rural site	10	£246,667	1,583,542	1,503,326	1,422,976	1,342,491	1,261,872	1,181,120	1,100,233	1,019,212	938,056	856,767	775,344
6 Fifteen unit development - edge of village	15	£296,000	2,375,313	2,254,989	2,134,464	2,013,737	1,892,809	1,771,680	1,650,349	1,528,817	1,407,085	1,285,151	1,163,016
7 Twenty unit development - within town/village boundary	20	£328,889	3,033,136	2,879,444	2,725,495	2,571,288	2,416,825	2,262,105	2,107,127	1,951,892	1,796,401	1,640,653	1,484,647
8 Thirty unit development - town centre	30	£370,000	13,652,603	12,828,657	12,003,336	11,176,642	10,348,573	9,519,131	8,688,314	7,856,123	7,022,558	6,187,620	5,351,307
9 Fifty unit development within town/village boundary	50	£822,222	6,031,928	5,678,526	5,324,533	4,969,950	4,614,778	4,259,014	3,902,662	3,545,719	3,188,187	2,830,065	2,471,353
10 One hundred unit development - edge of town	100	£2,055,556	11,451,498	10,734,633	10,016,573	9,297,318	8,576,866	7,855,219	7,132,377	6,408,339	5,683,105	4,956,676	4,229,051
11 Three hundred unit scheme - edge of town	300	£6,166,667	29,330,740	27,486,093	25,638,369	23,787,569	21,933,693	20,074,108	18,211,185	16,345,180	14,476,094	12,603,927	10,728,679
12 Four hundred unit scheme	400	£8,222,222	39,107,653	36,648,124	34,184,493	31,716,759	29,244,924	26,765,478	24,281,580	21,793,573	19,301,459	16,805,237	14,304,905
13 Five hundred unit scheme	500	£10,277,778	48,044,405	45,073,741	42,097,051	39,115,404	36,128,800	33,137,240	30,140,721	27,139,245	24,132,814	21,121,424	18,105,078
14 Seven hundred and fifty unit scheme	750	£15,416,667	67,231,393	63,076,142	58,913,961	54,744,847	50,568,802	46,385,826	42,195,919	37,999,081	33,795,311	29,582,155	25,357,848
15 One thousand unit scheme	1,000	£20,555,556	83,627,773	78,461,777	73,285,257	68,097,688	62,901,495	57,696,676	52,483,233	47,261,166	42,030,475	36,791,159	31,543,217
16 One thousand two hundred and fifty unit scheme	1,250	£25,694,444	94,130,910	88,314,535	82,488,458	76,652,678	70,807,197	64,952,013	59,086,052	53,205,650	47,315,535	41,415,708	35,506,170
17 One thousand five hundred unit scheme	1,500	£37,000,000	103,498,165	97,100,489	90,692,142	84,273,123	77,843,432	71,403,070	64,952,035	58,490,329	52,017,951	45,533,568	39,032,024
18 Caravan Park - 20 units	20	£185,000	1,160,639	1,160,639	1,160,639	1,160,639	1,160,639	1,160,639	1,160,639	1,160,639	1,160,639	1,160,639	1,160,639
19 Caravan Park - 40 units	40	£370,000	2,233,702	2,233,702	2,233,702	2,233,702	2,233,702	2,233,702	2,233,702	2,233,702	2,233,702	2,233,702	2,233,702
20 Caravan Park - 100 units	100	£925,000	5,584,255	5,584,255	5,584,255	5,584,255	5,584,255	5,584,255	5,584,255	5,584,255	5,584,255	5,584,255	5,584,255
21 C2 care scheme - flatted scheme in town centre	60	£246,667	64,741	- 172,859	- 411,912	- 651,359	- 891,199	- 1,134,936	- 1,379,889	- 1,625,243	- 1,870,997	- 2,117,153	- 2,363,708
22 C2 care scheme - flatted scheme edge of town/village	80	£493,333	86,323	- 230,479	- 549,216	- 868,479	- 1,188,265	- 1,513,247	- 1,839,853	- 2,166,991	- 2,494,664	- 2,822,871	- 3,151,610
23 C2 care scheme - houses - edge of town/village	50	£578,125	5,731,464	5,445,208	5,158,473	4,871,258	4,583,564	4,295,391	4,006,740	3,717,608	3,427,999	3,137,909	2,847,340
24 Class E (retail) development - town centre	-	£6,475	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787
25 Class E (light industrial) development - town centre	-	£52,857	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649	- 507,649
26 Class E (retail) development - edge of town	-	£88,095	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048
27 Class E (office) development - town centre	-	£6,475	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101	- 442,101
28 Class E (office) development - town centre	-	£27,750	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719	- 1,894,719
29 Class E (office) development - edge of town	-	£66,071	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865	- 3,157,865
30 Industrial (B2/B8) out of town	-	£308,333	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639
31 Industrial (B2/B8) within town/village boundary	-	£1,233,333	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099
32 Industrial (B2/B8) edge of town/village	-	£61,667	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928
33 Hotel (town centre) 50 rooms	-	£46,250	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500	- 1,274,500
34 Hotel (town centre) 75 rooms	-	£69,375	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897	- 1,970,897
35 Hotel (town centre) 100 rooms	-	£92,500	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862	- 2,627,862
36 Community use/leisure within town/village	-	£29,071	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036	- 1,778,036

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)														
	Description	No of units	BLV	£948,923 PER HA										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Three unit development within town/village boundary	3	£94,892	567,238	539,082	510,879	482,628	454,330	425,985	397,592	369,153	340,666	312,133	283,553
2	Five unit development - edge of village	5	£253,046	945,397	898,469	851,464	804,379	757,216	709,974	662,654	615,255	567,778	520,222	472,588
3	Eight unit development - village centre	8	£404,874	1,373,059	1,304,855	1,236,538	1,168,105	1,099,560	1,030,900	962,126	893,237	824,235	755,119	685,888
4	Ten unit development - edge of village	10	£506,092	1,753,049	1,665,878	1,578,563	1,491,100	1,403,493	1,315,739	1,227,840	1,139,795	1,051,604	963,267	874,785
5	Ten unit development - rural site	10	£632,615	1,753,049	1,665,878	1,578,563	1,491,100	1,403,493	1,315,739	1,227,840	1,139,795	1,051,604	963,267	874,785
6	Fifteen unit development - edge of village	15	£759,138	2,629,573	2,498,818	2,367,844	2,236,651	2,105,239	1,973,609	1,841,760	1,709,693	1,577,406	1,444,901	1,312,177
7	Twenty unit development - within town/village boundary	20	£843,487	3,364,879	3,197,613	3,030,066	2,862,240	2,694,134	2,525,749	2,357,083	2,188,137	2,018,912	1,849,408	1,679,623
8	Thirty unit development - town centre	30	£948,923	15,124,324	14,238,495	13,351,188	12,462,404	11,572,142	10,680,402	9,787,185	8,892,489	7,996,316	7,098,665	6,199,536
9	Fifty unit development within town/village boundary	50	£2,108,717	6,804,672	6,419,660	6,034,006	5,647,708	5,260,768	4,873,185	4,484,958	4,096,089	3,706,577	3,316,421	2,925,624
10	One hundred unit development - edge of town	100	£5,271,793	13,013,689	12,232,981	11,450,969	10,667,655	9,883,038	9,097,119	8,309,897	7,521,371	6,731,544	5,940,414	5,147,981
11	Three hundred unit scheme - edge of town	300	£15,815,379	33,401,354	31,390,506	29,376,303	27,358,744	25,337,831	23,313,562	21,285,939	19,254,960	17,220,625	15,182,937	13,141,892
12	Four hundred unit scheme	400	£21,087,172	44,535,139	41,854,008	39,168,403	36,478,325	33,783,774	31,084,750	28,381,251	25,673,279	22,960,835	20,243,916	17,522,524
13	Five hundred unit scheme	500	£26,358,965	54,581,546	51,345,781	48,104,616	44,858,051	41,606,086	38,348,721	35,085,956	31,817,791	28,544,226	25,265,262	21,977,962
14	Seven hundred and fifty unit scheme	750	£39,538,448	76,395,525	71,865,907	67,328,730	62,783,995	58,231,699	53,671,845	49,104,432	44,529,459	39,946,927	35,356,837	30,759,187
15	One thousand unit scheme	1,000	£52,717,931	94,991,969	89,361,526	83,721,688	78,072,454	72,412,822	66,745,795	61,068,371	55,381,551	49,685,335	43,979,722	38,263,961
16	One thousand two hundred and fifty unit scheme	1,250	£65,897,414	106,944,777	100,604,616	94,253,875	87,892,553	81,520,650	75,138,166	68,745,102	62,341,458	55,927,231	49,502,425	43,067,039
17	One thousand five hundred unit scheme	1,500	£94,892,276	117,588,724	110,618,667	103,636,978	96,643,657	89,638,704	82,622,119	75,593,902	68,552,448	61,495,902	54,427,715	47,347,888
18	Caravan Park - 20 units	20	£474,461	1,233,955	1,233,955	1,233,955	1,233,955	1,233,955	1,233,955	1,233,955	1,233,955	1,233,955	1,233,955	1,233,955
19	Caravan Park - 40 units	40	£948,923	2,380,334	2,380,334	2,380,334	2,380,334	2,380,334	2,380,334	2,380,334	2,380,334	2,380,334	2,380,334	2,380,334
20	Caravan Park - 100 units	100	£2,372,307	5,950,835	5,950,835	5,950,835	5,950,835	5,950,835	5,950,835	5,950,835	5,950,835	5,950,835	5,950,835	5,950,835
21	C2 care scheme - flattened scheme in town centre	60	£632,615	729,442	468,042	206,210	56,970	323,962	591,393	859,262	1,131,296	1,404,859	1,678,870	1,953,328
22	C2 care scheme - flattened scheme edge of town/village	80	£1,265,230	972,590	624,056	274,947	75,961	431,950	788,524	1,145,682	1,508,394	1,873,147	2,238,494	2,604,437
23	C2 care scheme - houses - edge of town/village	50	£1,482,692	6,456,902	6,141,528	5,825,626	5,509,197	5,192,240	4,874,755	4,556,742	4,238,201	3,919,132	3,599,535	3,279,410
24	Class E (retail) development - town centre	-	£16,606	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787
25	Class E (light industrial) development - town centre	-	£135,560	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649
26	Class E (retail) development - edge of town	-	£225,934	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048
27	Class E (office) development - town centre	-	£16,606	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101
28	Class E (office) development - town centre	-	£71,169	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719
29	Class E (office) development - edge of town	-	£169,450	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865
30	Industrial (B2/B8) out of town	-	£790,769	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639
31	Industrial (B2/B8) within town/village boundary	-	£3,163,076	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099
32	Industrial (B2/B8) edge of town/village	-	£158,154	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928
33	Hotel (town centre) 50 rooms	-	£118,615	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500
34	Hotel (town centre) 75 rooms	-	£177,923	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897
35	Hotel (town centre) 100 rooms	-	£237,231	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862
36	Community use/leisure within town/village	-	£74,558	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036

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	567,238	539,082	510,879	482,628	454,330	425,985	397,592	369,153	340,666	312,133	283,553										
2 Five unit development - edge of village	5	£98,667	945,397	898,469	851,464	804,379	757,216	709,974	662,654	615,255	567,778	520,222	472,588										
3 Eight unit development - village centre	8	£157,867	1,373,059	1,304,855	1,236,538	1,168,105	1,099,560	1,030,900	962,126	893,237	824,235	755,119	685,888										
4 Ten unit development - edge of village	10	£197,333	1,753,049	1,665,878	1,578,563	1,491,100	1,403,493	1,315,739	1,227,840	1,139,795	1,051,604	963,267	874,785										
5 Ten unit development - rural site	10	£246,667	1,753,049	1,665,878	1,578,563	1,491,100	1,403,493	1,315,739	1,227,840	1,139,795	1,051,604	963,267	874,785										
6 Fifteen unit development - edge of village	15	£296,000	2,629,573	2,498,818	2,367,844	2,236,651	2,105,239	1,973,609	1,841,760	1,709,693	1,577,406	1,444,901	1,312,177										
7 Twenty unit development - within town/village boundary	20	£328,889	3,364,879	3,197,613	3,030,066	2,862,240	2,694,134	2,525,749	2,357,083	2,188,137	2,018,912	1,849,408	1,679,623										
8 Thirty unit development - town centre	30	£370,000	15,124,324	14,238,495	13,351,188	12,462,404	11,572,142	10,680,402	9,787,185	8,892,489	7,996,316	7,098,665	6,199,536										
9 Fifty unit development within town/village boundary	50	£822,222	6,804,672	6,419,660	6,034,006	5,647,708	5,260,768	4,873,185	4,484,958	4,096,089	3,706,577	3,316,421	2,925,624										
10 One hundred unit development - edge of town	100	£2,055,556	13,013,689	12,232,981	11,450,969	10,667,655	9,883,038	9,097,119	8,309,897	7,521,371	6,731,544	5,940,414	5,147,981										
11 Three hundred unit scheme - edge of town	300	£6,166,667	33,401,354	31,390,506	29,376,303	27,358,744	25,337,831	23,313,562	21,285,939	19,254,960	17,220,625	15,182,937	13,141,892										
12 Four hundred unit scheme	400	£8,222,222	44,535,139	41,854,008	39,168,403	36,478,325	33,783,774	31,084,750	28,381,251	25,673,279	22,960,835	20,243,916	17,522,524										
13 Five hundred unit scheme	500	£10,277,778	54,581,546	51,345,781	48,104,616	44,858,051	41,606,086	38,348,721	35,085,956	31,817,791	28,544,226	25,265,262	21,977,962										
14 Seven hundred and fifty unit scheme	750	£15,416,667	76,395,525	71,865,907	67,328,730	62,783,995	58,231,699	53,671,845	49,104,432	44,529,459	39,946,927	35,356,837	30,759,187										
15 One thousand unit scheme	1,000	£20,555,556	94,991,969	89,361,526	83,721,688	78,072,454	72,413,822	66,745,795	61,068,371	55,381,551	49,685,335	43,979,722	38,263,961										
16 One thousand two hundred and fifty unit scheme	1,250	£25,694,444	106,944,777	100,604,616	94,253,875	87,892,553	81,520,650	75,138,166	68,745,102	62,341,458	55,927,231	49,502,425	43,067,039										
17 One thousand five hundred unit scheme	1,500	£37,000,000	117,588,724	110,618,667	103,636,978	96,643,657	89,638,704	82,622,119	75,593,902	68,552,448	61,495,902	54,427,715	47,347,888										
18 Caravan Park - 20 units	20	£185,000	1,233,955	1,233,955	1,233,955	1,233,955	1,233,955	1,233,955	1,233,955	1,233,955	1,233,955	1,233,955	1,233,955										
19 Caravan Park - 40 units	40	£370,000	2,380,334	2,380,334	2,380,334	2,380,334	2,380,334	2,380,334	2,380,334	2,380,334	2,380,334	2,380,334	2,380,334										
20 Caravan Park - 100 units	100	£925,000	5,950,835	5,950,835	5,950,835	5,950,835	5,950,835	5,950,835	5,950,835	5,950,835	5,950,835	5,950,835	5,950,835										
21 C2 care scheme - flattened scheme in town centre	60	£246,667	729,442	468,042	206,210	56,970	323,962	591,393	859,262	1,131,296	1,404,859	1,678,870	1,953,328										
22 C2 care scheme - flattened scheme edge of town/village	80	£493,333	972,590	624,056	274,947	75,961	431,950	788,524	1,145,682	1,508,394	1,873,147	2,238,494	2,604,437										
23 C2 care scheme - houses - edge of town/village	50	£578,125	6,456,902	6,141,528	5,825,626	5,509,197	5,192,240	4,874,755	4,556,742	4,238,201	3,919,132	3,599,535	3,279,410										
24 Class E (retail) development - town centre	-	£6,475	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787	101,787										
25 Class E (light industrial) development - town centre	-	£52,857	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649	507,649										
26 Class E (retail) development - edge of town	-	£88,095	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048	727,048										
27 Class E (office) development - town centre	-	£6,475	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101	442,101										
28 Class E (office) development - town centre	-	£27,500	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719	1,894,719										
29 Class E (office) development - edge of town	-	£66,071	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865	3,157,865										
30 Industrial (B2/B8) out of town	-	£308,333	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639	1,029,639										
31 Industrial (B2/B8) within town/village boundary	-	£1,233,333	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099	4,203,099										
32 Industrial (B2/B8) edge of town/village	-	£61,667	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928	205,928										
33 Hotel (town centre) 50 rooms	-	£46,250	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500	1,274,500										
34 Hotel (town centre) 75 rooms	-	£69,375	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897	1,970,897										
35 Hotel (town centre) 100 rooms	-	£92,500	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862	2,627,862										
36 Community use/leisure within town/village	-	£29,071	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036	1,778,036										

Appendix 9 - Individual policy testing results

Accessibility

Sales value (£ psm):

BLV: PREVIOUSLY DEVELOPED LAND				£4,101 psm		£4,341 psm		£4,580 psm		£4,820 psm		£5,059 psm		£5,299 psm		£5,538 psm		£5,778 psm		£6,017 psm	
Description	No of units	Site area	BLV (£ m)	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access
1 Three unit development within town/village boundary	3	0.10	E0.09	£0.1498	£0.1430	£0.1860	£0.1792	£0.2221	£0.2154	£0.2583	£0.2515	£0.2819	£0.2752	£0.3181	£0.3113	£0.3543	£0.3475	£0.3904	£0.3836	£0.4266	£0.4198
2 Five unit development - edge of village	5	0.27	E0.10	£0.2497	£0.2384	£0.3100	£0.2987	£0.3702	£0.3589	£0.4305	£0.4192	£0.4699	£0.4586	£0.5302	£0.5189	£0.5904	£0.5791	£0.6507	£0.6394	£0.7110	£0.6997
3 Eight unit development - village centre	8	0.43	E0.10	£0.3417	£0.3237	£0.4347	£0.4167	£0.5276	£0.5096	£0.6203	£0.6026	£0.6795	£0.6617	£0.7714	£0.7537	£0.8634	£0.8456	£0.9553	£0.9376	£1.0473	£1.0296
4 Ten unit development - edge of village	10	0.53	E0.10	£0.4468	£0.4246	£0.5628	£0.5407	£0.6789	£0.6567	£0.7943	£0.7724	£0.8680	£0.8462	£0.9828	£0.9610	£1.0976	£1.0758	£1.2124	£1.1906	£1.3272	£1.3053
5 Ten unit development - rural site	10	0.67	E0.10	£0.4468	£0.4246	£0.5628	£0.5407	£0.6789	£0.6567	£0.7943	£0.7724	£0.8680	£0.8462	£0.9828	£0.9610	£1.0976	£1.0758	£1.2124	£1.1906	£1.3272	£1.3053
6 Fifteen unit development - edge of village	15	0.80	E0.10	£0.6702	£0.6370	£0.8442	£0.8110	£1.0183	£0.9850	£1.1914	£1.1587	£1.3020	£1.2693	£1.4742	£1.4415	£1.6464	£1.6137	£1.8186	£1.7858	£1.9907	£1.9580
7 Twenty unit development - within town/village boundary	20	0.89	E0.10	£0.8456	£0.8023	£1.0705	£1.0272	£1.2954	£1.2521	£1.5202	£1.4770	£1.6632	£1.6199	£1.8880	£1.8448	£2.1129	£2.0697	£2.3378	£2.2946	£2.5613	£2.5186
8 Thirty unit development - town centre	30	1.00	E0.10	£2.4646	£2.2911	£3.3319	£3.1612	£4.1938	£4.0231	£5.0556	£4.8849	£5.5978	£5.4271	£6.4597	£6.2890	£7.3216	£7.1509	£8.1835	£8.0128	£9.0454	£8.8747
9 Fifty unit development within town/village boundary	50	2.22	E2.11	£11.1001	£0.9920	£1.6295	£1.5214	£2.1589	£2.0508	£2.6851	£2.5785	£3.0076	£2.9010	£3.5315	£3.4250	£4.0555	£3.9489	£4.5794	£4.4728	£5.1033	£4.9967
10 One hundred unit development - edge of town	100	5.56	E5.27	£1.4167	£1.2094	£2.4872	£2.2799	£3.5561	£3.3504	£4.6156	£4.4108	£5.2797	£5.0749	£6.3392	£6.1344	£7.3988	£7.1940	£8.4583	£8.2535	£9.5110	£9.3083
11 Three hundred unit scheme - edge of town	300	16.67	£15.82	£3.2683	£2.6998	£6.1252	£5.5717	£8.9436	£8.3966	£11.7359	£11.1947	£13.4345	£12.8933	£16.2093	£15.6732	£18.9712	£18.4351	£21.7308	£21.1970	£24.4759	£23.9444
12 Four hundred unit scheme	400	22.22	E21.09	£4.3578	£3.5997	£8.1670	£7.4289	£11.9248	£11.1955	£15.6478	£14.9263	£17.9126	£17.1910	£21.6124	£20.8976	£25.2949	£24.5802	£28.9744	£28.2627	£32.6346	£31.9258
13 Five hundred unit scheme	500	27.78	E26.36	£5.3075	£4.4020	£9.8996	£9.0125	£14.4256	£13.5508	£18.9146	£18.0479	£21.6334	£20.7667	£26.0974	£25.2308	£30.5358	£29.6764	£34.9705	£34.1111	£39.3930	£38.5399
14 Seven hundred and fifty unit scheme	750	41.67	E39.54	£7.5086	£6.2475	£13.9119	£12.6771	£20.2324	£19.0090	£26.4983	£25.2852	£30.2718	£29.0588	£36.5031	£35.2992	£42.7196	£41.5157	£48.9077	£47.7119	£55.0913	£53.8955
15 One thousand unit scheme	1,000	55.56	E52.72	£9.3836	£7.8188	£17.3377	£15.8025	£25.1883	£23.6740	£32.9741	£31.4740	£37.6346	£36.1317	£45.3830	£43.8833	£53.1000	£51.6098	£60.8075	£59.3173	£68.4859	£67.0041
16 One thousand two hundred and fifty unit scheme	1,250	69.44	E65.90	£10.5722	£8.8196	£19.5287	£17.8051	£28.3656	£26.6658	£37.1288	£35.4404	£42.3268	£40.6384	£51.0582	£49.3715	£59.7483	£58.0695	£68.4206	£66.7504	£77.0739	£75.4037
17 One thousand five hundred unit scheme	1,500	100.00	E94.89	£11.5972	£9.6679	£21.4581	£19.5621	£31.1811	£29.3103	£40.8254	£38.9657	£46.4971	£44.6374	£56.1037	£54.2541	£66.6777	£63.8326	£75.2156	£73.3750	£84.7391	£82.9068
18 Caravan Park - 20 units	20	0.50	E0.47	£0.7009	£0.7009	£0.7707	£0.7707	£0.8405	£0.8405	£0.9103	£0.9103	£0.8750	£0.8750	£0.9448	£0.9448	£1.0146	£1.0146	£1.0844	£1.0844	£1.1542	£1.1542
19 Caravan Park - 40 units	40	1.00	E0.95	£1.3143	£1.3143	£1.4539	£1.4539	£1.5935	£1.5935	£1.7330	£1.7330	£1.6624	£1.6624	£1.8020	£1.8020	£1.9416	£1.9416	£2.0812	£2.0812	£2.2208	£2.2208
20 Caravan Park - 100 units	100	2.50	E0.93	£3.2857	£3.2857	£3.6347	£3.6347	£3.9836	£3.9836	£4.3326	£4.3326	£4.1561	£4.1561	£4.5051	£4.5051	£4.8540	£4.8540	£5.2030	£5.2030	£5.5519	£5.5519
21 C2 care scheme - flattened scheme in town centre	60	0.67	E0.25	£3.2227	£3.3583	£2.7525	£2.8881	£2.2823	£2.4179	£1.8121	£1.9477	£1.5936	£1.7292	£1.1234	£1.2590	£0.6555	£0.7890	£0.1934	£0.3288	£0.2645	£0.1332
22 C2 care scheme - flattened scheme edge of town/village	80	1.33	E1.27	£4.2969	£4.4777	£3.6699	£3.8508	£3.0430	£3.2238	£2.4161	£2.5969	£2.1248	£2.3058	£1.4979	£1.6787	£0.8740	£1.0520	£0.2578	£0.4357	£0.3526	£0.1776
23 C2 care scheme - houses - edge of town/village	50	1.56	E1.48	£1.2167	£1.1120	£1.7182	£1.6135	£2.2197	£2.1150	£2.7179	£2.6149	£3.0166	£2.9136	£3.5122	£3.4092	£4.0077	£3.9048	£4.5033	£4.4003	£4.9989	£4.8959
24 Class E (retail) development - town centre	-	0.02	E0.02	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045
25 Class E (light industrial) development - town centre	-	0.14	E0.14	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564
26 Class E (retail) development - edge of town	-	0.24	E0.23	£1.4605	£1.4605	£1.4605	£1.4605	£1.4605	£1.4605	£1.4605	£1.4605	£1.4605	£1.4605	£1.4605	£1.4605	£1.4605	£1.4605	£1.4605	£1.4605	£1.4605	£1.4605
27 Class E (office) development - town centre	-	0.02	E0.02	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832
28 Class E (office) development - town centre	-	0.08	E0.07	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135
29 Class E (office) development - edge of town	-	0.18	E0.17	£2.0225	£2.0225	£2.0225	£2.0225	£2.0225	£2.0225	£2.0225	£2.0225	£2.0225	£2.0225	£2.0225	£2.0225	£2.0225	£2.0225	£2.0225	£2.0225	£2.0225	£2.0225
30 Industrial (B2/B8) out of town	-	0.83	E0.79	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419
31 Industrial (B2/B8) within town/village boundary	-	3.33	E3.16	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268
32 Industrial (B2/B8) edge of town/village	-	0.17	E0.16	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684
33 Hotel (town centre) 50 rooms	-	0.13	E0.12	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704
34 Hotel (town centre) 75 rooms	-	0.19	E0.18	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338
35 Hotel (town centre) 100 rooms	-	0.25	E0.24	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451
36 Community use/leisure within town/village	-	0.08	E0.07	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148

BLV: HIGHER GREENFIELD			£4,101 psm		£4,341 psm		£4,580 psm		£4,820 psm		£5,059 psm		£5,299 psm		£5,538 psm		£5,778 psm		£6,017 psm		
Description	No of units	Site area	BLV (£ m)	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access
1 Three unit development within town/village boundary	3	0.10	E0.04	£0.1498	£0.1430	£0.1860	£0.1792	£0.2221	£0.2154	£0.2583	£0.2515	£0.2819	£0.2752	£0.3181	£0.3113	£0.3543	£0.3475	£0.3904	£0.3836	£0.4266	£0.4198
2 Five unit development - edge of village	5	0.27	E0.10	£0.2497	£0.2384	£0.3100	£0.2987	£0.3702	£0.3589	£0.4305	£0.4192	£0.4699	£0.4586	£0.5302	£0.5189	£0.5904	£0.5791	£0.6507	£0.6394	£0.7110	£0.6997
3 Eight unit development - village centre	8	0.43	E0.16	£0.3417	£0.3237	£0.4347	£0.4167	£0.5276	£0.5096	£0.6203	£0.6026	£0.6795	£0.6617	£0.7714	£0.7537	£0.8634	£0.8456	£0.9553	£0.9376	£1.0473	£1.0296
4 Ten unit development - edge of village	10	0.53	E0.20	£0.4468	£0.4246	£0.5628	£0.5407	£0.6789	£0.6567	£0.7943	£0.7724	£0.8680	£0.8462	£0.9828	£0.9610	£1.0976	£1.0758	£1.2124	£1.1906	£1.3272	£1.3053
5 Ten unit development - rural site	10	0.67	E0.25	£0.4468	£0.4246	£0.5628	£0.5407	£0.6789	£0.6567	£0.7943	£0.7724	£0.8680	£0.8462	£0.9828	£0.9610	£1.0976	£1.0758	£1.2124	£1.1906	£1.3272	£1.3053
6 Fifteen unit development - edge of village	15	0.80	E0.30	£0.6702	£0.6370	£0.8442	£0.8110	£1.0183	£0.9850	£1.1914	£1.1587	£1.3020	£1.2693	£1.4742	£1.4415	£1.6464	£1.6137	£1.8186	£1.7858	£1.9907	£1.9580
7 Twenty unit development - within town/village boundary	20	0.89	E0.33	£0.8456	£0.8023	£1.0705	£1.0272	£1.2954	£1.2521	£1.5202	£1.4770	£1.6632	£1.6199	£1.8880	£1.8448	£2.1129	£2.0697	£2.3378	£2.2946	£2.5613	£2.5186
8 Thirty unit development - town centre	30	1.00	E0.37	£2.4646	£2.2911	£3.5319	£3.1612	£4.1938	£4.0231	£5.0556	£4.8849	£5.5978	£5.4271	£6.4937	£6.2890	£7.3216	£7.1509	£8.1835	£8.0128	£9.0454	£8.8747
9 Fifty unit development within town/village boundary	50	2.22	E0.62	£1.1001	£0.9315	£1.6255	£1.5214	£2.1589	£2.0508	£2.5985	£2.5785	£3.0076	£2.9001	£3.5316	£3.4250	£4.0565	£3.9494	£4.5794	£4.4728	£5.1033	£4.9967
10 One hundred unit development - edge of town	100	4.46	E1.16	£1.4167	£1.2094	£1.6255	£1.5214	£2.1589	£2.0508	£2.5985	£2.5785	£3.0076	£2.9001	£3.5316	£3.4250	£4.0565	£3.9494	£4.5794	£4.4728	£5.1033	£4.9967
11 Three hundred unit scheme - edge of town	300	16.67	E6.17	£3.2683	£2.6998	£3.6252	£5.5717	£8.0436	£8.3966	£11.7359	£11.1947	£13.4345	£12.8933	£16.2093	£15.6732	£18.9712	£18.4351	£21.7308	£21.1970	£24.4759	£23.9444
12 Four hundred unit scheme	400	22.22	E8.22	£4.3578	£3.5997	£8.1670	£7.4289	£11.9248	£11.1955	£15.6478	£14.9263	£17.9126	£17.1910	£21.6124	£20.8976	£25.2949	£24.5802	£28.9744	£28.2627	£32.9346	£32.1958
13 Five hundred unit scheme	500	27.78	E10.28	£5.3075	£4.4020	£9.8996	£9.0125	£14.4256	£13.5508	£18.9146	£18.0479	£21.8334	£20.7687	£26.0744	£25.2308	£30.5358	£29.6764	£34.9705	£34.1111	£39.3930	£38.5399
14 Seven hundred and fifty unit scheme	750	41.67	E15.42	£7.5086	£6.2475	£13.9119	£12.6771	£20.2324	£19.0000	£26.4983	£25.2852	£30.2718	£29.0588	£36.5031	£35.2992	£42.7196	£41.5157	£48.9077	£47.7119	£55.0913	£53.8955
15 One thousand unit scheme	1,000	55.56	E20.56	£9.3836	£7.8188	£17.3377	£15.8025	£25.1883	£23.6740	£32.9741	£31.2745	£37.6346	£36.1317	£45.3830	£43.8833	£53.1000	£51.6098	£60.8075	£59.3179	£68.4859	£67.0041
16 One thousand two hundred and fifty unit scheme	1,250	69.44	E26.69	£10.5722	£8.6676	£19.5287	£17.8051	£28.3656	£26.6658	£37.1288	£35.4404	£42.3268	£40.6384	£51.0582	£49.3715	£59.7483	£58.0565	£68.4206	£66.7504	£77.0739	£75.4037
17 One thousand five hundred unit scheme	1,500	100.00	E37.00	£11.5972	£9.8199	£21.5481	£19.5621	£31.1811	£29.3103	£40.8254	£38.9657	£46.4971	£44.6374	£56.1037	£54.2513	£65.6777	£63.8326	£75.4216	£73.5750	£84.7391	£82.9065
18 Caravan Park - 20 units	20	0.50	E0.19	£0.7009	£0.7009	£0.7707	£0.7707	£0.8405	£0.8405	£0.9103	£0.9103	£0.8750	£0.8750	£0.9448	£0.9448	£1.0146	£1.0146	£1.0844	£1.0844	£1.1542	£1.1542
19 Caravan Park - 40 units	40	1.00	E0.37	£1.3143	£1.3143	£1.4539	£1.4539	£1.5935	£1.5935	£1.7330	£1.7330	£1.6624	£1.6624	£1.8020	£1.8020	£1.9416	£1.9416	£2.0812	£2.0812	£2.2208	£2.2208
20 Caravan Park - 100 units	100	2.50	E0.93	£3.2857	£3.2857	£3.6347	£3.6347	£3.9836	£3.9836	£4.3326	£4.3326	£4.561	£4.561	£4.9051	£4.9051	£5.2490	£5.2490	£5.5930	£5.5930	£5.9370	£5.9370
21 C2 care scheme - flattened scheme in town centre	60	0.67	E0.25	£3.2227	£3.3857	£2.7525	£2.8881	£2.2823	£2.4179	£1.8121	£1.9477	£1.5631	£1.7292	£1.1234	£1.2590	£0.8555	£0.7890	£0.1934	£0.3268	£0.2645	£0.1332
22 C2 care scheme - flattened scheme edge of town/village	80	1.33	E0.49	£4.2969	£4.4777	£3.6699	£3.8508	£3.0430	£3.2238	£2.4161	£2.5969	£2.1248	£2.3056	£1.4979	£1.6787	£0.8740	£1.0520	£0.2578	£0.4357	£0.3628	£0.1776
23 C2 care scheme - houses - edge of town/village	50	1.56	E0.58	£1.2167	£1.1120	£1.7182	£1.6135	£2.2197	£2.1150	£2.7219	£2.6169	£3.0166	£2.9136	£3.5122	£3.4092	£4.0077	£3.9048	£4.5033	£4.4003	£4.9958	£4.8959
24 Class E (retail) development - town centre	-	0.02	E0.01	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045
25 Class E (light industrial) development - town centre	-	0.14	E0.05	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564
26 Class E (retail) development - edge of town	-	0.24	E0.09	£0.1485	£0.1485	£0.1485	£0.1485	£0.1485	£0.1485	£0.1485	£0.1485	£0.1485	£0.1485	£0.1485	£0.1485	£0.1485	£0.1485	£0.1485	£0.1485	£0.1485	£0.1485
27 Class E (retail) development - town centre	-	0.02	E0.03	£0.2632	£0.2632	£0.2632	£0.2632	£0.2632	£0.2632	£0.2632	£0.2632	£0.2632	£0.2632	£0.2632	£0.2632	£0.2632	£0.2632	£0.2632	£0.2632	£0.2632	£0.2632
28 Class E (office) development - town centre	-	0.00	E0.03	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135
29 Class E (office) development - edge of town	-	0.18	E0.07	£0.0225	£0.0225	£0.0225	£0.0225	£0.0225	£0.0225	£0.0225	£0.0225	£0.0225	£0.0225	£0.0225	£0.0225	£0.0225	£0.0225	£0.0225	£0.0225	£0.0225	£0.0225
30 Industrial (B2/B8) out of town	-	0.83	E0.31	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419
31 Industrial (B2/B8) within town/village boundary	-	3.33	E1.23	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268
32 Industrial (B2/B8) edge of town/village	-	0.17	E0.06	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684
33 Hotel (town centre) 50 rooms	-	0.13	E0.05	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704
34 Hotel (town centre) 75 rooms	-	0.19	E0.07	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338
35 Hotel (town centre) 100 rooms	-	0.25	E0.09	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451
36 Community use/leisure within town/village	-	0.08	E0.03	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148

Biodiversity Net Gain

Seals value (£ psm):

BLV: PREVIOUSLY DEVELOPED LAND				£4,101 psm		£4,341 psm		£4,580 psm		£4,820 psm		£5,059 psm		£5,299 psm		£5,538 psm		£5,778 psm		£6,017 psm	
Description	No of units	Site area	BLV (£ m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG
1 Three unit development within town/village boundary	3	0.10	£0.09	£0.1498	£0.1396	£0.1860	£0.1757	£0.2221	£0.2119	£0.2583	£0.2480	£0.2819	£0.2717	£0.3181	£0.3078	£0.3543	£0.3440	£0.3904	£0.3802	£0.4266	£0.4163
2 Five unit development - edge of village	5	0.27	£0.20	£0.2497	£0.2326	£0.3100	£0.2929	£0.3702	£0.3531	£0.4305	£0.4134	£0.4699	£0.4528	£0.5302	£0.5131	£0.5904	£0.5733	£0.6507	£0.6336	£0.7110	£0.6939
3 Eight unit development - village centre	8	0.43	£0.40	£0.3417	£0.3144	£0.4347	£0.4074	£0.5276	£0.5003	£0.6203	£0.5933	£0.6795	£0.6526	£0.7714	£0.7445	£0.8634	£0.8365	£0.9553	£0.9285	£1.0473	£1.0204
4 Ten unit development - edge of village	10	0.53	£0.51	£0.4468	£0.4132	£0.5628	£0.5292	£0.6789	£0.6453	£0.7943	£0.7612	£0.8680	£0.8350	£0.9828	£0.9497	£1.0976	£1.0645	£1.2124	£1.1793	£1.3272	£1.2941
5 Ten unit development - rural site	10	0.67	£0.63	£0.4468	£0.4132	£0.5628	£0.5292	£0.6789	£0.6453	£0.7943	£0.7612	£0.8680	£0.8350	£0.9828	£0.9497	£1.0976	£1.0645	£1.2124	£1.1793	£1.3272	£1.2941
6 Fifteen unit development - edge of village	15	0.80	£0.76	£0.6702	£0.6198	£0.8442	£0.7938	£1.0183	£0.9679	£1.1914	£1.1418	£1.3020	£1.2524	£1.4742	£1.4246	£1.6464	£1.5968	£1.8186	£1.7690	£1.9907	£1.9411
7 Twenty unit development - within town/village boundary	20	0.89	£0.84	£0.8456	£0.7801	£1.0705	£1.0050	£1.2954	£1.2298	£1.5202	£1.4547	£1.6632	£1.5976	£1.8880	£1.8225	£2.1129	£2.0474	£2.3378	£2.2723	£2.5613	£2.4966
8 Thirty unit development - town centre	30	1.00	£0.95	£2.4646	£2.1830	£3.3319	£3.0548	£4.1938	£3.9167	£5.0556	£4.7786	£5.5978	£5.3208	£6.4597	£6.1826	£7.3216	£7.0445	£8.1835	£7.9064	£9.0454	£8.7683
9 Fifty unit development within town/village boundary	50	2.22	£2.11	£1.1001	£0.9324	£1.6295	£1.4618	£2.1589	£1.9912	£2.6851	£2.5198	£3.0076	£2.8423	£3.5315	£3.3662	£4.0555	£3.8901	£4.5794	£4.4140	£5.1033	£4.9379
10 One hundred unit development - edge of town	100	5.56	£5.27	£1.4167	£1.2273	£2.4872	£2.2978	£3.5561	£3.3683	£4.6156	£4.4285	£5.2797	£5.0926	£6.3392	£6.1521	£7.3988	£7.2116	£8.4583	£8.2712	£9.5110	£9.3257
11 Three hundred unit scheme - edge of town	300	16.67	£15.82	£3.2683	£2.7488	£6.1252	£5.6194	£8.9436	£8.4438	£11.7359	£11.2414	£13.4345	£12.9400	£16.2093	£15.7195	£18.9712	£18.4813	£21.7308	£21.2432	£24.4759	£23.9902
12 Four hundred unit scheme	400	22.22	£21.09	£4.3578	£3.6651	£8.1670	£7.4926	£11.9248	£11.2584	£15.6478	£14.9885	£17.9126	£17.2533	£21.6124	£20.9593	£25.2949	£24.6418	£28.9744	£28.3243	£32.6346	£31.9869
13 Five hundred unit scheme	500	27.78	£26.36	£5.3075	£5.2120	£9.8996	£9.8064	£14.4256	£14.3334	£18.9146	£18.8232	£21.6334	£21.5420	£26.0974	£26.0060	£30.5358	£30.4452	£34.9705	£34.8799	£39.3930	£39.3031
14 Seven hundred and fifty unit scheme	750	41.67	£39.54	£7.5086	£7.3756	£13.9119	£13.7817	£20.2324	£20.1034	£26.4983	£26.3704	£30.2718	£30.1439	£36.5031	£36.3762	£42.7196	£42.5927	£48.9077	£48.7816	£55.0913	£54.9652
15 One thousand unit scheme	1,000	55.56	£52.72	£9.3836	£9.2186	£17.3377	£17.1758	£25.1883	£25.0290	£32.9741	£32.8160	£37.6346	£37.4765	£45.3830	£45.2249	£53.1000	£52.9428	£60.8075	£60.6504	£68.4859	£68.3297
16 One thousand two hundred and fifty unit scheme	1,250	69.44	£65.90	£10.5722	£10.3874	£19.5287	£19.3470	£28.3656	£28.1865	£37.1288	£36.9508	£42.3268	£42.1488	£51.0582	£50.8812	£59.7483	£59.5713	£68.4206	£68.2445	£77.0739	£76.8978
17 One thousand five hundred unit scheme	1,500	100.00	£94.89	£11.5972	£11.3942	£21.4581	£21.2582	£31.1811	£30.9838	£40.8254	£40.6294	£46.4971	£46.3010	£56.1037	£55.9087	£65.6777	£65.4837	£75.2156	£75.0216	£84.7391	£84.5458
18 Caravan Park - 20 units	20	0.50	£0.47	£0.7009	£0.7009	£0.7707	£0.7707	£0.8405	£0.8405	£0.9103	£0.9103	£0.8750	£0.8750	£0.9448	£0.9448	£1.0146	£1.0146	£1.0844	£1.0844	£1.1542	£1.1542
19 Caravan Park - 40 units	40	1.00	£0.95	£1.3143	£1.3143	£1.4539	£1.4539	£1.5935	£1.5935	£1.7330	£1.7330	£1.6624	£1.6624	£1.8020	£1.8020	£1.9416	£1.9416	£2.0812	£2.0812	£2.2208	£2.2208
20 Caravan Park - 100 units	100	2.50	£0.63	£3.2857	£3.2857	£3.6347	£3.6347	£3.9836	£3.9836	£4.3326	£4.3326	£4.1561	£4.1561	£4.5051	£4.5051	£4.8540	£4.8540	£5.2030	£5.2030	£5.5519	£5.5519
21 C2 care scheme - flattened scheme in town centre	60	0.67	£0.25	£3.2227	£3.2363	£2.7525	£2.7661	£2.2823	£2.2959	£1.8121	£1.8257	£1.5936	£1.6072	£1.1234	£1.1370	£0.6555	£0.6689	£0.1934	£0.2068	£0.2645	£0.2513
22 C2 care scheme - flattened scheme edge of town/village	80	1.33	£1.27	£4.2969	£4.3151	£3.6699	£3.6881	£3.0430	£3.0612	£2.4161	£2.4342	£2.1248	£2.1430	£1.4979	£1.5160	£0.8740	£0.8919	£0.2578	£0.2757	£0.3526	£0.3351
23 C2 care scheme - houses - edge of town/village	50	1.56	£1.48	£1.2167	£1.2069	£1.7182	£1.7084	£2.2197	£2.2099	£2.7179	£2.7083	£3.0166	£3.0070	£3.5122	£3.5026	£4.0077	£3.9981	£4.5033	£4.4937	£4.9989	£4.9893
24 Class E (retail) development - town centre	-	0.02	£0.02	£0.2045	£0.2037	£0.2045	£0.2037	£0.2045	£0.2037	£0.2045	£0.2037	£0.2045	£0.2037	£0.2045	£0.2037	£0.2045	£0.2037	£0.2045	£0.2037	£0.2045	£0.2037
25 Class E (light industrial) development - town centre	-	0.14	£0.14	£0.1564	£0.1589	£0.1564	£0.1589	£0.1564	£0.1589	£0.1564	£0.1589	£0.1564	£0.1589	£0.1564	£0.1589	£0.1564	£0.1589	£0.1564	£0.1589	£0.1564	£0.1589
26 Class E (retail) development - edge of town	-	0.24	£0.23	£1.4605	£1.4553	£1.4605	£1.4553	£1.4605	£1.4553	£1.4605	£1.4553	£1.4605	£1.4553	£1.4605	£1.4553	£1.4605	£1.4553	£1.4605	£1.4553	£1.4605	£1.4553
27 Class E (office) development - town centre	-	0.02	£0.02	£0.2832	£0.2843	£0.2832	£0.2843	£0.2832	£0.2843	£0.2832	£0.2843	£0.2832	£0.2843	£0.2832	£0.2843	£0.2832	£0.2843	£0.2832	£0.2843	£0.2832	£0.2843
28 Class E (office) development - town centre	-	0.08	£0.07	£1.2135	£1.2183	£1.2135	£1.2183	£1.2135	£1.2183	£1.2135	£1.2183	£1.2135	£1.2183	£1.2135	£1.2183	£1.2135	£1.2183	£1.2135	£1.2183	£1.2135	£1.2183
29 Class E (office) development - edge of town	-	0.18	£0.17	£2.0225	£2.0304	£2.0225	£2.0304	£2.0225	£2.0304	£2.0225	£2.0304	£2.0225	£2.0304	£2.0225	£2.0304	£2.0225	£2.0304	£2.0225	£2.0304	£2.0225	£2.0304
30 Industrial (B2/B8) out of town	-	0.83	£0.79	£1.8419	£1.8361	£1.8419	£1.8361	£1.8419	£1.8361	£1.8419	£1.8361	£1.8419	£1.8361	£1.8419	£1.8361	£1.8419	£1.8361	£1.8419	£1.8361	£1.8419	£1.8361
31 Industrial (B2/B8) within town/village boundary	-	3.33	£3.16	£7.5268	£7.5033	£7.5268	£7.5033	£7.5268	£7.5033	£7.5268	£7.5033	£7.5268	£7.5033	£7.5268	£7.5033	£7.5268	£7.5033	£7.5268	£7.5033	£7.5268	£7.5033
32 Industrial (B2/B8) edge of town/village	-	0.17	£0.16	£0.3684	£0.3672	£0.3684	£0.3672	£0.3684	£0.3672	£0.3684	£0.3672	£0.3684	£0.3672	£0.3684	£0.3672	£0.3684	£0.3672	£0.3684	£0.3672	£0.3684	£0.3672
33 Hotel (town centre) 50 rooms	-	0.13	£0.12	£0.5704	£0.5753	£0.5704	£0.5753	£0.5704	£0.5753	£0.5704	£0.5753	£0.5704	£0.5753	£0.5704	£0.5753	£0.5704	£0.5753	£0.5704	£0.5753	£0.5704	£0.5753
34 Hotel (town centre) 75 rooms	-	0.19	£0.18	£0.9338	£0.9410	£0.9338	£0.9410	£0.9338	£0.9410	£0.9338	£0.9410	£0.9338	£0.9410	£0.9338	£0.9410	£0.9338	£0.9410	£0.9338	£0.9410	£0.9338	£0.9410
35 Hotel (town centre) 100 rooms	-	0.25	£0.24	£1.2451	£1.2547	£1.2451	£1.2547	£1.2451	£1.2547	£1.2451	£1.2547	£1.2451	£1.2547	£1.2451	£1.2547	£1.2451	£1.2547	£1.2451	£1.2547	£1.2451	£1.2547
36 Community use/leisure within town/village	-	0.08	£0.07	£1.2148	£1.2187	£1.2148	£1.2187	£1.2148	£1.2187	£1.2148	£1.2187	£1.2148	£1.2187	£1.2148	£1.2187	£1.2148	£1.2187	£1.2148	£1.2187	£1.2148	£1.2187

BLV: HIGHER GREENFIELD				£4,101 psm		£4,341 psm		£4,580 psm		£4,820 psm		£5,059 psm		£5,299 psm		£5,538 psm		£5,778 psm		£6,017 psm	
Description	No of units	Site area	BLV (£ m)	Baseline	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	0.10	£0.04	£0.1498	£0.1396	£0.1860	£0.1757	£0.2221	£0.2119	£0.2583	£0.2480	£0.2819	£0.2717	£0.3181	£0.3078	£0.3543	£0.3440	£0.3904	£0.3802	£0.4266	£0.4163
2 Five unit development - edge of village	5	0.27	£0.10	£0.2497	£0.2326	£0.3100	£0.2929	£0.3702	£0.3531	£0.4305	£0.4134	£0.4699	£0.4528	£0.5302	£0.5131	£0.5904	£0.5733	£0.6507	£0.6336	£0.7110	£0.6939
3 Eight unit development - village centre	8	0.43	£0.16	£0.3417	£0.3144	£0.4347	£0.4074	£0.5276	£0.5003	£0.6203	£0.5933	£0.6795	£0.6526	£0.7714	£0.7445	£0.8634	£0.8365	£0.9553	£0.9285	£1.0473	£1.0204
4 Ten unit development - edge of village	10	0.53	£0.20	£0.4468	£0.4132	£0.5628	£0.5292	£0.6789	£0.6453	£0.7943	£0.7612	£0.8680	£0.8350	£0.9828	£0.9497	£1.0976	£1.0645	£1.2124	£1.1793	£1.3272	£1.2941
5 Ten unit development - rural site	10	0.67	£0.25	£0.4468	£0.4132	£0.5628	£0.5292	£0.6789	£0.6453	£0.7943	£0.7612	£0.8680	£0.8350	£0.9828	£0.9497	£1.0976	£1.0645	£1.2124	£1.1793	£1.3272	£1.2941
6 Fifteen unit development - edge of village	15	0.80	£0.30	£0.6702	£0.6198	£0.8442	£0.7938	£1.0183	£0.9679	£1.1914	£1.1418	£1.3020	£1.2524	£1.4742	£1.4246	£1.6464	£1.5968	£1.8186	£1.7690	£1.9907	£1.9411
7 Twenty unit development - within town/village boundary	20	0.89	£0.33	£0.8456	£0.7801	£1.0705	£1.0050	£1.2954	£1.2298	£1.5202	£1.4547	£1.6632	£1.5976	£1.8880	£1.8225	£2.1129	£2.0474	£2.3378	£2.2723	£2.5613	£2.

Electric Vehicle Charging

Sales value (£ psm):

BLV: PREVIOUSLY DEVELOPED LAND				£4,101 psm		£4,341 psm		£4,580 psm		£4,820 psm		£5,059 psm		£5,299 psm		£5,538 psm		£5,778 psm		£6,017 psm	
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC
1 Three unit development within town/village boundary	3	0.10	£0.09	£0.1498	£0.1485	£0.1860	£0.1846	£0.2221	£0.2208	£0.2583	£0.2570	£0.2819	£0.2806	£0.3181	£0.3168	£0.3543	£0.3529	£0.3904	£0.3891	£0.4266	£0.4252
2 Five unit development - edge of village	5	0.27	£0.20	£0.2497	£0.2475	£0.3100	£0.3077	£0.3702	£0.3680	£0.4305	£0.4283	£0.4699	£0.4677	£0.5302	£0.5279	£0.5904	£0.5882	£0.6507	£0.6485	£0.7110	£0.7087
3 Eight unit development - village centre	8	0.43	£0.40	£0.3417	£0.3382	£0.4347	£0.4311	£0.5276	£0.5241	£0.6203	£0.6168	£0.6795	£0.6760	£0.7714	£0.7679	£0.8634	£0.8599	£0.9553	£0.9518	£1.0473	£1.0438
4 Ten unit development - edge of village	10	0.53	£0.51	£0.4468	£0.4424	£0.5628	£0.5585	£0.6789	£0.6745	£0.7943	£0.7900	£0.8680	£0.8637	£0.9828	£0.9785	£1.0976	£1.0933	£1.2124	£1.2081	£1.3272	£1.3229
5 Ten unit development - rural site	10	0.67	£0.63	£0.4468	£0.4424	£0.5628	£0.5585	£0.6789	£0.6745	£0.7943	£0.7900	£0.8680	£0.8637	£0.9828	£0.9785	£1.0976	£1.0933	£1.2124	£1.2081	£1.3272	£1.3229
6 Fifteen unit development - edge of village	15	0.80	£0.76	£0.6702	£0.6636	£0.8442	£0.8377	£1.0183	£1.0117	£1.1914	£1.1849	£1.3020	£1.2956	£1.4742	£1.4677	£1.6464	£1.6399	£1.8186	£1.8121	£1.9907	£1.9843
7 Twenty unit development - within town/village boundary	20	0.89	£0.84	£0.8456	£0.8370	£1.0705	£1.0619	£1.2954	£1.2868	£1.5202	£1.5117	£1.6632	£1.6546	£1.8880	£1.8795	£2.1129	£2.1044	£2.3378	£2.3293	£2.5613	£2.5529
8 Thirty unit development - town centre	30	1.00	£0.95	£2.4646	£2.4308	£3.3319	£3.2986	£4.1938	£4.1605	£5.0556	£5.0224	£5.5978	£5.5646	£6.4597	£6.4265	£7.3216	£7.2883	£8.1835	£8.1502	£9.0454	£9.0121
9 Fifty unit development within town/village boundary	50	2.22	£2.11	£1.1001	£1.0789	£1.6295	£1.6083	£2.1589	£2.1377	£2.6851	£2.6643	£3.0076	£2.9868	£3.5315	£3.5107	£4.0555	£4.0346	£4.5794	£4.5585	£5.1033	£5.0824
10 One hundred unit development - edge of town	100	5.56	£5.27	£1.4167	£1.3758	£2.4872	£2.4463	£3.5561	£3.5157	£4.6156	£4.5752	£5.2797	£5.2393	£6.3392	£6.2988	£7.3988	£7.3584	£8.4583	£8.4179	£9.5110	£9.4710
11 Three hundred unit scheme - edge of town	300	16.67	£15.82	£3.2683	£3.1563	£6.1252	£6.0160	£8.9436	£8.8357	£11.7359	£11.6291	£13.4345	£13.3277	£16.2093	£16.1035	£18.9712	£18.8654	£21.7308	£21.6259	£24.4759	£24.3711
12 Four hundred unit scheme	400	22.22	£21.09	£4.3578	£4.2084	£8.1670	£8.0213	£11.9248	£11.7809	£15.6478	£15.5055	£17.9126	£17.7703	£21.6124	£21.4714	£25.2949	£25.1539	£28.9744	£28.8345	£32.6346	£32.4948
13 Five hundred unit scheme	500	27.78	£26.36	£5.3075	£5.1288	£9.8996	£9.7252	£14.4256	£14.2530	£18.9146	£18.7436	£21.6334	£21.4624	£26.0974	£25.9264	£30.5358	£30.3662	£34.9705	£34.8009	£39.3930	£39.2247
14 Seven hundred and fifty unit scheme	750	41.67	£39.54	£7.5086	£7.2598	£13.9119	£13.6682	£20.2324	£19.9910	£26.4983	£26.2589	£30.2718	£30.0325	£36.5031	£36.2656	£42.7196	£42.4821	£48.9077	£48.6717	£55.0913	£54.8554
15 One thousand unit scheme	1,000	55.56	£52.72	£9.3836	£9.0749	£17.3377	£17.0348	£25.1883	£24.8903	£32.9741	£32.6783	£37.6346	£37.3388	£45.3830	£45.0871	£53.1000	£52.8059	£60.8075	£60.5135	£68.4859	£68.1935
16 One thousand two hundred and fifty unit scheme	1,250	69.44	£65.90	£10.5722	£10.2264	£19.5287	£19.1887	£28.3656	£28.0304	£37.1288	£36.7957	£42.3268	£41.9937	£51.0582	£50.7268	£59.7483	£59.4171	£68.4206	£68.0911	£77.0739	£76.7444
17 One thousand five hundred unit scheme	1,500	100.00	£94.89	£11.5972	£11.2173	£21.4581	£21.0840	£31.1811	£30.8120	£40.8254	£40.4585	£46.4971	£46.1302	£56.1037	£55.7388	£65.6777	£65.3146	£75.2156	£74.8525	£84.7391	£84.3775
18 Caravan Park - 20 units	20	0.50	£0.47	£0.7009	£0.6922	£0.7707	£0.7620	£0.8405	£0.8318	£0.9103	£0.9016	£0.8750	£0.8663	£0.9448	£0.9360	£1.0146	£1.0058	£1.0844	£1.0756	£1.1542	£1.1454
19 Caravan Park - 40 units	40	1.00	£0.95	£1.3143	£1.2968	£1.4539	£1.4364	£1.5935	£1.5759	£1.7330	£1.7155	£1.6624	£1.6449	£1.8020	£1.7845	£1.9416	£1.9241	£2.0812	£2.0637	£2.2208	£2.2033
20 Caravan Park - 100 units	100	2.50	£0.93	£3.2857	£3.2419	£3.6347	£3.5909	£3.9836	£3.9399	£4.3326	£4.2888	£4.1561	£4.1123	£4.5051	£4.4613	£4.8540	£4.8102	£5.2030	£5.1592	£5.5519	£5.5081
21 C2 care scheme - 100 units	60	0.67	£0.63	£3.2227	£3.2331	£2.7525	£2.7629	£2.2823	£2.2927	£1.8121	£1.8224	£1.5936	£1.6040	£1.1234	£1.1338	£0.6555	£0.6658	£0.1934	£0.2036	£0.2645	£0.2544
22 C2 care scheme - flattened scheme edge of town/village	80	1.33	£1.27	£4.2969	£4.3107	£3.6699	£3.6838	£3.0430	£3.0569	£2.4161	£2.4299	£2.1248	£2.1387	£1.4979	£1.5117	£0.8740	£0.8877	£0.2578	£0.2715	£0.3526	£0.3392
23 C2 care scheme - houses - edge of town/village	50	1.56	£1.48	£1.2167	£1.2084	£1.7182	£1.7099	£2.2197	£2.2114	£2.7179	£2.7097	£3.0166	£3.0085	£3.5122	£3.5040	£4.0077	£3.9996	£4.5033	£4.4952	£4.9989	£4.9907
24 Class E (retail) development - town centre	-	0.02	£0.02	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045	£0.2045
25 Class E (light industrial) development - town centre	-	0.14	£0.14	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564	£0.1564
26 Class E (retail) development - edge of town	-	0.24	£0.23	£1.4605	£1.4605	£1.4605	£1.4605	£1.4605	£1.4605	£1.4605	£1.4605	£1.4605	£1.4605	£1.4605	£1.4605	£1.4605	£1.4605	£1.4605	£1.4605	£1.4605	£1.4605
27 Class E (office) development - town centre	-	0.02	£0.02	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832	£0.2832
28 Class E (office) development - town centre	-	0.08	£0.07	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135	£1.2135
29 Class E (office) development - edge of town	-	0.18	£0.17	£2.0225	£2.0225	£2.0225	£2.0225	£2.0225	£2.0225	£2.0225	£2.0225	£2.0225	£2.0225	£2.0225	£2.0225	£2.0225	£2.0225	£2.0225	£2.0225	£2.0225	£2.0225
30 Industrial (B2/B8) out of town	-	0.83	£0.79	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419	£1.8419
31 Industrial (B2/B8) within town/village boundary	-	3.33	£3.16	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268	£7.5268
32 Industrial (B2/B8) edge of town/village	-	0.17	£0.16	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684	£0.3684
33 Hotel (town centre) 50 rooms	-	0.13	£0.12	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704	£0.5704
34 Hotel (town centre) 75 rooms	-	0.19	£0.18	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338	£0.9338
35 Hotel (town centre) 100 rooms	-	0.25	£0.24	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451	£1.2451
36 Community use/leisure within town/village	-	0.08	£0.07	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148	£1.2148

BLV: HIGHER GREENFIELD				£4,101 psm		£4,341 psm		£4,580 psm		£4,820 psm		£5,059 psm		£5,299 psm		£5,538 psm		£5,778 psm		£6,017 psm	
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC
1 Three unit development within town/village boundary	3	0.10	£0.04	£0.1498	£0.1485	£0.1860	£0.1846	£0.2221	£0.2208	£0.2583	£0.2570	£0.2819	£0.2806	£0.3181	£0.3168	£0.3543	£0.3529	£0.3904	£0.3891	£0.4266	£0.4252
2 Five unit development - edge of village	5	0.27	£0.10	£0.2497	£0.2475	£0.3100	£0.3077	£0.3702	£0.3680	£0.4305	£0.4283	£0.4699	£0.4677	£0.5302	£0.5279	£0.5904	£0.5882	£0.6507	£0.6485	£0.7110	£0.7087
3 Eight unit development - village centre	8	0.43	£0.16	£0.3417	£0.3382	£0.4347	£0.4311	£0.5276	£0.5241	£0.6203	£0.6168	£0.6795	£0.6760	£0.7714	£0.7679	£0.8634	£0.8599	£0.9553	£0.9518	£1.0473	£1.0438
4 Ten unit development - edge of village	10	0.53	£0.20	£0.4468	£0.4424	£0.5628	£0.5585	£0.6789	£0.6745	£0.7943	£0.7900	£0.8680	£0.8637	£0.9828	£0.9785	£1.0976	£1.0933	£1.2124	£1.2081	£1.3272	£1.3229
5 Ten unit development - rural site	10	0.67	£0.25	£0.4468	£0.4424	£0.5628	£0.5585	£0.6789	£0.6745	£0.7943	£0.7900	£0.8680	£0.8637	£0.9828	£0.9785	£1.0976	£1.0933	£1.2124	£1.2081	£1.3272	£1.3229
6 Fifteen unit development - edge of village	15	0.80	£0.30	£0.6702	£0.6636	£0.8442	£0.8377	£1.0183	£1.0117	£1.1914	£1.1849	£1.3020	£1.2956	£1.4742	£1.4677	£1.6464	£1.6399	£1.8186	£1.8121	£1.9907	£1.9843
7 Twenty unit development - within town/village boundary	20	0.89	£0.33	£0.8456	£0.8370	£1.0705	£1.0619	£1.2954	£1.2868	£1.5202	£1.5117	£1.6632	£1.6546	£1.8880	£1.8795	£2.1129	£2.1044	£2.3378	£2.3293	£2.5613	£2.5529

Net zero carbon B / Y

Seles value (£ psm):

BLV: PREVIOUSLY DEVELOPED LAND

Description	No of units	Site area	BLV (£ m)	£4,101 psm		£4,341 psm		£4,580 psm		£4,820 psm		£5,059 psm		£5,299 psm		£5,538 psm		£5,778 psm		£6,017 psm	
				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	0.10	E0.09	£0.1498	£0.0646	£0.1860	£0.1008	£0.2221	£0.1369	£0.2583	£0.1731	£0.2819	£0.1967	£0.3181	£0.2329	£0.3543	£0.2690	£0.3904	£0.3052	£0.4266	£0.3414
2 Five unit development - edge of village	5	0.27	E0.10	£0.2497	£0.1077	£0.3100	£0.1679	£0.3702	£0.2282	£0.4305	£0.2885	£0.4699	£0.3279	£0.5302	£0.3881	£0.5904	£0.4484	£0.6507	£0.5087	£0.7110	£0.5690
3 Eight unit development - village centre	8	0.43	E0.40	£0.3417	£0.1148	£0.4347	£0.2077	£0.5276	£0.3007	£0.6203	£0.3936	£0.6795	£0.4532	£0.7714	£0.5462	£0.8634	£0.6391	£0.9553	£0.7320	£1.0473	£0.8240
4 Ten unit development - edge of village	10	0.53	E0.51	£0.4468	£0.1677	£0.5628	£0.2837	£0.6789	£0.3997	£0.7943	£0.5157	£0.8680	£0.5901	£0.9828	£0.7061	£1.0976	£0.8221	£1.2124	£0.9377	£1.3272	£1.0525
5 Ten unit development - rural site	10	0.67	E0.63	£0.4468	£0.1677	£0.5628	£0.2837	£0.6789	£0.3997	£0.7943	£0.5157	£0.8680	£0.5901	£0.9828	£0.7061	£1.0976	£0.8221	£1.2124	£0.9377	£1.3272	£1.0525
6 Fifteen unit development - edge of village	15	0.80	E0.76	£0.6702	£0.2515	£0.8442	£0.4255	£1.0183	£0.5996	£1.1914	£0.7736	£1.3020	£0.8851	£1.4742	£1.0591	£1.6464	£1.2332	£1.8186	£1.4066	£1.9907	£1.5788
7 Twenty unit development - within town/village boundary	20	0.89	E0.84	£0.8456	£0.2971	£1.0705	£0.5251	£1.2954	£0.7511	£1.5202	£0.9760	£1.6632	£1.1189	£1.8880	£1.3438	£2.1129	£1.5687	£2.3378	£1.7935	£2.5613	£2.0184
8 Thirty unit development - town centre	30	1.00	E0.95	£2.4646	£0.1313	£3.3319	£1.0050	£4.1938	£1.8787	£5.0556	£2.7524	£5.5978	£3.3012	£6.4597	£4.1639	£7.3216	£5.0258	£8.1835	£5.8877	£9.0454	£6.7496
9 Fifty unit development within town/village boundary	50	2.22	E2.11	£1.1001	-£0.3102	£1.6295	£0.2322	£2.1589	£0.7664	£2.6851	£1.2958	£3.0076	£1.6205	£3.5315	£2.1499	£4.0555	£2.6793	£4.5794	£3.2057	£5.1033	£3.7296
10 One hundred unit development - edge of town	100	5.56	E5.27	£1.4167	-£1.8110	£2.4872	-£0.4931	£3.5561	£0.5998	£4.6156	£1.6771	£5.2797	£2.3457	£6.3392	£3.4162	£7.3988	£4.4838	£8.4583	£5.5433	£9.5110	£6.6028
11 Three hundred unit scheme - edge of town	300	16.67	£15.82	£3.2683	-£5.1386	£6.1252	-£2.0580	£8.9436	£0.9716	£11.7359	£3.8978	£13.4345	£5.6300	£16.2093	£8.4742	£18.9712	£11.2867	£21.7308	£14.0797	£24.4759	£16.8624
12 Four hundred unit scheme	400	22.22	£21.09	£4.3578	-£6.8514	£8.1670	-£2.7440	£11.9248	£1.2954	£15.6478	£5.1971	£17.9126	£7.5066	£21.6124	£11.2990	£25.2949	£15.0490	£28.9744	£18.7729	£32.6346	£22.4832
13 Five hundred unit scheme	500	27.78	£26.36	£5.3075	-£8.2871	£9.8996	-£3.2582	£14.4256	£1.6519	£18.9146	£6.3423	£21.6334	£9.1089	£26.0974	£13.6752	£30.5358	£18.1965	£34.9705	£22.6900	£39.3930	£27.1540
14 Seven hundred and fifty unit scheme	750	41.67	£39.54	£7.5086	-£11.6044	£13.9119	-£4.3680	£20.2324	£2.4708	£26.4983	£9.0028	£30.2718	£12.8147	£36.5031	£19.1914	£42.7196	£25.5044	£48.9077	£31.7731	£55.0913	£38.0170
15 One thousand unit scheme	1,000	55.56	£52.72	£9.3836	-£14.4458	£17.3377	-£5.2977	£25.1883	£3.1781	£32.9741	£11.2798	£37.6346	£15.9667	£45.3830	£23.8931	£53.1000	£31.7367	£60.8075	£39.5328	£68.4859	£47.2823
16 One thousand two hundred and fifty unit scheme	1,250	69.44	£65.90	£10.5722	-£16.2519	£19.5287	-£5.8846	£28.3656	£3.6488	£37.1288	£12.7625	£42.3268	£17.9600	£51.0582	£26.8864	£59.7483	£35.7189	£68.4206	£44.4943	£77.0739	£53.2274
17 One thousand five hundred unit scheme	1,500	100.00	£94.89	£11.5972	-£17.9371	£21.4581	-£6.4880	£31.1811	£4.0168	£40.8254	£14.0432	£46.4971	£19.6975	£56.1037	£29.5264	£65.6777	£39.2460	£75.2156	£48.9021	£84.7391	£58.5123
18 Caravan Park - 20 units	20	0.50	E0.47	£0.7009	£0.7009	£0.7707	£0.7707	£0.8405	£0.8405	£0.9103	£0.9103	£0.8750	£0.8750	£0.9448	£0.9448	£1.0146	£1.0146	£1.0844	£1.0844	£1.1542	£1.1542
19 Caravan Park - 40 units	40	1.00	E0.95	£1.3143	£1.3143	£1.4539	£1.4539	£1.5935	£1.5935	£1.7330	£1.7330	£1.6624	£1.6624	£1.8020	£1.8020	£1.9416	£1.9416	£2.0812	£2.0812	£2.2208	£2.2208
20 Caravan Park - 100 units	100	2.50	E0.93	£3.2857	£3.2857	£3.6347	£3.6347	£3.9836	£3.9836	£4.3326	£4.3326	£4.1561	£4.1561	£4.5051	£4.5051	£4.8540	£4.8540	£5.2030	£5.2030	£5.5519	£5.5519
21 C2 care scheme - flatted scheme in town centre	60	0.67	E0.25	-£3.2227	-£5.0618	-£2.7525	-£4.5916	-£2.2823	-£4.1214	-£1.8121	-£3.6512	-£1.5936	-£3.4327	-£1.1234	-£2.9625	-£0.6555	-£2.4923	-£0.1934	-£2.0221	£0.2645	-£1.5519
22 C2 care scheme - flatted scheme edge of town/village	80	1.33	E0.49	-£4.2969	-£6.7491	-£3.6699	-£6.1221	-£3.0430	-£5.4952	-£2.4161	-£4.8682	-£2.1248	-£4.5770	-£1.4979	-£3.9500	-£0.8740	-£3.3231	-£0.2578	-£2.6962	£0.3526	-£2.0692
23 C2 care scheme - houses - edge of town/village	50	1.56	E0.58	£1.2167	-£0.1176	£1.7182	£0.3931	£2.2197	£0.9019	£2.7179	£1.4035	£3.0166	£1.7049	£3.5122	£2.2064	£4.0077	£2.7079	£4.5033	£3.2068	£4.9989	£3.7023
24 Class E (retail) development - town centre	-	0.02	E0.01	£0.2045	£0.1086	£0.2045	£0.1086	£0.2045	£0.1086	£0.2045	£0.1086	£0.2045	£0.1086	£0.2045	£0.1086	£0.2045	£0.1086	£0.2045	£0.1086	£0.2045	£0.1086
25 Class E (light industrial) development - town centre	-	0.14	E0.14	-£0.1564	-£0.4845	-£0.1564	-£0.4845	-£0.1564	-£0.4845	-£0.1564	-£0.4845	-£0.1564	-£0.4845	-£0.1564	-£0.4845	-£0.1564	-£0.4845	-£0.1564	-£0.4845	-£0.1564	-£0.4845
26 Class E (retail) development - edge of town	-	0.24	E0.23	£1.4605	£0.7755	£1.4605	£0.7755	£1.4605	£0.7755	£1.4605	£0.7755	£1.4605	£0.7755	£1.4605	£0.7755	£1.4605	£0.7755	£1.4605	£0.7755	£1.4605	£0.7755
27 Class E (office) development - town centre	-	0.02	E0.02	-£0.2832	-£0.4316	-£0.2832	-£0.4316	-£0.2832	-£0.4316	-£0.2832	-£0.4316	-£0.2832	-£0.4316	-£0.2832	-£0.4316	-£0.2832	-£0.4316	-£0.2832	-£0.4316	-£0.2832	-£0.4316
28 Class E (office) development - town centre	-	0.08	E0.07	-£1.2135	-£1.8498	-£1.2135	-£1.8498	-£1.2135	-£1.8498	-£1.2135	-£1.8498	-£1.2135	-£1.8498	-£1.2135	-£1.8498	-£1.2135	-£1.8498	-£1.2135	-£1.8498	-£1.2135	-£1.8498
29 Class E (office) development - edge of town	-	0.18	E0.17	-£2.0225	-£3.0831	-£2.0225	-£3.0831	-£2.0225	-£3.0831	-£2.0225	-£3.0831	-£2.0225	-£3.0831	-£2.0225	-£3.0831	-£2.0225	-£3.0831	-£2.0225	-£3.0831	-£2.0225	-£3.0831
30 Industrial (B2/B8) out of town	-	0.83	E0.79	£1.8419	£1.0832	£1.8419	£1.0832	£1.8419	£1.0832	£1.8419	£1.0832	£1.8419	£1.0832	£1.8419	£1.0832	£1.8419	£1.0832	£1.8419	£1.0832	£1.8419	£1.0832
31 Industrial (B2/B8) within town/village boundary	-	3.33	E0.83	£7.5268	£4.4224	£7.5268	£4.4224	£7.5268	£4.4224	£7.5268	£4.4224	£7.5268	£4.4224	£7.5268	£4.4224	£7.5268	£4.4224	£7.5268	£4.4224	£7.5268	£4.4224
32 Industrial (B2/B8) edge of town/village	-	0.17	E0.16	£0.3684	£0.2166	£0.3684	£0.2166	£0.3684	£0.2166	£0.3684	£0.2166	£0.3684	£0.2166	£0.3684	£0.2166	£0.3684	£0.2166	£0.3684	£0.2166	£0.3684	£0.2166
33 Hotel (town centre) 50 rooms	-	0.13	E0.12	-£0.5704	-£1.2281	-£0.5704	-£1.2281	-£0.5704	-£1.2281	-£0.5704	-£1.2281	-£0.5704	-£1.2281	-£0.5704	-£1.2281	-£0.5704	-£1.2281	-£0.5704	-£1.2281	-£0.5704	-£1.2281
34 Hotel (town centre) 75 rooms	-	0.19	E0.18	-£0.9338	-£1.9026	-£0.9338	-£1.9026	-£0.9338	-£1.9026	-£0.9338	-£1.9026	-£0.9338	-£1.9026	-£0.9338	-£1.9026	-£0.9338	-£1.9026	-£0.9338	-£1.9026	-£0.9338	-£1.9026
35 Hotel (town centre) 100 rooms	-	0.25	E0.24	-£1.2451	-£2.5368	-£1.2451	-£2.5368	-£1.2451	-£2.5368	-£1.2451	-£2.5368	-£1.2451	-£2.5368	-£1.2451	-£2.5368	-£1.2451	-£2.5368	-£1.2451	-£2.5368	-£1.2451	-£2.5368
36 Community use/leisure within town/village	-	0.08	E0.07	-£1.2148	-£1.7409	-£1.2148	-£1.7409	-£1.2148	-£1.7409	-£1.2148	-£1.7409	-£1.2148	-£1.7409	-£1.2148	-£1.7409	-£1.2148	-£1.7409	-£1.2148	-£1.7409	-£1.2148	-£1.7409

BLV: HIGHER GREENFIELD

A1: HIGHER GREENFIELD																					
Description	No of units	Site area	BLV (£ m)	£4,101 psm		£4,341 psm		£4,580 psm		£4,820 psm		£5,059 psm		£5,299 psm		£5,538 psm		£5,778 psm		£6,017 psm	
				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	0.10	E0.04	E0.1498	E0.0646	E0.1860	E0.1008	E0.2221	E0.1369	E0.2583	E0.1731	E0.2819	E0.1967	E0.3181	E0.2329	E0.3543	E0.2690	E0.3904	E0.3052	E0.4266	E0.3414
2 Five unit development - edge of village	5	0.27	E0.10	E0.2497	E0.1077	E0.3100	E0.1679	E0.3702	E0.2282	E0.4305	E0.2885	E0.4699	E0.3279	E0.5302	E0.3881	E0.5904	E0.4484	E0.6507	E0.5087	E0.7110	E0.5690
3 Eight unit development - village centre	8	0.43	E0.16	E0.3417	E0.1148	E0.4347	E0.2077	E0.5276	E0.3007	E0.6203	E0.3936	E0.6795	E0.4532	E0.7714	E0.5462	E0.8634	E0.6391	E0.9553	E0.7320	E1.0473	E0.8240
4 Ten unit development - edge of village	10	0.53	E0.20	E0.4468	E0.1677	E0.5628	E0.2837	E0.6789	E0.3997	E0.7943	E0.5157	E0.8680	E0.5901	E0.9828	E0.7061	E1.0976	E0.8221	E1.2124	E0.9377	E1.3272	E1.0525
5 Ten unit development - rural site	10	0.67	E0.25	E0.4468	E0.1677	E0.5628	E0.2837	E0.6789	E0.3997	E0.7943	E0.5157	E0.8680	E0.5901	E0.9828	E0.7061	E1.0976	E0.8221	E1.2124	E0.9377	E1.3272	E1.0525
6 Fifteen unit development - edge of village	15	0.80	E0.30	E0.6702	E0.2515	E0.8442	E0.4255	E1.0183	E0.5996	E1.1914	E0.7736	E1.3020	E0.8851	E1.4742	E1.0591	E1.6464	E1.2332	E1.8186	E1.4066	E1.9907	E1.5788
7 Twenty unit development - within town/village boundary	20	0.89	E	E0.8456	E0.2971	E1.0705	E0.5251	E1.2954	E0.7511	E1.5202	E0.9760	E1.6632	E1.1189	E1.8880	E1.3438	E2.1129	E1.5687	E2.3378	E1.7935	E2.5613	E2.0184
8 Thirty unit development - town centre	30	1.00	E0.37	E2.4646	E0.1313	E3.0719	E1.0050	E4.1938	E1.8787	E5.0556	E2.7254	E5.5978	E3.3012	E6.4997	E4.1639	E7.3216	E5.0258	E8.1835	E5.8877	E9.0456	E6.7496
9 Fifty unit development within town/village boundary	50	2.22	E0.62	E1.1001	E0.3102	E1.6255	E0.2322	E2.1589	E0.7684	E2.6954	E1.2593	E3.0076	E1.6205	E3.5302	E2.1499	E4.0555	E2.6793	E4.5794	E3.2597	E5.1033	E3.7296
10 One hundred unit development - edge of town	100	4.43	E1.19	E1.4167	E0.4372	E2.1712	E0.4432	E2.9269	E0.5986	E3.6156	E0.6432	E4.3719	E0.8032	E5.1362	E0.9302	E5.8628	E1.0608	E6.5928	E1.1910	E7.3229	E1.3230
11 Three hundred unit scheme - edge of town	300	16.67	E6.17	E3.2683	E5.1386	E6.1252	E2.0590	E8.8436	E6.9716	E11.7359	E3.8678	E13.4345	E6.2000	E16.2903	E8.4742	E18.9712	E11.2967	E21.7308	E14.0797	E24.7459	E16.8264
12 Four hundred unit scheme	400	22.22	E8.22	E4.3578	E6.8514	E8.1670	E2.7440	E11.0248	E1.2954	E15.6478	E5.1971	E17.9126	E7.5056	E21.6124	E11.2990	E25.2949	E15.0490	E28.9744	E18.7729	E32.6346	E22.4832
13 Five hundred unit scheme	500	27.78	E10.28	E5.3075	E8.2871	E9.8996	E3.2582	E14.4256	E1.6519	E19.1946	E6.3423	E21.8334	E9.1089	E26.0974	E13.6752	E30.5358	E18.1965	E34.9705	E22.6900	E39.3937	E27.1540
14 Seven hundred and fifty unit scheme	750	41.67	E15.42	E7.5086	E11.6044	E13.9119	E4.3680	E20.2324	E2.4708	E26.4983	E9.0028	E30.2718	E12.8147	E36.5301	E19.1914	E42.7196	E25.5044	E48.9077	E31.7731	E55.0913	E38.0710
15 One thousand unit scheme	1,000	55.56	E20.56	E9.3836	E14.4458	E17.3377	E5.2977	E25.1883	E3.1781	E32.9741	E11.2798	E37.6346	E15.9667	E45.3830	E23.8931	E53.1000	E31.7367	E60.8075	E39.5328	E68.4859	E47.2823
16 One thousand two hundred and fifty unit scheme	1,250	69.44	E26.69	E10.5722	E16.2159	E19.5287	E5.8846	E28.3655	E3.6488	E37.1288	E12.7625	E42.3268	E17.9600	E51.0582	E29.8866	E59.7483	E35.7189	E68.4206	E44.9943	E77.0739	E55.2274
17 One thousand five hundred unit scheme	1,500	100.00	E37.00	E11.5972	E17.9371	E21.4581	E6.4880	E31.1811	E4.0168	E40.8254	E14.0432	E46.4971	E19.6975	E56.1037	E29.5264	E65.6777	E39.2460	E75.5126	E49.9021	E64.7391	E58.1233
18 Caravan Park - 20 units	20	0.50	E0.19	E0.7009	E0.7009	E0.7707	E0.7707	E0.8405	E0.8405	E0.9103	E0.9103	E0.8750	E0.8750	E0.9448	E0.9448	E1.0146	E1.0146	E1.0844	E1.0844	E1.1542	E1.1542
19 Caravan Park - 40 units	40	1.00	E0.37	E1.3143	E1.3143	E1.4539	E1.4539	E1.5935	E1.5935	E1.7330	E1.7330	E1.6624	E1.6624	E1.8020	E1.8020	E1.9416	E1.9416	E2.0812	E2.0812	E2.2208	E2.2208
20 Caravan Park - 100 units	100	2.50	E0.93	E3.2857	E3.2857	E3.6347	E3.6347	E3.9836	E3.9836	E4.3326	E4.3326	E4.1561	E4.1561	E4.5051	E4.5051	E4.8540	E4.8540	E5.2030	E5.2030	E5.5519	E5.5519
21 C2 care scheme - flattened scheme in town centre	60	0.67	E0.25	E3.2227	E5.0618	E2.7525	E4.5916	E2.2823	E4.1214	E1.8121	E3.6512	E1.5936	E3.4327	E1.1234	E2.9625	E0.8555	E2.4923	E0.1934	E2.0221	E0.2645	E1.5519
22 C2 care scheme - flattened scheme edge of town/village	80	1.33	E0.49	E4.2969	E6.7491	E3.6690	E6.1221	E3.0430	E5.4952	E2.4161	E4.8602	E2.1248	E4.5770	E1.4979	E3.9500	E0.8740	E3.3231	E0.2578	E2.6962	E0.3628	E2.0622
23 C2 care scheme - houses - edge of town/village	50	1.56	E0.58	E1.2167	E0.1170	E1.7182	E0.3931	E2.2197	E0.9019	E2.7179	E1.4035	E3.0166	E1.7049	E3.5122	E2.2064	E4.0077	E2.7079	E4.5033	E3.2686	E4.9999	E3.7023
24 Class E (light) development - town centre	-	0.02	E0.01	E0.2045	E0.1086	E0.2045	E0.1086	E0.2045	E0.1086	E0.2045	E0.1086	E0.2045	E0.1086	E0.2045	E0.1086	E0.2045	E0.1086	E0.2045	E0.1086	E0.2045	E0.1086
25 Class E (retail industrial) development - town centre	-	0.14	E0.05	E0.1564	E0.4848	E0.1564	E0.4848	E0.1564	E0.4848	E0.1564	E0.4848	E0.1564	E0.4848	E0.1564	E0.4848	E0.1564	E0.4848	E0.1564	E0.4848	E0.1564	E0.4848
26 Class E (retail) development - edge of town	-	0.24	E0.09	E1.4605	E0.7755	E1.4605	E0.7755	E1.4605	E0.7755	E1.4605	E0.7755	E1.4605	E0.7755	E1.4605	E0.7755	E1.4605	E0.7755	E1.4605	E0.7755	E1.4605	E0.7755
27 Class E (retail) development - town centre	-	0.08	E0.03	E0.2632	E0.4932	E0.2632	E0.4932	E0.2632	E0.4932	E0.2632	E0.4932	E0.2632	E0.4932	E0.2632	E0.4932	E0.2632	E0.4932	E0.2632	E0.4932	E0.2632	E0.4932
28 Class E (office) development - town centre	-	0.06	E0.03	E1.2135	E1.7458	E1.2135	E1.7458	E1.2135	E1.7458	E1.2135	E1.7458	E1.2135	E1.7458	E1.2135	E1.7458	E1.2135	E1.7458	E1.2135	E1.7458	E1.2135	E1.7458
29 Class E (office) development - town centre	-	0.08	E0.03	E1.2135	E1.7458	E1.2135	E1.7458	E1.2135	E1.7458	E1.2135	E1.7458	E1.2135	E1.7458	E1.2135	E1.7458	E1.2135	E1.7458	E1.2135	E1.7458	E1.2135	E1.7458
30 Class E (office) development - edge of town	-	0.18	E0.07	E0.0225	E3.0831	E2.0225	E3.0831	E2.0225	E3.0831	E2.0225	E3.0831	E2.0225	E3.0831	E2.0225	E3.0831	E2.0225	E3.0831	E2.0225	E3.0831	E2.0225	E3.0831
31 Industrial (B2/B8) out of town	-	0.83	E0.31	E1.8915	E1.0832	E1.8419	E1.0832	E1.8419	E1.0832	E1.8419	E1.0832	E1.8419	E1.0832	E1.8419	E1.0832	E1.8419	E1.0832	E1.8419	E1.0832	E1.8419	E1.0832
32 Industrial (B2/B8) within town/village boundary	-	3.33	E1.23	E7.5268	E4.4224	E7.5268	E4.4224	E7.5268	E4.4224	E7.5268	E4.4224	E7.5268	E4.4224	E7.5268	E4.4224	E7.5268	E4.4224	E7.5268	E4.4224	E7.5268	E4.4224
33 Industrial (B2/B8) edge of town/village	-	0.17	E0.06	E0.3684	E0.2166	E0.3684	E0.2166	E0.3684	E0.2166	E0.3684	E0.2166	E0.3684	E0.2166	E0.3684	E0.2166	E0.3684	E0.2166	E0.3684	E0.2166	E0.3684	E0.2166
34 Hotel (town centre) 50 rooms	-	0.13	E0.05	E0.5704	E1.2281	E0.5704	E1.2281	E0.5704	E1.2281	E0.5704	E1.2281	E0.5704	E1.2281	E0.5704	E1.2281	E0.5704	E1.2281	E0.5704	E1.2281	E0.5704	E1.2281
34 Hotel (town centre) 75 rooms	-	0.19	E0.07	E0.9308	E1.9026	E0.9308	E1.9026	E0.9308	E1.9026	E0.9308	E1.9026	E0.9308	E1.9026	E0.9308	E1.9026	E0.9308	E1.9026	E0.9308	E1.9026	E0.9308	E1.9026
35 Hotel (town centre) 100 rooms	-	0.25	E0.09	E1.2451	E2.5368	E1.2451	E2.5368	E1.2451	E2.5368	E1.2451	E2.5368	E1.2451	E2.5368	E1.2451	E2.5368	E1.2451	E2.5368	E1.2451	E2.5368	E1.2451	E2.5368
36 Community use/leisure within town/village	-	0.08	E0.03	E1.2148	E1.7409	E1.2148	E1.7409	E1.2148	E1.7409	E1.2148	E1.7409	E1.2148	E1.7409	E1.2148	E1.7409	E1.2148	E1.7409	E1.2148	E1.7409	E1.2148	E1.7409

Net zero carbon A / X

Sales value (£ psm):

BLV: PREVIOUSLY DEVELOPED LAND

Description	No of units	Site area	BLV (£ m)	£4,101 psm		£4,341 psm		£4,580 psm		£4,820 psm		£5,059 psm		£5,299 psm		£5,538 psm		£5,778 psm		£6,017 psm	
				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	0.10	£0.09	£0.1498	£0.1214	£0.1860	£0.1576	£0.2221	£0.1937	£0.2583	£0.2299	£0.2819	£0.2535	£0.3181	£0.2897	£0.3543	£0.3259	£0.3904	£0.3620	£0.4266	£0.3982
2 Five unit development - edge of village	5	0.27	£0.25	£0.2497	£0.2023	£0.3100	£0.2626	£0.3702	£0.3229	£0.4305	£0.3832	£0.4699	£0.4225	£0.5302	£0.4828	£0.5904	£0.5431	£0.6507	£0.6034	£0.7110	£0.6636
3 Eight unit development - village centre	8	0.43	£0.40	£0.3417	£0.2661	£0.4347	£0.3590	£0.5276	£0.4520	£0.6203	£0.5449	£0.6795	£0.6045	£0.7714	£0.6970	£0.8634	£0.7889	£0.9553	£0.8809	£1.0473	£0.9729
4 Ten unit development - edge of village	10	0.53	£0.51	£0.4468	£0.3538	£0.5628	£0.4698	£0.6789	£0.5858	£0.7943	£0.7018	£0.8680	£0.7761	£0.9828	£0.8912	£1.0976	£1.0060	£1.2124	£1.1208	£1.3272	£1.2356
5 Ten unit development - rural site	10	0.67	£0.63	£0.4468	£0.3538	£0.5628	£0.4698	£0.6789	£0.5858	£0.7943	£0.7018	£0.8680	£0.7761	£0.9828	£0.8912	£1.0976	£1.0060	£1.2124	£1.1208	£1.3272	£1.2356
6 Fifteen unit development - edge of village	15	0.80	£0.76	£0.6702	£0.5306	£0.8442	£0.7047	£1.0183	£0.8787	£1.1914	£1.0527	£1.3020	£1.1642	£1.4742	£1.3369	£1.6464	£1.5091	£1.8186	£1.6812	£1.9907	£1.8534
7 Twenty unit development - within town/village boundary	20	0.89	£0.84	£0.8456	£0.6641	£1.0705	£0.8890	£1.2954	£1.1139	£1.5202	£1.3388	£1.6632	£1.4817	£1.8880	£1.7066	£2.1129	£1.9315	£2.3378	£2.1564	£2.5613	£2.3813
8 Thirty unit development - town centre	30	1.00	£0.95	£2.4646	£1.6868	£3.3319	£2.5606	£4.1938	£3.4285	£5.0556	£4.2904	£5.5978	£4.8326	£6.4597	£5.6944	£7.3216	£6.5563	£8.1835	£7.4182	£9.0454	£8.2801
9 Fifty unit development within town/village boundary	50	2.22	£2.11	£1.1001	£0.8359	£1.6295	£1.1653	£2.1589	£1.6947	£2.6851	£2.2241	£3.0076	£2.5488	£3.5315	£3.0737	£4.0555	£3.5976	£4.5794	£4.1215	£5.1033	£4.6454
10 One hundred unit development - edge of town	100	5.56	£5.27	£1.4167	£0.4255	£2.4872	£1.5035	£3.5561	£2.5740	£4.6156	£3.6440	£5.2797	£4.3080	£6.3392	£5.3676	£7.3988	£6.4271	£8.4583	£7.4866	£9.5110	£8.5462
11 Three hundred unit scheme - edge of town	300	16.67	£15.82	£3.2683	£0.5466	£6.1252	£3.4781	£8.9436	£6.3359	£11.7359	£9.1560	£13.4345	£10.8619	£16.2093	£13.6495	£18.9712	£16.4279	£21.7308	£19.1898	£24.4759	£21.9517
12 Four hundred unit scheme	400	22.22	£21.09	£4.3578	£0.7288	£8.1670	£4.6375	£11.9248	£8.4478	£15.6478	£12.2081	£17.9126	£14.4825	£21.6124	£18.1994	£25.2949	£21.9038	£28.9744	£25.5864	£32.6346	£29.2689
13 Five hundred unit scheme	500	27.78	£26.36	£5.3075	£0.9536	£9.8996	£5.6524	£14.4256	£10.2456	£18.9146	£14.7741	£21.6334	£17.4995	£26.0974	£21.9856	£30.5358	£26.4496	£34.9705	£30.8930	£39.3930	£35.3277
14 Seven hundred and fifty unit scheme	750	41.67	£39.54	£7.5086	£1.4591	£13.9119	£8.0067	£20.2324	£14.4082	£26.4983	£20.7300	£30.2718	£24.5090	£36.5031	£30.7723	£42.7196	£37.0077	£48.9077	£43.2242	£55.0913	£49.4178
15 One thousand unit scheme	1,000	55.56	£52.72	£9.3836	£1.8877	£17.3377	£10.0175	£25.1883	£17.9666	£32.9741	£25.8185	£37.6346	£30.4762	£45.3830	£38.2677	£53.1000	£46.0161	£60.8075	£53.7374	£68.4859	£61.4449
16 One thousand two hundred and fifty unit scheme	1,250	69.44	£65.90	£10.5722	£2.1530	£19.5287	£11.3023	£28.3856	£20.2516	£37.1288	£29.0869	£42.3268	£34.2764	£51.0582	£43.0493	£59.7483	£51.7824	£68.4206	£60.4734	£77.0739	£69.1496
17 One thousand five hundred unit scheme	1,500	100.00	£94.89	£11.5972	£2.3377	£21.4581	£12.4127	£31.1811	£22.2640	£40.8254	£31.9828	£46.4971	£37.6424	£56.1037	£47.2988	£65.6777	£56.9066	£75.2156	£66.4830	£84.7391	£76.0290
18 Caravan Park - 20 units	20	0.50	£0.47	£0.7009	£0.7009	£0.7707	£0.7707	£0.8405	£0.8405	£0.9103	£0.9103	£0.8750	£0.8750	£0.9448	£0.9448	£1.0146	£1.0146	£1.0844	£1.0844	£1.1542	£1.1542
19 Caravan Park - 40 units	40	1.00	£0.95	£1.3143	£1.3143	£1.4539	£1.4539	£1.5935	£1.5935	£1.7330	£1.7330	£1.8624	£1.8624	£1.9920	£1.9920	£2.1216	£2.1216	£2.2512	£2.2512	£2.3808	£2.3808
20 Caravan Park - 100 units	100	2.50	£0.63	£3.2857	£3.2857	£3.6347	£3.6347	£3.9836	£3.9836	£4.3326	£4.3326	£4.1561	£4.1561	£4.5051	£4.5051	£4.8540	£4.8540	£5.2030	£5.2030	£5.5519	£5.5519
21 C2 care scheme - flattened scheme in town centre	60	0.67	£0.25	£3.2227	£3.8357	£2.7525	£3.3655	£2.2823	£2.8953	£1.8121	£2.4251	£1.5936	£2.2067	£1.1234	£1.7364	£0.6555	£1.2662	£0.1934	£0.7965	£0.2645	£0.3344
22 C2 care scheme - flattened scheme edge of town/village	80	1.33	£1.27	£4.2969	£5.1143	£3.6699	£4.4873	£3.0430	£3.8604	£2.4161	£3.2335	£2.1248	£2.9422	£1.4979	£2.3153	£0.8740	£1.6883	£0.2578	£1.0621	£0.3526	£0.4458
23 C2 care scheme - houses - edge of town/village	50	1.56	£1.48	£1.2167	£0.7771	£1.7182	£1.2789	£2.2197	£1.7804	£2.7179	£2.2820	£3.0166	£2.5834	£3.5122	£3.0800	£4.0077	£3.5756	£4.5033	£4.0711	£4.9989	£4.5667
24 Class E (retail) development - town centre	-	0.02	£0.02	£0.2045	£0.1725	£0.2045	£0.1725	£0.2045	£0.1725	£0.2045	£0.1725	£0.2045	£0.1725	£0.2045	£0.1725	£0.2045	£0.1725	£0.2045	£0.1725	£0.2045	£0.1725
25 Class E (light industrial) development - town centre	-	0.14	£0.14	£0.1564	£0.2658	£0.1564	£0.2658	£0.1564	£0.2658	£0.1564	£0.2658	£0.1564	£0.2658	£0.1564	£0.2658	£0.1564	£0.2658	£0.1564	£0.2658	£0.1564	£0.2658
26 Class E (retail) development - edge of town	-	0.24	£0.23	£1.4605	£1.2322	£1.4605	£1.2322	£1.4605	£1.2322	£1.4605	£1.2322	£1.4605	£1.2322	£1.4605	£1.2322	£1.4605	£1.2322	£1.4605	£1.2322	£1.4605	£1.2322
27 Class E (office) development - town centre	-	0.02	£0.02	£0.2832	£0.3326	£0.2832	£0.3326	£0.2832	£0.3326	£0.2832	£0.3326	£0.2832	£0.3326	£0.2832	£0.3326	£0.2832	£0.3326	£0.2832	£0.3326	£0.2832	£0.3326
28 Class E (office) development - town centre	-	0.08	£0.07	£1.2135	£1.4256	£1.2135	£1.4256	£1.2135	£1.4256	£1.2135	£1.4256	£1.2135	£1.4256	£1.2135	£1.4256	£1.2135	£1.4256	£1.2135	£1.4256	£1.2135	£1.4256
29 Class E (office) development - edge of town	-	0.18	£0.17	£2.0225	£2.3760	£2.0225	£2.3760	£2.0225	£2.3760	£2.0225	£2.3760	£2.0225	£2.3760	£2.0225	£2.3760	£2.0225	£2.3760	£2.0225	£2.3760	£2.0225	£2.3760
30 Industrial (B2/B8) out of town	-	0.83	£0.79	£1.8419	£1.5890	£1.8419	£1.5890	£1.8419	£1.5890	£1.8419	£1.5890	£1.8419	£1.5890	£1.8419	£1.5890	£1.8419	£1.5890	£1.8419	£1.5890	£1.8419	£1.5890
31 Industrial (B2/B8) within town/village boundary	-	3.33	£3.16	£7.5268	£6.4920	£7.5268	£6.4920	£7.5268	£6.4920	£7.5268	£6.4920	£7.5268	£6.4920	£7.5268	£6.4920	£7.5268	£6.4920	£7.5268	£6.4920	£7.5268	£6.4920
32 Industrial (B2/B8) edge of town/village	-	0.17	£0.16	£0.3684	£0.3178	£0.3684	£0.3178	£0.3684	£0.3178	£0.3684	£0.3178	£0.3684	£0.3178	£0.3684	£0.3178	£0.3684	£0.3178	£0.3684	£0.3178	£0.3684	£0.3178
33 Hotel (town centre) 50 rooms	-	0.13	£0.12	£0.5704	£0.7897	£0.5704	£0.7897	£0.5704	£0.7897	£0.5704	£0.7897	£0.5704	£0.7897	£0.5704	£0.7897	£0.5704	£0.7897	£0.5704	£0.7897	£0.5704	£0.7897
34 Hotel (town centre) 75 rooms	-	0.19	£0.18	£0.9338	£1.2567	£0.9338	£1.2567	£0.9338	£1.2567	£0.9338	£1.2567	£0.9338	£1.2567	£0.9338	£1.2567	£0.9338	£1.2567	£0.9338	£1.2567	£0.9338	£1.2567
35 Hotel (town centre) 100 rooms	-	0.25	£0.24	£1.2451	£1.6757	£1.2451	£1.6757	£1.2451	£1.6757	£1.2451	£1.6757	£1.2451	£1.6757	£1.2451	£1.6757	£1.2451	£1.6757	£1.2451	£1.6757	£1.2451	£1.6757
36 Community use/leisure within town/village	-	0.08	£0.07	£1.2148	£1.3902	£1.2148	£1.3902	£1.2148	£1.3902	£1.2148	£1.3902	£1.2148	£1.3902	£1.2148	£1.3902	£1.2148	£1.3902	£1.2148	£1.3902	£1.2148	£1.3902

BLV: HIGHER GREENFIELD

Description	No of units	Site area	BLV (£ m)	£4,101 psm		£4,341 psm		£4,580 psm		£4,820 psm		£5,059 psm		£5,299 psm		£5,538 psm		£5,778 psm		£6,017 psm	
				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	0.10	£0.04	£0.1498	£0.1214	£0.1860	£0.1576	£0.2221	£0.1937	£0.2583	£0.2299	£0.2819	£0.2535	£0.3181	£0.2897	£0.3543	£0.3259	£0.3904	£0.3620	£0.4266	£0.3982
2 Five unit development - edge of village	5	0.27	£0.10	£0.2497	£0.2023	£0.3100	£0.2626	£0.3702	£0.3229	£0.4305	£0.3832	£0.4699	£0.4225	£0.5302	£0.4828	£0.5904	£0.5431	£0.6507	£0.6034	£0.7110	£0.6636
3 Eight unit development - village centre	8	0.43	£0.16	£0.3417	£0.2661	£0.4347	£0.3590	£0.5276	£0.4520	£0.6203	£0.5449	£0.6795	£0.6045	£0.7714	£0.6970	£0.8634	£0.7889	£0.9553	£0.8809	£1.0473	£0.9729
4 Ten unit development - edge of village	10	0.53	£0.20	£0.4468	£0.3538	£0.5628	£0.4698	£0.6789	£0.5858	£0.7943	£0.7018	£0.8680	£0.7761	£0.9828	£0.8912	£1.0976	£1.0060	£1.2124	£1.1208	£1.3272	£1.2356
5 Ten unit development - rural site	10	0.67	£0.25	£0.4468	£0.3538	£0.5628	£0.4698	£0.6789	£0.5858	£0.7943	£0.7018	£0.8680	£0.7761	£0.9828	£0.8912	£1.0976	£1.0060	£1.2124	£1.1208	£1.3272	£1.2356
6 Fifteen unit development - edge of village	15	0.80	£0.30	£0.6702	£0.5306	£0.8442	£0.7047	£1.0183	£0.8787	£1.1914	£1.0527	£1.3020	£1.1642	£1.4742	£1.3369	£1.6464	£1.5091	£1.8186	£1.6812	£1.9907	£1.85

WEALDEN LOCAL PLAN VIABILITY TESTING

Sales value (£ perm):

£4,101

AH tenure (rent / SO):

80%

20%

CTL + R to run macro

BLV: PREVIOUSLY DEVELOPED LAND

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	E0.09	E0.15	E0.15	E0.14	E0.14	E0.12	E0.08	E0.06
2 Five unit development - edge of village	5	0.27	E0.25	E0.25	E0.25	E0.23	E0.24	E0.20	E0.11	E0.11
3 Eight unit development - village centre	8	0.43	E0.40	E0.342	E0.338	E0.314	E0.324	E0.266	E0.115	E0.115
4 Ten unit development - edge of village	10	0.53	E0.51	E0.447	E0.442	E0.413	E0.425	E0.354	E0.168	E0.168
5 Ten unit development - rural site	10	0.67	E0.63	E0.447	E0.442	E0.413	E0.425	E0.354	E0.168	E0.168
6 Fifteen unit development - edge of village	15	0.80	E0.76	E0.603	E0.584	E0.530	E0.537	E0.531	E0.252	E0.252
7 Twenty unit development - within town/village boundary	20	0.89	E0.84	E0.646	E0.637	E0.580	E0.602	E0.654	E0.297	E0.297
8 Thirty unit development - town centre	30	1.00	E0.95	E2.405	E2.431	E2.183	E2.291	E1.697	E0.131	E0.131
9 Fifty unit development within town/village boundary	50	2.22	E2.11	E1.100	E1.079	E0.932	E0.992	E0.636	-£0.310	-£0.310
10 One hundred unit development - edge of town	100	5.56	E5.27	E1.417	E1.376	E1.227	E1.209	E0.428	-£1.611	-£1.611
11 Three hundred unit scheme - edge of town	300	16.67	E15.62	E3.268	E3.166	E2.749	E2.700	E0.347	-£5.199	-£5.199
12 Four hundred unit scheme	400	22.22	E21.06	E4.358	E4.308	E3.665	E3.600	E0.739	-£6.851	-£6.851
13 Five hundred unit scheme	500	27.78	E26.36	E5.307	E5.129	E5.212	E4.402	E0.954	-£8.287	-£8.287
14 Seven hundred and fifty unit scheme	750	41.67	E39.54	E7.509	E7.280	E7.376	E6.248	E1.459	-£11.604	-£11.604
15 One thousand unit scheme	1,000	55.56	E52.72	E9.384	E9.075	E9.219	E7.819	E1.888	-£14.448	-£14.448
16 One thousand two hundred and fifty unit scheme	1,250	69.44	E65.90	E10.572	E10.226	E10.387	E8.820	E2.153	-£16.252	-£16.252
17 One thousand five hundred unit scheme	1,500	100.00	E94.89	E11.597	E11.217	E11.394	E9.668	E2.338	-£17.937	-£17.937
18 Caravan Park - 20 units	20	0.50	E0.47	E0.701	E0.692	E0.701	E0.701	E0.701	E0.701	E0.701
19 Caravan Park - 40 units	40	1.00	E0.95	E1.314	E1.297	E1.314	E1.314	E1.314	E1.314	E1.314
20 Caravan Park - 100 units	100	2.50	E2.37	E3.296	E3.242	E3.266	E3.266	E3.266	E3.266	E3.266
21 C2 care scheme - flattened scheme in town centre	60	0.67	E0.63	E3.223	E3.233	E3.236	E3.358	E3.838	E5.062	E5.062
22 C2 care scheme - flattened scheme edge of town/village	80	1.33	E1.27	E4.207	E4.311	E4.315	E4.478	E5.114	E6.749	E6.749
23 C2 care scheme - houses - edge of town/village	50	1.56	E1.48	E1.217	E1.208	E1.207	E1.112	E0.777	-£0.118	-£0.118
24 Class E (retail) development - town centre	-	0.02	E0.02	E0.204	E0.204	E0.204	E0.204	E0.173	E0.109	E0.109
25 Class E (light industrial) development - town centre	-	0.14	E0.14	-£0.150	-£0.150	-£0.150	-£0.150	-£0.266	-£0.484	-£0.484
26 Class E (retail) development - edge of town	-	0.24	E0.23	E1.461	E1.461	E1.455	E1.461	E1.232	E0.775	E0.775
27 Class E (office) development - town centre	-	0.02	E0.02	E0.284	E0.284	E0.284	E0.284	E0.399	E0.448	E0.448
28 Class E (office) development - town centre	-	0.08	E0.07	-£1.214	-£1.214	-£1.218	-£1.214	-£1.426	-£1.850	-£1.850
29 Class E (office) development - edge of town	-	0.18	E0.17	-£2.023	-£2.023	-£2.030	-£2.023	-£2.376	-£3.083	-£3.083
30 Industrial (B2/B8) out of town	-	0.83	E0.79	E1.842	E1.842	E1.836	E1.842	E1.589	E1.083	E1.083
31 Industrial (B2/B8) within town/village boundary	-	3.33	E3.16	E7.527	E7.527	E7.503	E7.527	E6.492	E4.422	E4.422
32 Industrial (B2/B8) edge of town/village	-	0.17	E0.16	E0.369	E0.369	E0.367	E0.369	E0.316	E0.217	E0.217
33 Hotel (town centre) 50 rooms	-	0.13	E0.12	-£0.570	-£0.570	-£0.575	-£0.570	-£0.790	-£1.228	-£1.228
34 Hotel (town centre) 75 rooms	-	0.19	E0.18	-£0.934	-£0.934	-£0.941	-£0.934	-£1.257	-£1.903	-£1.903
35 Hotel (town centre) 100 rooms	-	0.25	E0.24	-£1.245	-£1.245	-£1.255	-£1.245	-£1.676	-£2.537	-£2.537
36 Community use/leisure within town/village	-	0.08	E0.07	-£1.215	-£1.215	-£1.219	-£1.215	-£1.390	-£1.741	-£1.741

BLV: HIGHER GREENFIELD

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	E0.04	E0.15	E0.15	E0.14	E0.14	E0.12	E0.08	E0.06
2 Five unit development - edge of village	5	0.27	E0.10	E0.25	E0.25	E0.23	E0.24	E0.20	E0.11	E0.11
3 Eight unit development - village centre	8	0.43	E0.16	E0.34	E0.34	E0.31	E0.32	E0.27	E0.11	E0.11
4 Ten unit development - edge of village	10	0.53	E0.20	E0.45	E0.44	E0.41	E0.42	E0.31	E0.17	E0.17
5 Ten unit development - rural site	10	0.67	E0.25	E0.45	E0.44	E0.41	E0.42	E0.35	E0.17	E0.17
6 Fifteen unit development - edge of village	15	0.80	E0.30	E0.67	E0.66	E0.62	E0.64	E0.53	E0.25	E0.25
7 Twenty unit development - within town/village boundary	20	0.89	E0.33	E0.78	E0.78	E0.80	E0.60	E0.30	E0.30	E0.30
8 Thirty unit development - town centre	30	1.00	E0.37	E2.46	E2.43	E2.18	E2.29	E1.69	E0.13	E0.13
9 Fifty unit development within town/village boundary	50	2.22	E2.02	E1.10	E1.08	E0.93	E0.99	E0.64	-£0.31	-£0.31
10 One hundred unit development - edge of town	100	5.56	E2.06	E1.42	E1.38	E1.23	E1.21	E0.43	-£1.61	-£1.61
11 Three hundred unit scheme - edge of town	300	16.67	E6.17	E3.27	E3.16	E2.75	E2.70	E0.55	-£5.14	-£5.14
12 Four hundred unit scheme	400	22.22	E8.22	E4.36	E4.21	E3.67	E3.60	E0.73	-£6.85	-£6.85
13 Five hundred unit scheme	500	27.78	E10.28	E5.31	E5.13	E5.21	E4.40	E0.95	-£8.29	-£8.29
14 Seven hundred and fifty unit scheme	750	41.67	E15.42	E7.51	E7.26	E7.38	E6.25	E1.46	-£11.60	-£11.60
15 One thousand unit scheme	1,000	55.56	E20.56	E9.38	E9.07	E9.22	E7.82	E1.89	-£14.45	-£14.45
16 One thousand two hundred and fifty unit scheme	1,250	69.44	E25.69	E10.57	E10.23	E10.39	E8.82	E2.15	-£16.25	-£16.25
17 One thousand five hundred unit scheme	1,500	100.00	E37.00	E11.60	E11.22	E11.39	E9.67	E2.34	-£17.94	-£17.94
18 Caravan Park - 20 units	20	0.50	E0.19	E0.70	E0.69	E0.70	E0.70	E0.70	E0.70	E0.70
19 Caravan Park - 40 units	40	1.00	E0.37	E1.31	E1.31	E1.31	E1.31	E1.31	E1.31	E1.31
20 Caravan Park - 100 units	100	2.50	E0.93	E3.29	E3.24	E3.29	E3.29	E3.29	E3.29	E3.29
21 C2 care scheme - flattened scheme in town centre	60	0.67	E0.25	-£3.22	-£3.23	-£3.24	-£3.36	-£3.84	-£5.06	-£5.06
22 C2 care scheme - flattened scheme edge of town/village	80	1.33	E0.49	-£4.30	-£4.31	-£4.32	-£4.48	-£5.11	-£6.75	-£6.75
23 C2 care scheme - houses - edge of town/village	50	1.56	E0.58	E1.22	E1.21	E1.21	E1.11	E0.78	-£0.12	-£0.12
24 Class E (retail) development - town centre	-	0.02	E0.02	E0.20	E0.20	E0.20	E0.20	E0.17	E0.11	E0.11
25 Class E (light industrial) development - town centre	-	0.14	E0.05	-£0.16	-£0.16	-£0.16	-£0.16	-£0.27	-£0.48	-£0.48
26 Class E (retail) development - edge of town	-	0.24	E0.09	E1.46	E1.46	E1.46	E1.46	E1.23	E0.78	E0.78
27 Class E (office) development - town centre	-	0.02	E0.01	-£0.28	-£0.28	-£0.28	-£0.28	-£0.33	-£0.43	-£0.43
28 Class E (office) development - town centre	-	0.08	E0.03	-£1.21	-£1.21	-£1.22	-£1.21	-£1.43	-£1.85	-£1.85
29 Class E (office) development - edge of town	-	0.18	E0.07	-£2.02	-£2.02	-£2.03	-£2.02	-£2.38	-£3.08	-£3.08
30 Industrial (B2/B8) out of town	-	0.83	E0.84	E1.84	E1.84	E1.84	E1.84	E1.59	E1.08	E1.08
31 Industrial (B2/B8) within town/village boundary	-	3.33	E1.23	E7.53	E7.53	E7.50	E7.53	E6.49	E4.42	E4.42
32 Industrial (B2/B8) edge of town/village	-	0.17	E0.06	E0.37	E0.37	E0.37	E0.37	E0.32	E0.22	E0.22
33 Hotel (town centre) 50 rooms	-	0.13	E0.05	-£0.57	-£0.57	-£0.58	-£0.57	-£0.79	-£1.23	-£1.23
34 Hotel (town centre) 75 rooms	-	0.19	E0.05	-£0.93	-£0.94	-£0.93	-£0.93	-£1.26	-£1.90	-£1.90
35 Hotel (town centre) 100 rooms	-	0.25	E0.09	-£1.25	-£1.25	-£1.25	-£1.25	-£1.68	-£2.54	-£2.54
36 Community use/leisure within town/village	-	0.08	E0.03	-£1.21	-£1.21	-£1.22	-£1.21	-£1.39	-£1.74	-£1.74

BLV: LOWER GREENFIELD

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	E0.03	E0.15	E0.15	E0.14	E0.14	E0.12	E0.06	E0.06
2 Five unit development - edge of village	5	0.27	E0.07	E0.25	E0.25	E0.23	E0.24	E0.20	E0.11	E0.11
3 Eight unit development - village centre	8	0.43	E0.11	E0.34	E0.34	E0.31	E0.32	E0.27	E0.11	E0.11
4 Ten unit development - edge of village	10	0.53	E0.13	E0.45	E0.44	E0.41	E0.42	E0.35	E0.17	E0.17
5 Ten unit development - rural site	10	0.67	E0.17	E0.45	E0.44	E0.41	E0.42	E0.35	E0.17	E0.17
6 Fifteen unit development - edge of village	15	0.80	E0.20	E0.67	E0.66	E0.62	E0.64	E0.53	E0.25	E0.25
7 Twenty unit development - within town/village boundary	20	0.89	E0.22	E0.85	E0.84	E0.78	E0.80	E0.66	E0.30	E0.30
8 Thirty unit development - town centre	30	1.00	E0.25	E2.46	E2.43	E2.18	E2.29	E1.69	E0.13	E0.13
9 Fifty unit development within town/village boundary	50	2.22	E0.56	E1.10	E1.08	E0.93	E0.99	E0.64	-£0.31	-£0.31
10 One hundred unit development - edge of town	100	5.56	E1.39	E1.42	E1.38	E1.23	E1.21	E0.43	-£1.61	-£1.61
11 Three hundred unit scheme - edge of town	300	16.67	E4.17	E3.27	E3.16	E2.75	E2.70	E0.55	-£5.14	-£5.14
12 Four hundred unit scheme	400	22.22	E5.56	E4.36	E4.21	E3.67	E3.60	E0.73	-£6.85	-£6.85
13 Five hundred unit scheme	500	27.78	E6.94	E5.31	E5.13	E5.21	E4.40	E0.95	-£8.29	-£8.29
14 Seven hundred and fifty unit scheme	750	41.67	E10.42	E7.51	E7.26	E7.38	E6.25	E1.46	-£11.60	-£11.60
15 One thousand unit scheme	1,000	55.56	E13.89	E9.38	E9.07	E9.22	E7.82	E1.89	-£14.45	-£14.45
16 One thousand two hundred and fifty unit scheme	1,250	69.44	E17.36	E10.57	E10.23	E10.39	E8.82	E2.15	-£16.25	-£16.25
17 One thousand five hundred unit scheme	1,500	100.00	E25.00	E11.60	E11.22	E11.39	E9.67	E2.34	-£17.94	-£17.94
18 Caravan Park - 20 units	20	0.50	E0.13	E0.70	E0.69	E0.70	E0.70	E0.70	E0.70	E0.70
19 Caravan Park - 40 units	40	1.00	E0.25	E1.31	E1.30	E1.31	E1.31	E1.31	E1.31	E1.31
20 Caravan Park - 100 units	100	2.50	E0.63	E3.29	E3.24	E3.29	E3.29	E3.29	E3.29	E3.29
21 C2 care scheme - flattened scheme in town centre	60	0.67	E0.17	-£3.22	-£3.23	-£3.24	-£3.36	-£3.84	-£5.06	-£5.06
22 C2 care scheme - flattened scheme edge of town/village	80	1.33	E0.33	-£4.30	-£4.31	-£4.32	-£4.48	-£5.11	-£6.75	-£6.75
23 C2 care scheme - houses - edge of town/village	50	1.56	E0.39	E1.22	E1.21	E1.21	E1.11	E0.78	-£0.12	-£0.12
24 Class E (retail) development - town centre	-	0.02	E0.00	E0.20	E0.20	E0.20	E0.20	E0.17	E0.11	E0.11
25 Class E (light industrial) development - town centre	-	0.14	E0.04	-£0.16	-£0.16	-£0.16	-£0.16	-£0.27	-£0.48	-£0.48
26 Class E (retail) development - edge of town	-	0.24	E0.06	E1.46	E1.46	E1.46	E1.46	E1.23	E0.78	E0.78
27 Class E (office) development - town centre	-	0.02	E0.00	-£0.28	-£0.28	-£0.28	-£0.28	-£0.33	-£0.43	-£0.43
28 Class E (office) development - town centre	-	0.08	E0.02	-£1.21	-£1.21	-£1.21	-£1.21	-£1.43	-£1.85	-£1.85
29 Class E (office) development - edge of town	-	0.18	E0.04	-£2.02	-£2.02	-£2.03	-£2.02	-£2.38	-£3.08	-£3.08
30 Industrial (B2/B8) out of town	-	0.83	E0.21	E1.84	E1.84	E1.84	E1.84	E1.59	E1.08	E1.08
31 Industrial (B2/B8) within town/village boundary	-	3.33	E0.63	E7.53	E7.53	E7.50	E7.53	E6.49	E4.42	E4.42
32 Industrial (B2/B8) edge of town/village	-	0.17	E0.04	E0.37	E0.37	E0.37	E0.37	E0.32	E0.22	E0.22
33 Hotel (town centre) 50 rooms	-	0.13	E0.03	-£0.57	-£0.57	-£0.57	-£0.57	-£0.72	-£0.93	-£0.93
34 Hotel (town centre) 75 rooms	-	0.19	E0.05	-£0.93	-£0.93	-£0.94	-£0.93	-£1.26	-£1.90	-£1.90
35 Hotel (town centre) 100 rooms	-	0.25	E0.06	-£1.25	-£1.25	-£1.25	-£1.25	-£1.68	-£2.54	-£2.54
36 Community/leisure within town/village	-	0.08	E0.02	-£1.21	-£1.21	-£1.22	-£1.21	-£1.39	-£1.74	-£1.74

WEALDEN LOCAL PLAN VIABILITY TESTING

Sales value (£ perm):

£4,341

AH tenure (rent / SO):
AH %

80%

20%

35%

CTL + R to run macro

BLV: PREVIOUSLY DEVELOPED LAND

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	£0.09	£0.10	£0.185	£0.176	£0.179	£0.185	£0.185	£0.185
2 Five unit development - edge of village	5	0.27	£0.25	£0.310	£0.308	£0.293	£0.299	£0.293	£0.184	£0.168
3 Eight unit development - village centre	8	0.43	£0.40	£0.435	£0.431	£0.407	£0.417	£0.359	£0.208	£0.208
4 Ten unit development - edge of village	10	0.53	£0.51	£0.563	£0.558	£0.529	£0.541	£0.470	£0.284	£0.284
5 Ten unit development - rural site	10	0.67	£0.63	£0.563	£0.558	£0.529	£0.541	£0.470	£0.284	£0.284
6 Fifteen unit development - edge of village	15	0.80	£0.76	£0.844	£0.838	£0.784	£0.811	£0.702	£0.426	£0.426
7 Twenty unit development - within town/village boundary	20	0.89	£0.84	£1.070	£1.062	£1.055	£1.027	£0.899	£0.525	£0.525
8 Thirty unit development - town centre	30	1.00	£0.95	£3.332	£3.299	£3.055	£3.161	£2.561	£1.005	£1.005
9 Fifty unit development within town/village boundary	50	2.22	£2.11	£1.429	£1.608	£1.462	£1.521	£1.165	£0.232	£0.232
10 One hundred unit development - edge of town	100	5.56	£5.27	£2.487	£2.446	£2.298	£2.280	£1.504	£0.493	£0.493
11 Three hundred unit scheme - edge of town	300	16.67	£15.62	£6.125	£6.016	£5.619	£5.522	£3.478	£2.058	£2.058
12 Four hundred unit scheme	400	22.22	£21.06	£8.167	£8.021	£7.483	£7.420	£4.638	£2.744	£2.744
13 Five hundred unit scheme	500	27.78	£26.36	£9.900	£9.725	£9.806	£9.013	£5.652	£3.258	£3.258
14 Seven hundred and fifty unit scheme	750	41.67	£39.54	£13.912	£13.668	£13.782	£12.677	£8.007	£4.368	£4.368
15 One thousand unit scheme	1,000	55.56	£52.72	£17.338	£17.035	£17.176	£15.802	£10.018	£5.298	£5.298
16 One thousand two hundred and fifty unit scheme	1,250	69.44	£65.90	£19.529	£19.189	£19.347	£17.805	£11.302	£5.885	£5.885
17 One thousand five hundred unit scheme	1,500	100.00	£94.89	£21.468	£21.084	£21.267	£19.563	£12.413	£6.495	£6.495
18 Caravan Park - 20 units	20	0.50	£0.47	£0.771	£0.762	£0.771	£0.771	£0.771	£0.771	£0.771
19 Caravan Park - 40 units	40	1.00	£0.95	£1.454	£1.436	£1.454	£1.454	£1.454	£1.454	£1.454
20 Caravan Park - 100 units	100	2.50	£2.37	£3.635	£3.591	£3.635	£3.635	£3.635	£3.635	£3.635
21 C2 care scheme - flattened scheme in town centre	60	0.67	£0.63	£2.752	£2.763	£2.766	£2.888	£3.368	£4.592	£4.592
22 C2 care scheme - flattened scheme edge of town/village	80	1.33	£1.27	£3.636	£3.684	£3.686	£3.851	£4.497	£6.122	£6.122
23 C2 care scheme - houses - edge of town/village	50	1.56	£1.48	£1.718	£1.710	£1.708	£1.614	£1.279	£0.393	£0.393
24 Class E (retail) development - town centre	-	0.02	£0.02	£0.204	£0.204	£0.204	£0.204	£0.173	£0.109	£0.109
25 Class E (light industrial) development - town centre	-	0.14	£0.14	£0.150	£0.150	£0.150	£0.150	£0.296	£0.484	£0.484
26 Class E (retail) development - edge of town	-	0.24	£0.23	£1.461	£1.461	£1.455	£1.461	£1.232	£0.775	£0.775
27 Class E (office) development - town centre	-	0.02	£0.02	£0.204	£0.204	£0.204	£0.204	£0.173	£0.109	£0.109
28 Class E (office) development - town centre	-	0.08	£0.07	£1.214	£1.214	£1.218	£1.214	£1.426	£1.850	£1.850
29 Class E (office) development - edge of town	-	0.18	£0.17	£2.023	£2.023	£2.030	£2.023	£2.376	£3.083	£3.083
30 Industrial (B2/B8) out of town	-	0.83	£0.79	£1.842	£1.842	£1.836	£1.842	£1.589	£1.083	£1.083
31 Industrial (B2/B8) within town/village boundary	-	3.33	£3.16	£7.527	£7.527	£7.503	£7.527	£6.492	£4.422	£4.422
32 Industrial (B2/B8) edge of town/village	-	0.17	£0.16	£0.307	£0.307	£0.306	£0.316	£0.217	£0.217	£0.217
33 Hotel (town centre) 50 rooms	-	0.13	£0.12	£0.570	£0.570	£0.575	£0.570	£0.795	£1.225	£1.225
34 Hotel (town centre) 75 rooms	-	0.19	£0.18	£0.934	£0.934	£0.941	£0.934	£1.257	£1.903	£1.903
35 Hotel (town centre) 100 rooms	-	0.25	£0.24	£1.245	£1.245	£1.255	£1.245	£1.676	£2.537	£2.537
36 Community use/leisure within town/village	-	0.08	£0.07	£1.215	£1.215	£1.219	£1.215	£1.390	£1.741	£1.741

BLV: HIGHER GREENFIELD

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	£0.04	£0.19	£0.18	£0.18	£0.18	£0.18	£0.10	£0.10
2 Five unit development - edge of village	5	0.27	£0.10	£0.31	£0.31	£0.29	£0.30	£0.26	£0.17	£0.17
3 Eight unit development - village centre	8	0.43	£0.16	£0.43	£0.43	£0.41	£0.42	£0.36	£0.21	£0.21
4 Ten unit development - edge of village	10	0.53	£0.16	£0.56	£0.56	£0.53	£0.54	£0.47	£0.28	£0.28
5 Ten unit development - rural site	10	0.67	£0.25	£0.56	£0.56	£0.53	£0.54	£0.47	£0.28	£0.28
6 Fifteen unit development - edge of village	15	0.80	£0.30	£0.84	£0.84	£0.79	£0.81	£0.70	£0.43	£0.43
7 Twenty unit development - within town/village boundary	20	0.89	£0.33	£1.07	£1.06	£1.00	£1.03	£0.89	£0.53	£0.53
8 Thirty unit development - town centre	30	1.00	£0.37	£3.33	£3.30	£3.05	£3.16	£2.56	£1.00	£1.00
9 Fifty unit development within town/village boundary	50	2.22	£2.11	£1.63	£1.61	£1.46	£1.52	£1.17	£0.23	£0.23
10 One hundred unit development - edge of town	100	5.56	£2.06	£2.49	£2.45	£2.30	£2.25	£1.50	£0.49	£0.49
11 Three hundred unit scheme - edge of town	300	16.67	£6.17	£6.13	£6.02	£5.62	£5.57	£3.48	£2.06	£2.06
12 Four hundred unit scheme	400	22.22	£8.22	£8.17	£8.02	£7.49	£7.43	£4.64	£2.74	£2.74
13 Five hundred unit scheme	500	27.78	£10.28	£9.90	£9.73	£9.81	£9.01	£5.65	£3.26	£3.26
14 Seven hundred and fifty unit scheme	750	41.67	£15.42	£13.91	£13.67	£13.78	£12.68	£8.01	£4.37	£4.37
15 One thousand unit scheme	1,000	55.56	£20.56	£17.34	£17.03	£17.18	£15.80	£10.02	£5.30	£5.30
16 One thousand two hundred and fifty unit scheme	1,250	69.44	£25.69	£19.53	£19.19	£19.35	£17.81	£11.30	£5.88	£5.88
17 One thousand five hundred unit scheme	1,500	100.00	£37.00	£21.46	£21.08	£21.26	£19.56	£12.41	£6.49	£6.49
18 Caravan Park - 20 units	20	0.50	£0.19	£0.77	£0.76	£0.77	£0.77	£0.77	£0.77	£0.77
19 Caravan Park - 40 units	40	1.00	£0.37	£1.46	£1.45	£1.45	£1.45	£1.45	£1.45	£1.45
20 Caravan Park - 100 units	100	2.50	£0.93	£3.63	£3.59	£3.63	£3.63	£3.63	£3.63	£3.63
21 C2 care scheme - flattened scheme in town centre	60	0.67	£0.25	£2.75	£2.76	£2.77	£2.89	£3.37	£4.59	£4.59
22 C2 care scheme - flattened scheme edge of town/village	80	1.33	£0.49	£3.67	£3.68	£3.69	£3.85	£4.49	£6.12	£6.12
23 C2 care scheme - houses - edge of town/village	50	1.56	£0.58	£1.72	£1.71	£1.71	£1.61	£1.28	£0.39	£0.39
24 Class E (retail) development - town centre	-	0.02	£0.02	£0.204	£0.204	£0.204	£0.204	£0.173	£0.109	£0.109
25 Class E (light industrial) development - town centre	-	0.14	£0.05	£0.16	£0.16	£0.16	£0.16	£0.27	£0.45	£0.45
26 Class E (retail) development - edge of town	-	0.24	£0.09	£1.46	£1.46	£1.46	£1.46	£1.23	£0.78	£0.78
27 Class E (office) development - town centre	-	0.02	£0.01	£0.28	£0.28	£0.28	£0.28	£0.33	£0.43	£0.43
28 Class E (office) development - town centre	-	0.08	£0.03	£1.21	£1.21	£1.22	£1.21	£1.43	£1.85	£1.85
29 Class E (office) development - edge of town	-	0.18	£0.17	£2.02	£2.02	£2.02	£2.02	£2.38	£3.08	£3.08
30 Industrial (B2/B8) out of town	-	0.83	£0.84	£1.84	£1.84	£1.84	£1.84	£1.59	£1.08	£1.08
31 Industrial (B2/B8) within town/village boundary	-	3.33	£1.23	£7.53	£7.53	£7.50	£7.53	£6.49	£4.42	£4.42
32 Industrial (B2/B8) edge of town/village	-	0.17	£0.06	£0.37	£0.37	£0.37	£0.37	£0.32	£0.22	£0.22
33 Hotel (town centre) 50 rooms	-	0.13	£0.05	£0.57	£0.57	£0.58	£0.57	£0.79	£1.23	£1.23
34 Hotel (town centre) 75 rooms	-	0.19	£0.05	£0.93	£0.94	£0.93	£0.93	£1.26	£1.90	£1.90
35 Hotel (town centre) 100 rooms	-	0.25	£0.09	£1.25	£1.25	£1.25	£1.25	£1.68	£2.54	£2.54
36 Community use/leisure within town/village	-	0.08	£0.03	£1.21	£1.21	£1.22	£1.21	£1.39	£1.74	£1.74

BLV: LOWER GREENFIELD

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	£0.03	£0.31	£0.31	£0.18	£0.18	£0.16	£0.10	£0.10
2 Five unit development - edge of village	5	0.27	£0.07	£0.31	£0.31	£0.29	£0.30	£0.26	£0.17	£0.17
3 Eight unit development - village centre	8	0.43	£0.11	£0.43	£0.43	£0.41	£0.42	£0.36	£0.21	£0.21
4 Ten unit development - edge of village	10	0.53	£0.13	£0.56	£0.56	£0.53	£0.54	£0.47	£0.28	£0.28
5 Ten unit development - rural site	10	0.67	£0.17	£0.56	£0.56	£0.53	£0.54	£0.47	£0.28	£0.28
6 Fifteen unit development - edge of village	15	0.80	£0.20	£0.84	£0.84	£0.79	£0.81	£0.70	£0.43	£0.43
7 Twenty unit development - within town/village boundary	20	0.89	£0.22	£1.07	£1.06	£1.00	£1.03	£0.89	£0.53	£0.53
8 Thirty unit development - town centre	30	1.00	£0.25	£3.33	£3.30	£3.05	£3.16	£2.56	£1.00	£1.00
9 Fifty unit development within town/village boundary	50	2.22	£0.56	£1.63	£1.61	£1.46	£1.52	£1.17	£0.23	£0.23
10 One hundred unit development - edge of town	100	5.56	£1.39	£2.49	£2.45	£2.30	£2.28	£1.50	£0.49	£0.49
11 Three hundred unit scheme - edge of town	300	16.67	£4.17	£6.13	£6.02	£5.62	£5.57	£3.48	£2.06	£2.06
12 Four hundred unit scheme	400	22.22	£5.56	£8.17	£8.02	£7.49	£7.43	£4.64	£2.74	£2.74
13 Five hundred unit scheme	500	27.78	£6.94	£9.90	£9.73	£9.81	£9.01	£5.65	£3.26	£3.26
14 Seven hundred and fifty unit scheme	750	41.67	£10.42	£13.91	£13.67	£13.78	£12.68	£8.01	£4.37	£4.37
15 One thousand unit scheme	1,000	55.56	£13.89	£17.34	£17.03	£17.18	£15.80	£10.02	£5.30	£5.30
16 One thousand two hundred and fifty unit scheme	1,250	69.44	£17.36	£19.53	£19.19	£19.35	£17.81	£11.30	£5.88	£5.88
17 One thousand five hundred unit scheme	1,500	100.00	£25.00	£21.46	£21.08	£21.26	£19.56	£12.41	£6.49	£6.49
18 Caravan Park - 20 units	20	0.50	£0.13	£0.77	£0.76	£0.77	£0.77	£0.77	£0.77	£0.77
19 Caravan Park - 40 units	40	1.00	£0.25	£1.45	£1.44	£1.45	£1.45	£1.45	£1.45	£1.45
20 Caravan Park - 100 units	100	2.50	£0.63	£3.63	£3.59	£3.63	£3.63	£3.63	£3.63	£3.63
21 C2 care scheme - flattened scheme in town centre	60	0.67	£0.17	£2.75	£2.76	£2.77	£2.89	£3.37	£4.59	£4.59
22 C2 care scheme - flattened scheme edge of town/village	80	1.33	£0.33	£3.67	£3.68	£3.69	£3.85	£4.49	£6.12	£6.12
23 C2 care scheme - houses - edge of town/village	50	1.56	£0.39	£1.72	£1.71	£1.71	£1.61	£1.28	£0.39	£0.39
24 Class E (retail) development - town centre	-	0.02	£0.00	£0.20	£0.20	£0.20	£0.20	£0.17	£0.11	£0.11
25 Class E (light industrial) development - town centre	-	0.14	£0.04	£0.16	£0.16	£0.16	£0.16	£0.27	£0.48	£0.48
26 Class E (retail) development - edge of town	-	0.24	£0.06	£1.46	£1.46	£1.46	£1.46	£1.23	£0.78	£0.78
27 Class E (office) development - town centre	-	0.02	£0.00	£0.28	£0.28	£0.28	£0.28	£0.33	£0.43	£0.43
28 Class E (office) development - edge of town	-	0.12	£0.04	£1.21	£1.21	£1.21	£1.41	£1.85	£1.85	£1.85
29 Class E (office) development - edge of town	-	0.18	£0.04	£2.02	£2.02	£2.03	£2.02	£2.38	£3.08	£3.08
30 Industrial (B2/B8) out of town	-	0.83	£0.21	£1.84	£1.84	£1.84	£1.84	£1.59	£1.08	£1.08
31 Industrial (B2/B8) within town/village boundary	-	3.33	£0.83	£7.53	£7.53	£7.50	£7.53	£6.49	£4.42	£4.42
32 Industrial (B2/B8) edge of town/village	-	0.17	£0.04	£0.37	£0.37	£0.37	£0.37	£0.32	£0.22	£0.22
33 Hotel (town centre) 50 rooms	-	0.07	£0.57	£0.57	£0.57	£0.57	£0.57	£0.47	£0.23	£0.23
34 Hotel (town centre) 75 rooms	-	0.19	£0.05	£0.93	£0.93	£0.94	£0.93	£1.26	£1.90	£1.90
35 Hotel (town centre) 100 rooms	-	0.25	£0.06	£1.25	£1.25	£1.25	£1.25	£1.68	£2.54	£2.54
36 Community use/leisure within town/village	-	0.08	£0.02	£1.21	£1.21	£1.22	£1.21	£1.39	£1.74	£1.74

WEALDEN LOCAL PLAN VIABILITY TESTING

Sales value (£ perm):

£4,580

AH tenure (rent / SO):

80%

20%

CTL + R to run macro

BLV: PREVIOUSLY DEVELOPED LAND

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	£0.09	£0.22	£0.22	£0.21	£0.22	£0.19	£0.19	£0.19
2 Five unit development - edge of village	5	0.27	£0.25	£0.370	£0.368	£0.353	£0.359	£0.321	£0.322	£0.322
3 Eight unit development - village centre	8	0.43	£0.40	£0.526	£0.524	£0.500	£0.510	£0.452	£0.301	£0.301
4 Ten unit development - edge of village	10	0.53	£0.51	£0.679	£0.674	£0.645	£0.657	£0.586	£0.400	£0.400
5 Ten unit development - rural site	10	0.67	£0.63	£0.679	£0.674	£0.645	£0.657	£0.586	£0.400	£0.400
6 Fifteen unit development - edge of village	15	0.80	£0.76	£1.016	£1.012	£0.966	£0.965	£0.879	£0.600	£0.600
7 Twenty unit development - within town/village boundary	20	0.89	£0.84	£1.287	£1.287	£1.230	£1.232	£1.114	£0.751	£0.751
8 Thirty unit development - town centre	30	1.00	£0.95	£4.194	£4.160	£3.917	£4.023	£3.428	£1.879	£1.879
9 Fifty unit development within town/village boundary	50	2.22	£2.11	£2.159	£2.138	£1.991	£2.051	£1.695	£0.768	£0.768
10 One hundred unit development - edge of town	100	5.56	£5.27	£3.560	£3.516	£3.368	£3.350	£2.574	£0.600	£0.600
11 Three hundred unit scheme - edge of town	300	16.67	£15.62	£8.844	£8.836	£8.444	£8.367	£6.358	£0.972	£0.972
12 Four hundred unit scheme	400	22.22	£21.06	£11.925	£11.781	£11.258	£11.195	£8.448	£1.205	£1.205
13 Five hundred unit scheme	500	27.78	£26.36	£14.426	£14.253	£14.333	£13.551	£10.246	£1.652	£1.652
14 Seven hundred and fifty unit scheme	750	41.67	£39.54	£20.232	£19.991	£20.103	£19.009	£14.408	£2.471	£2.471
15 One thousand unit scheme	1,000	55.56	£52.72	£25.188	£24.890	£25.029	£23.674	£17.967	£3.178	£3.178
16 One thousand two hundred and fifty unit scheme	1,250	69.44	£65.90	£28.368	£28.030	£28.187	£26.686	£20.252	£3.649	£3.649
17 One thousand five hundred unit scheme	1,500	100.00	£94.86	£31.181	£30.812	£30.984	£28.310	£22.264	£4.017	£4.017
18 Caravan Park - 20 units	20	0.50	£0.47	£0.541	£0.532	£0.541	£0.541	£0.541	£0.541	£0.541
19 Caravan Park - 40 units	40	1.00	£0.95	£1.593	£1.576	£1.593	£1.593	£1.593	£1.593	£1.593
20 Caravan Park - 100 units	100	2.50	£2.37	£3.984	£3.940	£3.984	£3.984	£3.984	£3.984	£3.984
21 C2 care scheme - flattened scheme in town centre	60	0.67	£0.63	£2.282	£2.283	£2.296	£2.418	£2.898	£4.121	£4.121
22 C2 care scheme - flattened scheme edge of town/village	80	1.33	£1.27	£3.043	£3.067	£3.061	£3.224	£3.990	£5.495	£5.495
23 C2 care scheme - houses - edge of town/village	50	1.56	£1.48	£2.220	£2.211	£2.210	£2.115	£1.790	£0.902	£0.902
24 Class E (retail) development - town centre	-	0.02	£0.02	£0.204	£0.204	£0.204	£0.204	£0.173	£0.109	£0.109
25 Class E (light industrial) development - town centre	-	0.14	£0.14	£0.150	£0.150	£0.150	£0.150	£0.266	£0.484	£0.484
26 Class E (retail) development - edge of town	-	0.24	£0.23	£1.461	£1.461	£1.455	£1.461	£1.232	£0.775	£0.775
27 Class E (office) development - town centre	-	0.02	£0.02	£0.204	£0.204	£0.204	£0.204	£0.332	£0.432	£0.432
28 Class E (office) development - town centre	-	0.08	£0.07	£1.214	£1.214	£1.218	£1.214	£1.426	£1.850	£1.850
29 Class E (office) development - edge of town	-	0.18	£0.17	£2.023	£2.023	£2.030	£2.023	£2.376	£3.083	£3.083
30 Industrial (B2/B8) out of town	-	0.83	£0.79	£1.842	£1.842	£1.836	£1.842	£1.589	£1.083	£1.083
31 Industrial (B2/B8) within town/village boundary	-	3.33	£3.16	£7.527	£7.527	£7.503	£7.527	£6.492	£4.422	£4.422
32 Industrial (B2/B8) edge of town/village	-	0.17	£0.17	£0.369	£0.369	£0.367	£0.366	£0.316	£0.217	£0.217
33 Hotel (town centre) 50 rooms	-	0.13	£0.12	£0.570	£0.570	£0.575	£0.570	£0.790	£1.225	£1.225
34 Hotel (town centre) 75 rooms	-	0.19	£0.18	£0.934	£0.934	£0.941	£0.934	£1.257	£1.903	£1.903
35 Hotel (town centre) 100 rooms	-	0.25	£0.24	£1.245	£1.245	£1.255	£1.245	£1.676	£2.537	£2.537
36 Community use/leisure within town/village	-	0.08	£0.07	£1.215	£1.215	£1.219	£1.215	£1.390	£1.741	£1.741

BLV: HIGHER GREENFIELD

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	£0.04	£0.22	£0.22	£0.21	£0.22	£0.19	£0.14	£0.14
2 Five unit development - edge of village	5	0.27	£0.10	£0.37	£0.37	£0.35	£0.36	£0.32	£0.23	£0.23
3 Eight unit development - village centre	8	0.43	£0.16	£0.53	£0.52	£0.50	£0.51	£0.45	£0.30	£0.30
4 Ten unit development - edge of village	10	0.53	£0.18	£0.68	£0.67	£0.65	£0.66	£0.59	£0.40	£0.40
5 Ten unit development - rural site	10	0.67	£0.25	£0.68	£0.67	£0.65	£0.66	£0.59	£0.40	£0.40
6 Fifteen unit development - edge of village	15	0.80	£0.30	£1.02	£1.01	£0.97	£0.99	£0.88	£0.60	£0.60
7 Twenty unit development - within town/village boundary	20	0.89	£0.33	£1.30	£1.29	£1.23	£1.25	£1.11	£0.75	£0.75
8 Thirty unit development - town centre	30	1.00	£0.37	£4.19	£4.16	£3.92	£4.02	£3.43	£1.85	£1.85
9 Fifty unit development within town/village boundary	50	2.22	£0.82	£2.159	£2.138	£1.991	£2.051	£1.695	£0.768	£0.768
10 One hundred unit development - edge of town	100	5.56	£2.06	£3.56	£3.52	£3.37	£3.35	£2.57	£0.60	£0.60
11 Three hundred unit scheme - edge of town	300	16.67	£8.17	£8.94	£8.84	£8.44	£8.40	£6.34	£0.97	£0.97
12 Four hundred unit scheme	400	22.22	£8.22	£11.92	£11.78	£11.26	£11.20	£8.45	£1.30	£1.30
13 Five hundred unit scheme	500	27.78	£10.28	£14.43	£14.25	£14.33	£13.55	£10.25	£1.65	£1.65
14 Seven hundred and fifty unit scheme	750	41.67	£15.42	£20.23	£19.99	£20.10	£19.01	£14.41	£2.47	£2.47
15 One thousand unit scheme	1,000	55.56	£20.56	£25.19	£24.89	£25.03	£23.67	£17.97	£3.18	£3.18
16 One thousand two hundred and fifty unit scheme	1,250	69.44	£25.69	£28.37	£28.03	£28.19	£26.67	£20.25	£3.65	£3.65
17 One thousand five hundred unit scheme	1,500	100.00	£37.00	£31.18	£30.81	£30.98	£28.31	£22.26	£4.02	£4.02
18 Caravan Park - 20 units	20	0.50	£0.19	£0.84	£0.83	£0.84	£0.84	£0.84	£0.84	£0.84
19 Caravan Park - 40 units	40	1.00	£0.37	£1.59	£1.58	£1.59	£1.59	£1.59	£1.59	£1.59
20 Caravan Park - 100 units	100	2.50	£0.93	£3.98	£3.94	£3.98	£3.98	£3.98	£3.98	£3.98
21 C2 care scheme - flattened scheme in town centre	60	0.67	£0.25	£2.28	£2.29	£2.30	£2.42	£2.90	£4.12	£4.12
22 C2 care scheme - flattened scheme edge of town/village	80	1.33	£0.49	£3.04	£3.06	£3.06	£3.22	£3.96	£5.50	£5.50
23 C2 care scheme - houses - edge of town/village	50	1.56	£0.58	£2.22	£2.21	£2.21	£2.12	£1.78	£0.90	£0.90
24 Class E (retail) development - town centre	-	0.02	£0.02	£0.20	£0.20	£0.20	£0.20	£0.17	£0.11	£0.11
25 Class E (light industrial) development - town centre	-	0.14	£0.05	£0.16	£0.16	£0.16	£0.16	£0.27	£0.48	£0.48
26 Class E (retail) development - edge of town	-	0.24	£0.09	£1.46	£1.46	£1.46	£1.46	£1.23	£0.78	£0.78
27 Class E (office) development - town centre	-	0.02	£0.01	£0.28	£0.28	£0.28	£0.28	£0.33	£0.43	£0.43
28 Class E (office) development - town centre	-	0.08	£0.03	£1.21	£1.21	£1.22	£1.21	£1.43	£1.85	£1.85
29 Class E (office) development - edge of town	-	0.18	£0.18	£2.02	£2.02	£2.03	£2.02	£2.38	£3.08	£3.08
30 Industrial (B2/B8) out of town	-	0.83	£0.84	£1.84	£1.84	£1.84	£1.84	£1.59	£1.08	£1.08
31 Industrial (B2/B8) within town/village boundary	-	3.33	£1.23	£7.53	£7.53	£7.50	£7.53	£6.49	£4.42	£4.42
32 Industrial (B2/B8) edge of town/village	-	0.17	£0.06	£0.37	£0.37	£0.37	£0.37	£0.32	£0.22	£0.22
33 Hotel (town centre) 50 rooms	-	0.13	£0.05	£0.57	£0.57	£0.58	£0.57	£0.79	£1.23	£1.23
34 Hotel (town centre) 75 rooms	-	0.19	£0.07	£0.93	£0.94	£0.93	£0.93	£1.26	£1.90	£1.90
35 Hotel (town centre) 100 rooms	-	0.25	£0.09	£1.25	£1.25	£1.25	£1.25	£1.68	£2.54	£2.54
36 Community use/leisure within town/village	-	0.08	£0.03	£1.21	£1.21	£1.22	£1.21	£1.39	£1.74	£1.74

BLV: LOWER GREENFIELD

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	£0.03	£0.22	£0.22	£0.21	£0.22	£0.19	£0.14	£0.14
2 Five unit development - edge of village	5	0.27	£0.07	£0.37	£0.37	£0.35	£0.36	£0.32	£0.23	£0.23
3 Eight unit development - village centre	8	0.43	£0.11	£0.53	£0.52	£0.50	£0.51	£0.45	£0.30	£0.30
4 Ten unit development - edge of village	10	0.53	£0.13	£0.68	£0.67	£0.65	£0.66	£0.59	£0.40	£0.40
5 Ten unit development - rural site	10	0.67	£0.17	£0.68	£0.67	£0.65	£0.66	£0.59	£0.40	£0.40
6 Fifteen unit development - edge of village	15	0.80	£0.20	£1.02	£1.01	£0.97	£0.99	£0.88	£0.60	£0.60
7 Twenty unit development - within town/village boundary	20	0.89	£0.22	£1.30	£1.29	£1.23	£1.25	£1.11	£0.75	£0.75
8 Thirty unit development - town centre	30	1.00	£0.25	£4.19	£4.16	£3.92	£4.02	£3.43	£1.88	£1.88
9 Fifty unit development within town/village boundary	50	2.22	£0.56	£2.16	£2.14	£1.99	£2.05	£1.69	£0.77	£0.77
10 One hundred unit development - edge of town	100	5.56	£1.39	£3.56	£3.52	£3.37	£3.35	£2.57	£0.60	£0.60
11 Three hundred unit scheme - edge of town	300	16.67	£4.17	£8.94	£8.84	£8.44	£8.40	£6.34	£0.97	£0.97
12 Four hundred unit scheme	400	22.22	£5.56	£11.92	£11.78	£11.26	£11.20	£8.45	£1.30	£1.30
13 Five hundred unit scheme	500	27.78	£6.94	£14.43	£14.25	£14.33	£13.55	£10.25	£1.65	£1.65
14 Seven hundred and fifty unit scheme	750	41.67	£10.42	£20.23	£19.99	£20.10	£19.01	£14.41	£2.47	£2.47
15 One thousand unit scheme	1,000	55.56	£13.89	£25.19	£24.89	£25.03	£23.67	£17.97	£3.18	£3.18
16 One thousand two hundred and fifty unit scheme	1,250	69.44	£17.36	£28.37	£28.03	£28.19	£26.67	£20.25	£3.65	£3.65
17 One thousand five hundred unit scheme	1,500	100.00	£25.00	£31.18	£30.81	£30.98	£29.31	£22.26	£4.02	£4.02
18 Caravan Park - 20 units	20	0.50	£0.13	£0.84	£0.83	£0.84	£0.84	£0.84	£0.84	£0.84
19 Caravan Park - 40 units	40	1.00	£0.25	£1.59	£1.58	£1.59	£1.59	£1.59	£1.59	£1.59
20 Caravan Park - 100 units	100	2.50	£0.63	£3.98	£3.94	£3.98	£3.98	£3.98	£3.98	£3.98
21 C2 care scheme - flattened scheme in town centre	60	0.67	£0.17	£2.28	£2.29	£2.30	£2.42	£2.90	£4.12	£4.12
22 C2 care scheme - flattened scheme edge of town/village	80	1.33	£0.33	£3.04	£3.06	£3.06	£3.22	£3.96	£5.50	£5.50
23 C2 care scheme - houses - edge of town/village	50	1.56	£0.39	£2.22	£2.21	£2.21	£2.12	£1.78	£0.90	£0.90
24 Class E (retail) development - town centre	-	0.02	£0.00	£0.20	£0.20	£0.20	£0.20	£0.17	£0.11	£0.11
25 Class E (light industrial) development - town centre	-	0.14	£0.04	£0.16	£0.16	£0.16	£0.16	£0.27	£0.48	£0.48
26 Class E (retail) development - edge of town	-	0.24	£0.06	£1.46	£1.46	£1.46	£1.46	£1.23	£0.78	£0.78
27 Class E (office) development - town centre	-	0.02	£0.00	£0.28	£0.28	£0.28	£0.28	£0.33	£0.43	£0.43
28 Class E (office) development - town centre	-	0.08	£0.02	£1.21	£1.21	£1.21	£1.21	£1.48	£1.48	£1.48
29 Class E (office) development - edge of town	-	0.10	£0.04	£0.22	£0.22	£0.22	£0.22	£0.38	£0.38	£0.38
30 Industrial (B2/B8) within town/village boundary	-	0.83	£0.21	£1.84	£1.84	£1.84	£1.84	£1.59	£1.08	£1.08
31 Industrial (B2/B8) within town/village boundary	-	3.33	£0.83	£7.53	£7.53	£7.50	£7.53	£6.49	£4.42	£4.42
32 Industrial (B2/B8) edge of town/village boundary	-	0.17	£0.04	£0.37	£0.37	£0.37	£0.37	£0.32	£0.22	£0.22
33 Hotel (town centre) 50 rooms	-	-	£0.57	£0.57	£0.57	£0.57	£0.57	£0.49	£0.29	£0.29
34 Hotel (town centre) 75 rooms	-	0.19	£0.05	£0.93	£0.93	£0.94	£0.93	£1.26	£1.90	£1.90
35 Hotel (town centre) 100 rooms	-	0.25	£0.06	£1.25	£1.25	£1.25	£1.25	£1.68	£2.54	£2.54
36 Community/leisure within town/village	-	0.08	£0.02	£1.21	£1.21	£1.22	£1.21	£1.39	£1.74	£1.74

WEALDEN LOCAL PLAN VIABILITY TESTING

Sales value (£ perm):

£4,820

AH tenure (rent / SO):
AH %

80%

20%

CTL + R to run macro

BLV: PREVIOUSLY DEVELOPED LAND

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	E0.09	E0.29	E0.267	E0.265	E0.262	E0.260	E0.173	E0.173
2 Five unit development - edge of village	5	0.27	E0.25	E0.430	E0.428	E0.413	E0.419	E0.383	E0.298	E0.298
3 Eight unit development - village centre	8	0.43	E0.40	E0.620	E0.617	E0.593	E0.603	E0.545	E0.394	E0.394
4 Ten unit development - edge of village	10	0.53	E0.51	E0.794	E0.790	E0.761	E0.772	E0.702	E0.516	E0.516
5 Ten unit development - rural site	10	0.67	E0.63	E0.794	E0.790	E0.761	E0.772	E0.702	E0.516	E0.516
6 Fifteen unit development - edge of village	15	0.80	E0.76	E1.191	E1.185	E1.142	E1.159	E1.053	E0.774	E0.774
7 Twenty unit development - within town/village boundary	20	0.89	E0.84	E1.520	E1.512	E1.455	E1.477	E1.339	E0.976	E0.976
8 Thirty unit development - town centre	30	1.00	E0.95	E5.056	E5.022	E4.779	E4.885	E4.250	E2.752	E2.752
9 Fifty unit development within town/village boundary	50	2.22	E2.11	E2.685	E2.664	E2.520	E2.579	E2.224	E1.296	E1.296
10 One hundred unit development - edge of town	100	5.56	E5.27	E4.816	E4.575	E4.428	E4.411	E3.644	E1.677	E1.677
11 Three hundred unit scheme - edge of town	300	16.67	E15.62	E11.236	E10.820	E11.241	E11.198	E9.158	E3.698	E3.698
12 Four hundred unit scheme	400	22.22	E21.06	E15.648	E15.505	E14.988	E14.926	E12.208	E5.197	E5.197
13 Five hundred unit scheme	500	27.78	E26.36	E18.915	E18.744	E18.823	E18.048	E14.774	E8.342	E8.342
14 Seven hundred and fifty unit scheme	750	41.67	E39.54	E26.498	E26.259	E26.370	E25.285	E20.730	E9.003	E9.003
15 One thousand unit scheme	1,000	55.56	E52.72	E32.974	E32.678	E32.816	E31.474	E25.819	E11.280	E11.280
16 One thousand two hundred and fifty unit scheme	1,250	69.44	E65.90	E37.129	E36.796	E36.951	E35.440	E29.087	E12.763	E12.763
17 One thousand five hundred unit scheme	1,500	100.00	E94.89	E40.825	E40.469	E40.587	E38.968	E31.983	E14.043	E14.043
18 Caravan Park - 20 units	20	0.50	E0.47	E0.910	E0.902	E0.910	E0.910	E0.910	E0.910	E0.910
19 Caravan Park - 40 units	40	1.00	E0.95	E1.733	E1.716	E1.733	E1.733	E1.733	E1.733	E1.733
20 Caravan Park - 100 units	100	2.50	E2.37	E4.333	E4.289	E4.333	E4.333	E4.333	E4.333	E4.333
21 C2 care scheme - flattened scheme in town centre	60	0.67	E0.63	E1.812	E1.822	E1.826	E1.948	E2.428	E3.651	E3.651
22 C2 care scheme - flattened scheme edge of town/village	80	1.33	E1.27	E2.416	E2.430	E2.434	E2.597	E3.235	E4.868	E4.868
23 C2 care scheme - houses - edge of town/village	50	1.56	E1.48	E2.718	E2.710	E2.708	E2.615	E2.282	E1.403	E1.403
24 Class E (retail) development - town centre	-	0.02	E0.02	E0.204	E0.204	E0.204	E0.204	E0.173	E0.109	E0.109
25 Class E (light industrial) development - town centre	-	0.14	E0.14	E0.150	E0.150	E0.150	E0.150	E0.296	E0.484	E0.484
26 Class E (office) development - edge of town	-	0.24	E0.23	E1.461	E1.461	E1.455	E1.461	E1.232	E0.775	E0.775
27 Class E (office) development - town centre	-	0.02	E0.02	E0.284	E0.283	E0.284	E0.283	E0.339	E0.448	E0.448
28 Class E (office) development - town centre	-	0.08	E0.07	E1.214	E1.214	E1.218	E1.214	E1.426	E1.850	E1.850
29 Class E (office) development - edge of town	-	0.18	E0.17	E2.023	E2.023	E2.030	E2.023	E2.376	E3.083	E3.083
30 Industrial (B2/B8) out of town	-	0.83	E0.79	E1.842	E1.842	E1.836	E1.842	E1.589	E1.083	E1.083
31 Industrial (B2/B8) within town/village boundary	-	3.33	E3.16	E7.527	E7.527	E7.503	E7.527	E6.482	E4.422	E4.422
32 Industrial (B2/B8) edge of town/village	-	0.17	E0.16	E0.307	E0.308	E0.307	E0.308	E0.319	E0.217	E0.217
33 Hotel (town centre) 50 rooms	-	0.13	E0.12	E0.570	E0.570	E0.575	E0.570	E0.790	E1.225	E1.225
34 Hotel (town centre) 75 rooms	-	0.19	E0.18	E0.934	E0.934	E0.941	E0.934	E1.257	E1.903	E1.903
35 Hotel (town centre) 100 rooms	-	0.25	E0.24	E1.245	E1.245	E1.255	E1.245	E1.676	E2.537	E2.537
36 Community use/leisure within town/village	-	0.08	E0.07	E1.215	E1.215	E1.219	E1.215	E1.390	E1.741	E1.741

BLV: HIGHER GREENFIELD

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	E0.04	E0.26	E0.26	E0.25	E0.25	E0.23	E0.17	E0.17
2 Five unit development - edge of village	5	0.27	E0.10	E0.43	E0.43	E0.41	E0.42	E0.38	E0.29	E0.29
3 Eight unit development - village centre	8	0.43	E0.16	E0.62	E0.62	E0.59	E0.60	E0.54	E0.39	E0.39
4 Ten unit development - edge of village	10	0.53	E0.19	E0.79	E0.79	E0.76	E0.77	E0.70	E0.52	E0.52
5 Ten unit development - rural site	10	0.67	E0.25	E0.76	E0.76	E0.76	E0.77	E0.70	E0.52	E0.52
6 Fifteen unit development - edge of village	15	0.80	E0.30	E1.19	E1.18	E1.14	E1.16	E1.05	E0.77	E0.77
7 Twenty unit development - within town/village boundary	20	0.89	E0.33	E1.52	E1.51	E1.45	E1.48	E1.34	E0.98	E0.98
8 Thirty unit development - town centre	30	1.00	E0.37	E5.06	E5.02	E4.78	E4.88	E4.29	E2.75	E2.75
9 Fifty unit development within town/village boundary	50	2.22	E2.02	E2.68	E2.66	E2.52	E2.58	E2.22	E1.30	E1.30
10 One hundred unit development - edge of town	100	5.56	E2.06	E4.62	E4.58	E4.43	E4.41	E3.64	E1.65	E1.65
11 Three hundred unit scheme - edge of town	300	16.67	E6.17	E11.74	E11.63	E11.24	E11.19	E9.16	E3.90	E3.90
12 Four hundred unit scheme	400	22.22	E8.22	E15.65	E15.51	E14.99	E14.93	E12.21	E5.20	E5.20
13 Five hundred unit scheme	500	27.78	E10.28	E18.91	E18.74	E18.82	E18.05	E14.77	E8.34	E8.34
14 Seven hundred and fifty unit scheme	750	41.67	E15.42	E26.50	E26.26	E26.37	E25.29	E20.73	E9.00	E9.00
15 One thousand unit scheme	1,000	55.56	E20.56	E32.97	E32.68	E32.82	E31.47	E25.82	E11.28	E11.28
16 One thousand two hundred and fifty unit scheme	1,250	69.44	E25.69	E37.13	E36.80	E36.95	E35.44	E29.09	E12.76	E12.76
17 One thousand five hundred unit scheme	1,500	100.00	E37.00	E40.83	E40.46	E40.63	E38.97	E31.98	E14.04	E14.04
18 Caravan Park - 20 units	20	0.50	E0.19	E0.91	E0.90	E0.91	E0.91	E0.91	E0.91	E0.91
19 Caravan Park - 40 units	40	1.00	E0.37	E1.73	E1.72	E1.73	E1.73	E1.73	E1.73	E1.73
20 Caravan Park - 100 units	100	2.50	E0.93	E4.33	E4.29	E4.33	E4.33	E4.33	E4.33	E4.33
21 C2 care scheme - flattened scheme in town centre	60	0.67	E0.25	E1.81	E1.82	E1.83	E1.95	E2.43	E3.65	E3.65
22 C2 care scheme - flattened scheme edge of town/village	80	1.33	E0.49	E2.42	E2.43	E2.43	E2.60	E3.23	E4.87	E4.87
23 C2 care scheme - houses - edge of town/village	50	1.56	E0.58	E2.72	E2.71	E2.71	E2.61	E2.28	E1.40	E1.40
24 Class E (retail) development - town centre	-	0.02	E0.02	E0.20	E0.20	E0.20	E0.20	E0.17	E0.11	E0.11
25 Class E (light industrial) development - town centre	-	0.14	E0.05	E0.16	E0.16	E0.16	E0.16	E0.27	E0.45	E0.45
26 Class E (retail) development - edge of town	-	0.24	E0.09	E1.46	E1.46	E1.46	E1.46	E1.23	E0.78	E0.78
27 Class E (office) development - town centre	-	0.02	E0.01	E0.28	E0.28	E0.28	E0.28	E0.33	E0.43	E0.43
28 Class E (office) development - town centre	-	0.08	E0.03	E1.21	E1.21	E1.22	E1.21	E1.43	E1.85	E1.85
29 Class E (office) development - edge of town	-	0.18	E0.17	E2.02	E2.02	E2.03	E2.02	E2.38	E3.08	E3.08
30 Industrial (B2/B8) out of town	-	0.83	E0.84	E1.84	E1.84	E1.84	E1.84	E1.59	E1.08	E1.08
31 Industrial (B2/B8) within town/village boundary	-	3.33	E1.23	E7.53	E7.53	E7.50	E7.53	E6.49	E4.42	E4.42
32 Industrial (B2/B8) edge of town/village	-	0.17	E0.06	E0.37	E0.37	E0.37	E0.37	E0.32	E0.22	E0.22
33 Hotel (town centre) 50 rooms	-	0.13	E0.05	E0.57	E0.57	E0.58	E0.57	E0.79	E1.23	E1.23
34 Hotel (town centre) 75 rooms	-	0.19	E0.07	E0.93	E0.94	E0.93	E0.93	E1.26	E1.90	E1.90
35 Hotel (town centre) 100 rooms	-	0.25	E0.09	E1.25	E1.25	E1.25	E1.25	E1.68	E2.54	E2.54
36 Community use/leisure within town/village	-	0.08	E0.03	E1.21	E1.21	E1.22	E1.21	E1.39	E1.74	E1.74

BLV: LOWER GREENFIELD

LV: LOWER GREENFIELD										
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	E0.03	E0.26	E0.26	E0.25	E0.25	E0.23	E0.17	E0.17
2 Five unit development - edge of village	5	0.27	E0.07	E0.43	E0.43	E0.41	E0.42	E0.38	E0.29	E0.29
3 Eight unit development - village centre	8	0.43	E0.11	E0.62	E0.62	E0.59	E0.60	E0.54	E0.39	E0.39
4 Ten unit development - edge of village	10	0.53	E0.13	E0.79	E0.79	E0.76	E0.77	E0.70	E0.52	E0.52
5 Ten unit development - rural site	10	0.67	E0.17	E0.79	E0.79	E0.76	E0.77	E0.70	E0.52	E0.52
6 Fifteen unit development - edge of village	15	0.80	E0.20	E1.19	E1.18	E1.14	E1.16	E1.05	E0.77	E0.77
7 Twenty unit development - within town/village boundary	20	0.89	E0.22	E1.52	E1.51	E1.45	E1.48	E1.34	E0.98	E0.98
8 Thirty unit development - town centre	30	1.00	E0.25	E5.06	E5.02	E4.78	E4.88	E4.29	E2.75	E2.75
9 Fifty unit development within town/village boundary	50	2.22	E0.56	E2.66	E2.66	E2.52	E2.58	E2.22	E1.30	E1.30
10 One hundred unit development - edge of town	100	5.56	E1.39	E4.62	E4.58	E4.43	E4.41	E3.64	E1.68	E1.68
11 Three hundred unit scheme - edge of town	300	16.67	E4.17	E11.74	E11.63	E11.24	E11.19	E9.16	E3.90	E3.90
12 Four hundred unit scheme	400	22.22	E5.56	E15.65	E15.51	E14.99	E14.93	E12.21	E5.20	E5.20
13 Five hundred unit scheme	500	27.78	E6.94	E18.91	E18.74	E18.82	E18.05	E14.77	E8.34	E8.34
14 Seven hundred and fifty unit scheme	750	41.67	E10.42	E26.50	E26.26	E26.37	E25.29	E20.73	E9.00	E9.00
15 One thousand unit scheme	1,000	55.56	E13.89	E32.97	E32.68	E32.82	E31.47	E25.82	E11.28	E11.28
16 One thousand two hundred and fifty unit scheme	1,250	69.44	E17.36	E37.13	E36.80	E36.95	E35.44	E29.09	E12.76	E12.76
17 One thousand five hundred unit scheme	1,500	100.00	E25.00	E40.83	E40.46	E40.63	E38.97	E31.98	E14.04	E14.04
18 Caravan Park - 20 units	20	0.50	E0.13	E0.91	E0.90	E0.91	E0.91	E0.91	E0.91	E0.91
19 Caravan Park - 40 units	40	1.00	E0.25	E1.73	E1.72	E1.73	E1.73	E1.73	E1.73	E1.73
20 Caravan Park - 100 units	100	2.50	E0.63	E4.33	E4.29	E4.33	E4.33	E4.33	E4.33	E4.33
21 C2 care scheme - flattened scheme in town centre	60	0.67	E0.17	E1.81	E1.82	E1.83	E1.95	E2.43	E3.65	E3.65
22 C2 care scheme - flattened scheme edge of town/village	80	1.33	E0.33	E2.42	E2.43	E2.43	E2.60	E3.23	E4.87	E4.87
23 C2 care scheme - houses - edge of town/village	50	1.56	E0.39	E2.72	E2.71	E2.71	E2.61	E2.28	E1.40	E1.40
24 Class E (retail) development - town centre	-	0.02	E0.00	E0.20	E0.20	E0.20	E0.20	E0.17	E0.11	E0.11
25 Class E (light industrial) development - town centre	-	0.14	E0.04	E0.16	E0.16	E0.16	E0.16	E0.27	E0.48	E0.48
26 Class E (retail) development - edge of town	-	0.24	E0.06	E1.46	E1.46	E1.46	E1.46	E1.23	E0.78	E0.78
27 Class E (office) development - town centre	-	0.02	E0.00	E0.28	E0.28	E0.28	E0.28	E0.33	E0.43	E0.43
28 Class E (office) development - town centre	-	0.08	E0.02	E1.21	E1.21	E1.22	E1.21	E1.43	E1.85	E1.85
29 Class E (office) development - edge of town	-	0.18	E0.04	E2.02	E2.02	E2.03	E2.02	E2.38	E3.08	E3.08
30 Industrial (B2/B8) out of town	-	0.83	E0.21	E1.84	E1.84	E1.84	E1.84	E1.59	E1.08	E1.08
31 Industrial (B2/B8) within town/village boundary	-	3.33	E0.63	E7.53	E7.53	E7.50	E7.53	E6.49	E4.42	E4.42
32 Industrial (B2/B8) edge of town/village	-	0.17	E0.04	E0.37	E0.37	E0.37	E0.37	E0.32	E0.22	E0.22
33 Hotel (town centre) 50 rooms	-	0.13	E0.03	E0.57	E0.57	E0.57	E0.57	E0.79	E1.23	E1.23
34 Hotel (town centre) 75 rooms	-	0.19	E0.05	E0.93	E0.93	E0.94	E0.93	E1.26	E1.90	E1.90
35 Hotel (town centre) 100 rooms	-	0.25	E0.06	E1.25	E1.25	E1.25	E1.25	E1.68	E2.54	E2.54
36 Community use/leisure within town/village	-	0.08	E0.02	E1.21	E1.21	E1.22	E1.21	E1.39	E1.74	E1.74

WEALDEN LOCAL PLAN VIABILITY TESTING

Sales value (£ perm):

£5,059

AH tenure (rent / SO):

80%

20%

CTL + R to run macro

BLV: PREVIOUSLY DEVELOPED LAND

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	E0.09	E0.29	E0.28	E0.27	E0.27	E0.25	E0.19	E0.19
2 Five unit development - edge of village	5	0.27	E0.25	E0.47	E0.46	E0.45	E0.45	E0.42	E0.32	E0.32
3 Eight unit development - village centre	8	0.43	E0.40	E0.67	E0.66	E0.65	E0.65	E0.60	E0.45	E0.45
4 Ten unit development - edge of village	10	0.53	E0.51	E0.88	E0.86	E0.85	E0.86	E0.77	E0.59	E0.59
5 Ten unit development - rural site	10	0.67	E0.63	E0.88	E0.86	E0.85	E0.86	E0.77	E0.59	E0.59
6 Fifteen unit development - edge of village	15	0.80	E0.76	E1.30	E1.29	E1.28	E1.28	E1.16	E0.88	E0.88
7 Twenty unit development - within town/village boundary	20	0.89	E0.84	E1.63	E1.65	E1.58	E1.60	E1.46	E1.11	E1.11
8 Thirty unit development - town centre	30	1.00	E0.95	E5.59	E5.55	E5.31	E5.47	E4.83	E3.30	E3.30
9 Fifty unit development within town/village boundary	50	2.22	E2.11	E3.08	E2.97	E2.84	E2.91	E2.54	E1.62	E1.62
10 One hundred unit development - edge of town	100	5.56	E5.27	E5.26	E5.23	E5.03	E5.07	E4.30	E2.54	E2.54
11 Three hundred unit scheme - edge of town	300	16.67	E15.62	E15.83	E13.32	E12.94	E12.83	E10.33	E5.63	E5.63
12 Four hundred unit scheme	400	22.22	E21.06	E17.91	E17.70	E17.53	E17.19	E14.43	E7.57	E7.57
13 Five hundred unit scheme	500	27.78	E26.36	E21.63	E21.46	E21.54	E20.77	E17.50	E9.11	E9.11
14 Seven hundred and fifty unit scheme	750	41.67	E39.54	E30.27	E30.03	E30.14	E29.06	E24.51	E12.81	E12.81
15 One thousand unit scheme	1,000	55.56	E52.72	E37.63	E37.33	E37.47	E36.13	E30.46	E15.97	E15.97
16 One thousand two hundred and fifty unit scheme	1,250	69.44	E65.90	E42.37	E41.94	E42.14	E40.63	E34.28	E17.96	E17.96
17 One thousand five hundred unit scheme	1,500	100.00	E94.89	E46.49	E46.13	E46.30	E44.64	E37.64	E19.70	E19.70
18 Caravan Park - 20 units	20	0.50	E0.47	E0.87	E0.86	E0.85	E0.87	E0.87	E0.87	E0.87
19 Caravan Park - 40 units	40	1.00	E0.95	E1.66	E1.64	E1.66	E1.66	E1.66	E1.66	E1.66
20 Caravan Park - 100 units	100	2.50	E2.37	E4.16	E4.11	E4.16	E4.16	E4.16	E4.16	E4.16
21 C2 care scheme - flattened scheme in town centre	60	0.67	E0.63	E1.54	E1.64	E1.67	E1.72	E2.27	E3.43	E3.43
22 C2 care scheme - flattened scheme edge of town/village	80	1.33	E1.27	E2.15	E2.16	E2.14	E2.31	E2.94	E4.58	E4.58
23 C2 care scheme - houses - edge of town/village	50	1.56	E1.48	E3.07	E3.08	E3.07	E2.91	E2.58	E1.70	E1.70
24 Class E (retail) development - town centre	-	0.02	E0.02	E0.20	E0.20	E0.20	E0.20	E0.17	E0.19	E0.19
25 Class E (light industrial) development - town centre	-	0.14	E0.14	E0.16	E0.16	E0.16	E0.16	E0.27	E0.48	E0.48
26 Class E (office) development - edge of town	-	0.24	E0.23	E1.46	E1.46	E1.45	E1.46	E1.23	E0.78	E0.78
27 Class E (office) development - town centre	-	0.02	E0.02	E0.20	E0.20	E0.20	E0.20	E0.17	E0.19	E0.19
28 Class E (office) development - town centre	-	0.08	E0.07	E1.21	E1.21	E1.21	E1.21	E1.43	E1.85	E1.85
29 Class E (office) development - edge of town	-	0.18	E0.17	E2.02	E2.02	E2.03	E2.02	E2.38	E3.08	E3.08
30 Industrial (B2/B8) out of town	-	0.83	E0.79	E1.84	E1.84	E1.84	E1.84	E1.59	E1.08	E1.08
31 Industrial (B2/B8) within town/village boundary	-	3.33	E3.16	E7.57	E7.57	E7.53	E7.57	E6.49	E4.42	E4.42
32 Industrial (B2/B8) edge of town/village	-	0.17	E0.16	E0.37	E0.37	E0.37	E0.37	E0.32	E0.22	E0.22
33 Hotel (town centre) 50 rooms	-	0.13	E0.12	E0.57	E0.57	E0.58	E0.57	E0.79	E1.23	E1.23
34 Hotel (town centre) 75 rooms	-	0.19	E0.18	E0.93	E0.93	E0.94	E0.93	E1.26	E1.90	E1.90
35 Hotel (town centre) 100 rooms	-	0.25	E0.24	E1.25	E1.25	E1.25	E1.25	E1.68	E2.54	E2.54
36 Community use/leisure within town/village	-	0.08	E0.07	E1.21	E1.21	E1.22	E1.21	E1.39	E1.74	E1.74

BLV: HIGHER GREENFIELD

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	E0.04	E0.28	E0.28	E0.27	E0.28	E0.25	E0.20	E0.20
2 Five unit development - edge of village	5	0.27	E0.10	E0.47	E0.47	E0.45	E0.46	E0.42	E0.33	E0.33
3 Eight unit development - village centre	8	0.43	E0.16	E0.68	E0.68	E0.65	E0.66	E0.60	E0.45	E0.45
4 Ten unit development - edge of village	10	0.53	E0.17	E0.87	E0.86	E0.83	E0.85	E0.78	E0.59	E0.59
5 Ten unit development - rural site	10	0.67	E0.25	E0.87	E0.86	E0.83	E0.85	E0.78	E0.59	E0.59
6 Fifteen unit development - edge of village	15	0.80	E0.30	E1.30	E1.30	E1.25	E1.27	E1.16	E0.89	E0.89
7 Twenty unit development - within town/village boundary	20	0.89	E0.33	E1.66	E1.65	E1.60	E1.62	E1.48	E1.12	E1.12
8 Thirty unit development - town centre	30	1.00	E0.37	E5.60	E5.56	E5.32	E5.43	E4.83	E3.30	E3.30
9 Fifty unit development within town/village boundary	50	2.22	E2.84	E3.01	E2.90	E2.80	E2.85	E2.51	E1.62	E1.62
10 One hundred unit development - edge of town	100	5.56	E2.06	E5.28	E5.24	E5.09	E5.07	E4.31	E2.35	E2.35
11 Three hundred unit scheme - edge of town	300	16.67	E17.17	E13.43	E13.33	E12.94	E12.89	E10.86	E5.63	E5.63
12 Four hundred unit scheme	400	22.22	E22.61	E17.91	E17.77	E17.25	E17.19	E14.48	E7.51	E7.51
13 Five hundred unit scheme	500	27.78	E28.16	E21.63	E21.46	E21.54	E20.77	E17.50	E9.11	E9.11
14 Seven hundred and fifty unit scheme	750	41.67	E39.54	E30.27	E30.03	E30.14	E29.06	E24.51	E12.81	E12.81
15 One thousand unit scheme	1,000	55.56	E52.72	E37.63	E37.34	E37.48	E36.13	E30.46	E15.97	E15.97
16 One thousand two hundred and fifty unit scheme	1,250	69.44	E65.90	E42.37	E41.99	E42.15	E40.64	E34.28	E17.96	E17.96
17 One thousand five hundred unit scheme	1,500	100.00	E94.89	E46.50	E46.13	E46.30	E44.64	E37.64	E19.70	E19.70
18 Caravan Park - 20 units	20	0.50	E0.19	E0.88	E0.87	E0.88	E0.88	E0.88	E0.88	E0.88
19 Caravan Park - 40 units	40	1.00	E0.37	E1.66	E1.64	E1.66	E1.66	E1.66	E1.66	E1.66
20 Caravan Park - 100 units	100	2.50	E0.93	E4.16	E4.11	E4.16	E4.16	E4.16	E4.16	E4.16
21 C2 care scheme - flattened scheme in town centre	60	0.67	E0.25	E1.59	E1.60	E1.61	E1.73	E2.21	E3.43	E3.43
22 C2 care scheme - flattened scheme edge of town/village	80	1.33	E0.49	E2.12	E2.14	E2.14	E2.31	E2.94	E4.58	E4.58
23 C2 care scheme - houses - edge of town/village	50	1.56	E0.58	E3.02	E3.01	E3.01	E2.91	E2.58	E1.70	E1.70
24 Class E (retail) development - town centre	-	0.02	E0.11	E0.20	E0.20	E0.20	E0.20	E0.17	E0.19	E0.19
25 Class E (light industrial) development - town centre	-	0.14	E0.05	E0.16	E0.16	E0.16	E0.16	E0.27	E0.48	E0.48
26 Class E (office) development - edge of town	-	0.24	E0.09	E1.46	E1.46	E1.46	E1.46	E1.23	E0.78	E0.78
27 Class E (office) development - town centre	-	0.02	E0.01	E0.28	E0.28	E0.28	E0.28	E0.33	E0.43	E0.43
28 Class E (office) development - town centre	-	0.08	E0.03	E1.21	E1.21	E1.22	E1.21	E1.43	E1.85	E1.85
29 Class E (office) development - edge of town	-	0.18	E0.18	E2.02	E2.02	E2.03	E2.02	E2.38	E3.08	E3.08
30 Industrial (B2/B8) out of town	-	0.83	E0.84	E1.84	E1.84	E1.84	E1.84	E1.59	E1.08	E1.08
31 Industrial (B2/B8) within town/village boundary	-	3.33	E1.23	E7.53	E7.53	E7.50	E7.53	E6.49	E4.42	E4.42
32 Industrial (B2/B8) edge of town/village	-	0.17	E0.06	E0.37	E0.37	E0.37	E0.37	E0.32	E0.22	E0.22
33 Hotel (town centre) 50 rooms	-	0.13	E0.05	E0.57	E0.57	E0.58	E0.57	E0.79	E1.23	E1.23
34 Hotel (town centre) 75 rooms	-	0.19	E0.07	E0.93	E0.94	E0.93	E0.93	E1.26	E1.90	E1.90
35 Hotel (town centre) 100 rooms	-	0.25	E0.09	E1.25	E1.25	E1.25	E1.25	E1.68	E2.54	E2.54
36 Community use/leisure within town/village	-	0.08	E0.03	E1.21	E1.21	E1.22	E1.21	E1.39	E1.74	E1.74

BLV: LOWER GREENFIELD

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	E0.03	E0.28	E0.28	E0.27	E0.28	E0.25	E0.20	E0.20
2 Five unit development - edge of village	5	0.27	E0.07	E0.47	E0.47	E0.45	E0.46	E0.42	E0.33	E0.33
3 Eight unit development - village centre	8	0.43	E0.11	E0.68	E0.68	E0.65	E0.66	E0.60	E0.45	E0.45
4 Ten unit development - edge of village	10	0.53	E0.13	E0.87	E0.86	E0.83	E0.85	E0.78	E0.59	E0.59
5 Ten unit development - rural site	10	0.67	E0.17	E0.87	E0.86	E0.83	E0.85	E0.78	E0.59	E0.59
6 Fifteen unit development - edge of village	15	0.80	E0.20	E1.30	E1.30	E1.25	E1.27	E1.16	E0.89	E0.89
7 Twenty unit development - within town/village boundary	20	0.89	E0.22	E1.66	E1.65	E1.60	E1.62	E1.48	E1.12	E1.12
8 Thirty unit development - town centre	30	1.00	E0.25	E5.60	E5.56	E5.32	E5.43	E4.83	E3.30	E3.30
9 Fifty unit development within town/village boundary	50	2.22	E0.56	E3.01	E2.99	E2.84	E2.90	E2.55	E1.62	E1.62
10 One hundred unit development - edge of town	100	5.56	E1.39	E5.28	E5.24	E5.09	E5.07	E4.31	E2.35	E2.35
11 Three hundred unit scheme - edge of town	300	16.67	E4.17	E13.43	E13.33	E12.94	E12.89	E10.86	E5.63	E5.63
12 Four hundred unit scheme	400	22.22	E5.56	E17.91	E17.77	E17.25	E17.19	E14.48	E7.51	E7.51
13 Five hundred unit scheme	500	27.78	E6.94	E21.63	E21.46	E21.54	E20.77	E17.50	E9.11	E9.11
14 Seven hundred and fifty unit scheme	750	41.67	E10.42	E30.27	E30.03	E30.14	E29.06	E24.51	E12.81	E12.81
15 One thousand unit scheme	1,000	55.56	E13.89	E37.63	E37.34	E37.48	E36.13	E30.46	E15.97	E15.97
16 One thousand two hundred and fifty unit scheme	1,250	69.44	E17.36	E42.37	E41.99	E42.15	E40.64	E34.28	E17.96	E17.96
17 One thousand five hundred unit scheme	1,500	100.00	E25.00	E46.50	E46.13	E46.30	E44.64	E37.64	E19.70	E19.70
18 Caravan Park - 20 units	20	0.50	E0.13	E0.88	E0.87	E0.88	E0.88	E0.88	E0.88	E0.88
19 Caravan Park - 40 units	40	1.00	E0.25	E1.66	E1.64	E1.66	E1.66	E1.66	E1.66	E1.66
20 Caravan Park - 100 units	100	2.50	E0.63	E4.16	E4.11	E4.16	E4.16	E4.16	E4.16	E4.16
21 C2 care scheme - flattened scheme in town centre	60	0.67	E0.17	E1.59	E1.60	E1.61	E1.73	E2.21	E3.43	E3.43
22 C2 care scheme - flattened scheme edge of town/village	80	1.33	E0.33	E2.12	E2.14	E2.14	E2.31	E2.94	E4.58	E4.58
23 C2 care scheme - houses - edge of town/village	50	1.56	E0.39	E3.02	E3.01	E3.01	E2.91	E2.58	E1.70	E1.70
24 Class E (retail) development - town centre	-	0.02	E0.00	E0.20	E0.20	E0.20	E0.20	E0.17	E0.19	E0.19
25 Class E (light industrial) development - town centre	-	0.14	E0.04	E0.16	E0.16	E0.16	E0.16	E0.27	E0.48	E0.48
26 Class E (office) development - edge of town	-	0.24	E0.06	E1.46	E1.46	E1.46	E1.46	E1.23	E0.78	E0.78
27 Class E (office) development - town centre	-	0.02	E0.00	E0.28	E0.28	E0.28	E0.28	E0.33	E0.43	E0.43
28 Class E (office) development - town centre	-	0.08	E0.02	E1.21	E1.21	E1.22	E1.21	E1.43	E1.85	E1.85
29 Class E (office) development - edge of town	-	0.18	E0.04	E2.02	E2.02	E2.03	E2.02	E2.38	E3.08	E3.08
30 Industrial (B2/B8) out of town	-	0.83	E0.21	E1.84	E1.84	E1.84	E1.84	E1.59	E1.08	E1.08
31 Industrial (B2/B8) within town/village boundary	-	3.33	E0.63	E7.53	E7.53	E7.50	E7.53	E6.49	E4.42	E4.42
32 Industrial (B2/B8) edge of town/village	-	0.17	E0.04	E0.37	E0.37	E0.37	E0.37	E0.32	E0.22	E0.22
33 Hotel (town centre) 50 rooms	-	0.13	E0.03	E0.57	E0.57	E0.58	E0.57	E0.79	E1.23	E1.23
34 Hotel (town centre) 75 rooms	-	0.19	E0.05	E0.93	E0.94	E0.93	E0.93	E1.26	E1.90	E1.90
35 Hotel (town centre) 100 rooms	-	0.25	E0.06	E1.25	E1.25	E1.25	E1.25	E1.68	E2.54	E2.54
36 Community use/leisure within town/village	-	0.08	E0.02	E1.21	E1.21	E1.22	E1.21	E1.39	E1.74	E1.74

WEALDEN LOCAL PLAN VIABILITY TESTING

Sales value (£ perm):

£5,299

AH tenure (rent / SO):

80%

20%

CTL + R to run macro

BLV: PREVIOUSLY DEVELOPED LAND

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	E0.09	E0.39	E0.37	E0.36	E0.31	E0.29	E0.23	E0.23
2 Five unit development - edge of village	5	0.27	E0.25	E0.53	E0.52	E0.51	E0.51	E0.48	E0.38	E0.38
3 Eight unit development - village centre	8	0.43	E0.40	E0.77	E0.76	E0.74	E0.74	E0.69	E0.54	E0.54
4 Ten unit development - edge of village	10	0.53	E0.51	E0.93	E0.97	E0.95	E0.96	E0.89	E0.76	E0.76
5 Ten unit development - rural site	10	0.67	E0.63	E0.93	E0.97	E0.95	E0.96	E0.89	E0.76	E0.76
6 Fifteen unit development - edge of village	15	0.80	E0.76	E1.47	E1.46	E1.42	E1.44	E1.33	E1.09	E1.09
7 Twenty unit development - within town/village boundary	20	0.89	E0.84	E1.89	E1.88	E1.83	E1.84	E1.70	E1.34	E1.34
8 Thirty unit development - town centre	30	1.00	E0.95	E2.40	E2.40	E1.83	E1.89	E1.64	E1.16	E1.16
9 Fifty unit development within town/village boundary	50	2.22	E2.11	E3.52	E3.51	E3.36	E3.42	E3.07	E2.10	E2.10
10 One hundred unit development - edge of town	100	5.56	E5.27	E6.39	E6.29	E6.13	E6.14	E5.38	E3.41	E3.41
11 Three hundred unit scheme - edge of town	300	16.67	E15.62	E16.20	E16.14	E15.77	E15.79	E15.59	E10.47	E10.47
12 Four hundred unit scheme	400	22.22	E21.09	E21.61	E21.47	E20.96	E20.96	E19.19	E11.29	E11.29
13 Five hundred unit scheme	500	27.78	E26.36	E26.97	E26.82	E26.06	E26.21	E21.98	E13.67	E13.67
14 Seven hundred and fifty unit scheme	750	41.67	E39.54	E39.53	E38.26	E36.37	E35.29	E30.77	E19.19	E19.19
15 One thousand unit scheme	1,000	55.56	E52.72	E45.38	E45.07	E45.22	E43.83	E38.28	E23.83	E23.83
16 One thousand two hundred and fifty unit scheme	1,250	69.44	E65.90	E51.08	E50.72	E50.81	E49.37	E43.04	E26.89	E26.89
17 One thousand five hundred unit scheme	1,500	100.00	E94.89	E66.10	E65.36	E65.90	E64.24	E47.29	E29.52	E29.52
18 Caravan Park - 20 units	20	0.50	E0.47	E0.94	E0.93	E0.94	E0.94	E0.94	E0.94	E0.94
19 Caravan Park - 40 units	40	1.00	E0.95	E1.80	E1.78	E1.80	E1.80	E1.80	E1.80	E1.80
20 Caravan Park - 100 units	100	2.50	E2.37	E4.50	E4.46	E4.50	E4.50	E4.50	E4.50	E4.50
21 C2 care scheme - flattened scheme in town centre	60	0.67	E0.63	E1.12	E1.14	E1.13	E1.13	E1.08	E0.93	E0.93
22 C2 care scheme - flattened scheme edge of town/village	80	1.33	E1.27	E1.48	E1.54	E1.54	E1.49	E1.34	E1.09	E1.09
23 C2 care scheme - houses - edge of town/village	50	1.56	E1.48	E3.51	E3.54	E3.53	E3.49	E3.08	E2.26	E2.26
24 Class E (retail) development - town centre	-	0.02	E0.02	E0.20	E0.20	E0.20	E0.20	E0.17	E0.10	E0.10
25 Class E (light industrial) development - town centre	-	0.14	E0.14	E0.16	E0.16	E0.16	E0.16	E0.16	E0.16	E0.16
26 Class E (retail) development - edge of town	-	0.24	E0.23	E1.46	E1.46	E1.45	E1.46	E1.23	E0.75	E0.75
27 Class E (office) development - town centre	-	0.02	E0.02	E0.20	E0.20	E0.20	E0.20	E0.17	E0.10	E0.10
28 Class E (office) development - town centre	-	0.08	E0.07	E1.21	E1.21	E1.21	E1.21	E1.21	E1.21	E1.21
29 Class E (office) development - edge of town	-	0.18	E0.17	E2.02	E2.02	E2.02	E2.02	E2.02	E2.02	E2.02
30 Industrial (B2/B8) out of town	-	0.83	E0.79	E1.84	E1.84	E1.83	E1.84	E1.59	E1.08	E1.08
31 Industrial (B2/B8) within town/village boundary	-	3.33	E3.16	E7.57	E7.57	E7.50	E7.57	E6.49	E4.42	E4.42
32 Industrial (B2/B8) edge of town/village	-	0.17	E0.16	E0.37	E0.37	E0.37	E0.37	E0.37	E0.22	E0.22
33 Hotel (town centre) 50 rooms	-	0.13	E0.12	E0.57	E0.57	E0.57	E0.57	E0.57	E1.23	E1.23
34 Hotel (town centre) 75 rooms	-	0.19	E0.18	E0.94	E0.94	E0.94	E0.94	E0.94	E1.90	E1.90
35 Hotel (town centre) 100 rooms	-	0.25	E0.24	E1.25	E1.25	E1.25	E1.25	E1.25	E2.54	E2.54
36 Community use/leisure within town/village	-	0.08	E0.07	E1.21	E1.21	E1.21	E1.21	E1.21	E1.21	E1.21

BLV: HIGHER GREENFIELD

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	E0.04	E0.32	E0.32	E0.31	E0.31	E0.29	E0.23	E0.23
2 Five unit development - edge of village	5	0.27	E0.10	E0.53	E0.53	E0.51	E0.52	E0.48	E0.39	E0.39
3 Eight unit development - village centre	8	0.43	E0.16	E0.77	E0.77	E0.74	E0.75	E0.70	E0.55	E0.55
4 Ten unit development - edge of village	10	0.53	E0.19	E0.98	E0.98	E0.95	E0.96	E0.89	E0.71	E0.71
5 Ten unit development - rural site	10	0.67	E0.25	E0.98	E0.98	E0.95	E0.96	E0.89	E0.71	E0.71
6 Fifteen unit development - edge of village	15	0.80	E0.30	E1.47	E1.47	E1.42	E1.44	E1.34	E1.06	E1.06
7 Twenty unit development - within town/village boundary	20	0.89	E0.33	E1.89	E1.88	E1.82	E1.84	E1.71	E1.34	E1.34
8 Thirty unit development - town centre	30	1.00	E0.37	E2.46	E2.43	E1.8	E1.89	E1.69	E1.16	E1.16
9 Fifty unit development within town/village boundary	50	2.22	E2.82	E3.53	E3.51	E3.37	E3.42	E3.07	E2.15	E2.15
10 One hundred unit development - edge of town	100	5.56	E2.06	E6.34	E6.30	E6.15	E6.13	E5.37	E3.42	E3.42
11 Three hundred unit scheme - edge of town	300	16.67	E6.17	E16.21	E16.10	E15.72	E15.67	E15.65	E10.47	E10.47
12 Four hundred unit scheme	400	22.22	E22.61	E21.47	E20.96	E20.90	E20.90	E18.20	E11.30	E11.30
13 Five hundred unit scheme	500	27.78	E28.10	E26.97	E26.01	E25.23	E21.99	E13.68	E13.68	E13.68
14 Seven hundred and fifty unit scheme	750	41.67	E39.54	E36.50	E36.27	E36.38	E35.30	E30.77	E19.19	E19.19
15 One thousand unit scheme	1,000	55.56	E50.56	E45.38	E45.09	E45.22	E43.88	E38.27	E23.89	E23.89
16 One thousand two hundred and fifty unit scheme	1,250	69.44	E65.90	E51.06	E50.88	E49.37	E43.05	E26.89	E26.89	E26.89
17 One thousand five hundred unit scheme	1,500	100.00	E97.00	E66.10	E65.74	E65.91	E64.25	E47.30	E29.53	E29.53
18 Caravan Park - 20 units	20	0.50	E0.19	E0.94	E0.94	E0.94	E0.94	E0.94	E0.94	E0.94
19 Caravan Park - 40 units	40	1.00	E0.37	E1.80	E1.78	E1.80	E1.80	E1.80	E1.80	E1.80
20 Caravan Park - 100 units	100	2.50	E0.93	E4.51	E4.46	E4.51	E4.51	E4.51	E4.51	E4.51
21 C2 care scheme - flattened scheme in town centre	60	0.67	E0.25	E1.12	E1.14	E1.14	E1.14	E1.08	E0.93	E0.93
22 C2 care scheme - flattened scheme edge of town/village	80	1.33	E0.49	E1.50	E1.51	E1.52	E1.48	E1.32	E1.09	E1.09
23 C2 care scheme - houses - edge of town/village	50	1.56	E0.58	E3.51	E3.50	E3.50	E3.41	E3.08	E2.21	E2.21
24 Class E (retail) development - town centre	-	0.02	E0.02	E0.20	E0.20	E0.20	E0.20	E0.17	E0.11	E0.11
25 Class E (light industrial) development - town centre	-	0.14	E0.05	E0.16	E0.16	E0.16	E0.16	E0.16	E0.16	E0.16
26 Class E (retail) development - edge of town	-	0.24	E0.09	E1.46	E1.46	E1.46	E1.46	E1.23	E0.75	E0.75
27 Class E (office) development - town centre	-	0.02	E0.01	E0.28	E0.28	E0.28	E0.28	E0.33	E0.43	E0.43
28 Class E (office) development - town centre	-	0.08	E0.03	E1.21	E1.21	E1.22	E1.21	E1.43	E1.85	E1.85
29 Class E (office) development - edge of town	-	0.18	E0.17	E2.02	E2.02	E2.02	E2.02	E2.02	E2.02	E2.02
30 Industrial (B2/B8) out of town	-	0.83	E0.84	E1.84	E1.84	E1.84	E1.84	E1.59	E1.08	E1.08
31 Industrial (B2/B8) within town/village boundary	-	3.33	E3.12	E7.53	E7.53	E7.50	E7.53	E6.49	E4.42	E4.42
32 Industrial (B2/B8) edge of town/village	-	0.17	E0.06	E0.37	E0.37	E0.37	E0.37	E0.32	E0.22	E0.22
33 Hotel (town centre) 50 rooms	-	0.13	E0.05	E0.57	E0.57	E0.58	E0.57	E0.79	E1.23	E1.23
34 Hotel (town centre) 75 rooms	-	0.19	E0.05	E0.93	E0.93	E0.94	E0.93	E1.26	E1.90	E1.90
35 Hotel (town centre) 100 rooms	-	0.25	E0.09	E1.25	E1.25	E1.25	E1.25	E1.26	E2.54	E2.54
36 Community use/leisure within town/village	-	0.08	E0.03	E1.21	E1.21	E1.22	E1.21	E1.39	E1.74	E1.74

BLV: LOWER GREENFIELD

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	E0.03	E0.32	E0.32	E0.31	E0.31	E0.29	E0.23	E0.23
2 Five unit development - edge of village	5	0.27	E0.07	E0.53	E0.53	E0.51	E0.52	E0.48	E0.39	E0.39
3 Eight unit development - village centre	8	0.43	E0.11	E0.77	E0.77	E0.74	E0.75	E0.70	E0.55	E0.55
4 Ten unit development - edge of village	10	0.53	E0.13	E0.98	E0.98	E0.95	E0.96	E0.89	E0.71	E0.71
5 Ten unit development - rural site	10	0.67	E0.17	E0.98	E0.98	E0.95	E0.96	E0.89	E0.71	E0.71
6 Fifteen unit development - edge of village	15	0.80	E0.20	E1.47	E1.47	E1.42	E1.44	E1.34	E1.06	E1.06
7 Twenty unit development - within town/village boundary	20	0.89	E0.22	E1.89	E1.88	E1.82	E1.84	E1.71	E1.34	E1.34
8 Thirty unit development - town centre	30	1.00	E0.25	E2.46	E2.43	E1.8	E1.89	E1.69	E1.16	E1.16
9 Fifty unit development within town/village boundary	50	2.22	E0.56	E3.53	E3.51	E3.37	E3.42	E3.07	E2.15	E2.15
10 One hundred unit development - edge of town	100	5.56	E1.39	E6.34	E6.30	E6.15	E6.13	E5.37	E3.42	E3.42
11 Three hundred unit scheme - edge of town	300	16.67	E4.17	E16.21	E16.10	E15.72	E15.67	E15.65	E10.47	E10.47
12 Four hundred unit scheme	400	22.22	E5.56	E21.61	E21.47	E20.96	E20.90	E20.90	E11.30	E11.30
13 Five hundred unit scheme	500	27.78	E6.94	E26.10	E25.93	E26.01	E25.23	E21.99	E13.68	E13.68
14 Seven hundred and fifty unit scheme	750	41.67	E10.42	E36.50	E36.27	E36.38	E35.30	E30.77	E19.19	E19.19
15 One thousand unit scheme	1,000	55.56	E13.89	E45.38	E45.09	E45.22	E43.88	E38.27	E23.89	E23.89
16 One thousand two hundred and fifty unit scheme	1,250	69.44	E17.36	E51.06	E50.73	E50.88	E49.37	E43.05	E26.89	E26.89
17 One thousand five hundred unit scheme	1,500	100.00	E25.00	E66.10	E65.74	E65.91	E64.25	E47.30	E29.53	E29.53
18 Caravan Park - 20 units	20	0.50	E0.13	E0.94	E0.94	E0.94	E0.94	E0.94	E0.94	E0.94
19 Caravan Park - 40 units	40	1.00	E0.25	E1.80	E1.78	E1.80	E1.80	E1.80	E1.80	E1.80
20 Caravan Park - 100 units	100	2.50	E0.63	E4.51	E4.46	E4.51	E4.51	E4.51	E4.51	E4.51
21 C2 care scheme - flattened scheme in town centre	60	0.67	E0.17	E1.12	E1.13	E1.14	E1.14	E1.08	E0.93	E0.93
22 C2 care scheme - flattened scheme edge of town/village	80	1.33	E0.33	E1.50	E1.51	E1.52	E1.48	E1.32	E1.09	E1.09
23 C2 care scheme - houses - edge of town/village	50	1.56	E0.39	E3.51	E3.50	E3.50	E3.41	E3.08	E2.21	E2.21
24 Class E (retail) development - town centre	-	0.02	E0.00	E0.20	E0.20	E0.20	E0.20	E0.17	E0.11	E0.11
25 Class E (light industrial) development - town centre	-	0.14	E0.04	E0.16	E0.16	E0.16	E0.16	E0.16	E0.16	E0.16
26 Class E (retail) development - edge of town	-	0.24	E0.06	E1.46	E1.46	E1.46	E1.46	E1.23	E0.75	E0.75
27 Class E (office) development - town centre	-	0.02	E0.00	E0.28	E0.28	E0.28	E0.28	E0.33	E0.43	E0.43
28 Class E (office) development - town centre	-	0.08	E0.02	E1.21	E1.21	E1.22	E1.21	E1.43	E1.85	E1.85
29 Class E (office) development - edge of town	-	0.18	E0.04	E2.02	E2.02	E2.02	E2.02	E2.02	E2.02	E2.02
30 Industrial (B2/B8) out of town	-	0.83	E0.21	E1.84	E1.84	E1.84	E1.84	E1.59	E1.08	E1.08
31 Industrial (B2/B8) within town/village boundary	-	3.33	E0.63	E7.53	E7.53	E7.50	E7.53	E6.49	E4.42	E4.42
32 Industrial (B2/B8) edge of town/village	-	0.17	E0.04	E0.37	E0.37	E0.37	E0.37	E0.32	E0.22	E0.22
33 Hotel (town centre) 50 rooms	-	0.13	E0.03	E0.57	E0.57	E0.58	E0.57	E0.79	E1.23	E1.23
34 Hotel (town centre) 75 rooms	-	0.19	E0.05	E0.93	E0.93	E0.94	E0.93	E1.26	E1.90	E1.90
35 Hotel (town centre) 100 rooms	-	0.25	E0.06	E1.25	E1.25	E1.25	E1.25	E1.26	E2.54	E2.54
36 Community use/leisure within town/village	-	0.08	E0.02	E1.21	E1.21	E1.22	E1.21	E1.39	E1.74	E1.74

WEALDEN LOCAL PLAN VIABILITY TESTING

Sales value (£ perm):

£5,538

AH tenure (rent / SO):
AH %

80%

20%

CTL + R to run macro

BLV: PREVIOUSLY DEVELOPED LAND

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	E0.09	E0.39	E0.39	E0.34	E0.34	E0.34	E0.34	E0.28
2 Five unit development - edge of village	5	0.27	E0.25	E0.59	E0.59	E0.57	E0.57	E0.54	E0.44	E0.44
3 Eight unit development - village centre	8	0.43	E0.40	E0.86	E0.86	E0.83	E0.84	E0.79	E0.69	E0.69
4 Ten unit development - edge of village	10	0.53	E0.51	E1.08	E1.09	E1.06	E1.07	E1.00	E0.82	E0.82
5 Ten unit development - rural site	10	0.67	E0.63	E1.08	E1.09	E1.06	E1.07	E1.00	E0.82	E0.82
6 Fifteen unit development - edge of village	15	0.80	E0.76	E1.44	E1.40	E1.37	E1.34	E1.30	E1.23	E1.23
7 Twenty unit development - within town/village boundary	20	0.89	E0.84	E2.13	E2.10	E2.04	E2.07	E1.93	E1.59	E1.59
8 Thirty unit development - town centre	30	1.00	E0.95	E7.32	E7.28	E7.04	E7.15	E6.56	E5.02	E5.02
9 Fifty unit development within town/village boundary	50	2.22	E2.11	E4.05	E4.03	E3.89	E3.94	E3.59	E2.67	E2.67
10 One hundred unit development - edge of town	100	5.56	E5.27	E7.39	E7.35	E7.21	E7.19	E6.47	E4.48	E4.48
11 Three hundred unit scheme - edge of town	300	16.67	E15.62	E18.97	E18.85	E18.48	E18.43	E16.42	E11.29	E11.29
12 Four hundred unit scheme	400	22.22	E21.09	E25.29	E25.15	E24.64	E24.58	E21.90	E15.05	E15.05
13 Five hundred unit scheme	500	27.78	E26.36	E30.56	E30.36	E29.44	E29.67	E26.45	E18.20	E18.20
14 Seven hundred and fifty unit scheme	750	41.67	E39.54	E42.72	E42.48	E42.59	E41.51	E37.00	E25.50	E25.50
15 One thousand unit scheme	1,000	55.56	E52.72	E53.10	E52.86	E52.94	E51.61	E46.01	E31.73	E31.73
16 One thousand two hundred and fifty unit scheme	1,250	69.44	E65.90	E59.74	E59.47	E59.57	E58.07	E51.78	E38.72	E38.72
17 One thousand five hundred unit scheme	1,500	100.00	E94.89	E65.68	E65.31	E65.48	E63.83	E56.91	E39.25	E39.25
18 Caravan Park - 20 units	20	0.50	E0.47	E1.01	E1.00	E1.01	E1.01	E1.01	E1.01	E1.01
19 Caravan Park - 40 units	40	1.00	E0.95	E1.94	E1.94	E1.94	E1.94	E1.94	E1.94	E1.94
20 Caravan Park - 100 units	100	2.50	E2.37	E4.85	E4.81	E4.84	E4.84	E4.84	E4.84	E4.84
21 C2 care scheme - flattened scheme in town centre	60	0.67	E0.63	E0.85	E0.86	E0.89	E0.78	E1.26	E2.42	E2.42
22 C2 care scheme - flattened scheme edge of town/village	80	1.33	E1.27	E0.84	E0.86	E0.89	E1.05	E1.48	E3.32	E3.32
23 C2 care scheme - houses - edge of town/village	50	1.56	E1.48	E4.08	E4.00	E3.98	E3.95	E3.57	E2.70	E2.70
24 Class E (retail) development - town centre	-	0.02	E0.02	E0.20	E0.20	E0.20	E0.20	E0.17	E0.10	E0.10
25 Class E (light industrial) development - town centre	-	0.14	E0.14	E0.16	E0.16	E0.16	E0.16	E0.16	E0.16	E0.16
26 Class E (office) development - edge of town	-	0.24	E0.23	E1.46	E1.46	E1.45	E1.46	E1.23	E0.75	E0.75
27 Class E (office) development - town centre	-	0.02	E0.02	E0.20	E0.20	E0.20	E0.20	E0.17	E0.10	E0.10
28 Class E (office) development - town centre	-	0.08	E0.07	E1.21	E1.21	E1.21	E1.21	E1.21	E1.21	E1.21
29 Class E (office) development - edge of town	-	0.18	E0.17	E2.03	E2.03	E2.03	E2.03	E2.03	E2.03	E2.03
30 Industrial (B2/B8) out of town	-	0.83	E0.79	E1.84	E1.84	E1.84	E1.84	E1.84	E1.84	E1.84
31 Industrial (B2/B8) within town/village boundary	-	3.33	E3.16	E7.57	E7.57	E7.50	E7.57	E6.49	E4.42	E4.42
32 Industrial (B2/B8) edge of town/village	-	0.17	E0.16	E0.37	E0.37	E0.37	E0.37	E0.32	E0.22	E0.22
33 Hotel (town centre) 50 rooms	-	0.13	E0.12	E0.57	E0.57	E0.58	E0.57	E0.79	E1.23	E1.23
34 Hotel (town centre) 75 rooms	-	0.19	E0.18	E0.94	E0.94	E0.94	E0.94	E1.04	E1.94	E1.94
35 Hotel (town centre) 100 rooms	-	0.25	E0.24	E1.25	E1.25	E1.25	E1.25	E1.25	E1.25	E1.25
36 Community use/leisure within town/village	-	0.08	E0.07	E1.21	E1.21	E1.21	E1.21	E1.39	E1.74	E1.74

BLV: HIGHER GREENFIELD

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	E0.04	E0.35	E0.35	E0.34	E0.35	E0.33	E0.27	E0.27
2 Five unit development - edge of village	5	0.27	E0.10	E0.59	E0.59	E0.57	E0.58	E0.54	E0.45	E0.45
3 Eight unit development - village centre	8	0.43	E0.16	E0.86	E0.86	E0.84	E0.85	E0.79	E0.64	E0.64
4 Ten unit development - edge of village	10	0.53	E0.20	E1.10	E1.09	E1.06	E1.08	E1.01	E0.82	E0.82
5 Ten unit development - rural site	10	0.67	E0.25	E1.10	E1.09	E1.06	E1.08	E1.01	E0.82	E0.82
6 Fifteen unit development - edge of village	15	0.80	E0.30	E1.65	E1.64	E1.61	E1.61	E1.51	E1.23	E1.23
7 Twenty unit development - within town/village boundary	20	0.89	E0.33	E2.11	E2.10	E2.05	E2.07	E1.93	E1.57	E1.57
8 Thirty unit development - town centre	30	1.00	E0.37	E7.32	E7.29	E7.04	E7.15	E6.56	E5.03	E5.03
9 Fifty unit development within town/village boundary	50	2.22	E2.82	E4.06	E4.03	E3.89	E3.95	E3.60	E2.68	E2.68
10 One hundred unit development - edge of town	100	5.56	E2.06	E7.40	E7.36	E7.21	E7.19	E6.43	E4.48	E4.48
11 Three hundred unit scheme - edge of town	300	16.67	E6.17	E18.97	E18.87	E18.48	E18.44	E16.43	E11.29	E11.29
12 Four hundred unit scheme	400	22.22	E22.29	E25.29	E25.15	E24.64	E24.58	E21.90	E15.05	E15.05
13 Five hundred unit scheme	500	27.78	E18.28	E30.54	E30.37	E30.45	E29.68	E26.45	E18.20	E18.20
14 Seven hundred and fifty unit scheme	750	41.67	E15.42	E42.72	E42.48	E42.59	E41.52	E37.01	E25.50	E25.50
15 One thousand unit scheme	1,000	55.56	E20.56	E53.10	E52.81	E52.94	E51.61	E46.02	E31.74	E31.74
16 One thousand two hundred and fifty unit scheme	1,250	69.44	E25.69	E59.75	E59.42	E59.57	E58.07	E51.78	E38.72	E38.72
17 One thousand five hundred unit scheme	1,500	100.00	E37.00	E65.68	E65.31	E65.48	E63.83	E56.91	E39.25	E39.25
18 Caravan Park - 20 units	20	0.50	E0.19	E1.01	E1.01	E1.01	E1.01	E1.01	E1.01	E1.01
19 Caravan Park - 40 units	40	1.00	E0.37	E1.94	E1.92	E1.94	E1.94	E1.94	E1.94	E1.94
20 Caravan Park - 100 units	100	2.50	E0.93	E4.85	E4.81	E4.85	E4.85	E4.85	E4.85	E4.85
21 C2 care scheme - flattened scheme in town centre	60	0.67	E0.25	E0.66	E0.67	E0.67	E0.79	E1.27	E2.49	E2.49
22 C2 care scheme - flattened scheme edge of town/village	80	1.33	E0.49	E0.67	E0.69	E0.69	E1.05	E1.48	E3.32	E3.32
23 C2 care scheme - houses - edge of town/village	50	1.56	E0.58	E4.01	E4.00	E4.00	E3.90	E3.58	E2.71	E2.71
24 Class E (retail) development - town centre	-	0.02	E0.02	E0.20	E0.20	E0.20	E0.20	E0.17	E0.11	E0.11
25 Class E (light industrial) development - town centre	-	0.14	E0.05	E0.16	E0.16	E0.16	E0.16	E0.16	E0.16	E0.16
26 Class E (office) development - edge of town	-	0.24	E0.09	E1.46	E1.46	E1.46	E1.46	E1.23	E0.75	E0.75
27 Class E (office) development - town centre	-	0.02	E0.01	E0.28	E0.28	E0.28	E0.33	E0.43	E0.43	E0.43
28 Class E (office) development - town centre	-	0.08	E0.03	E1.21	E1.21	E1.22	E1.21	E1.43	E1.85	E1.85
29 Class E (office) development - edge of town	-	0.18	E0.17	E2.02	E2.02	E2.02	E2.02	E2.02	E2.02	E2.02
30 Industrial (B2/B8) out of town	-	0.83	E0.91	E1.84	E1.84	E1.84	E1.84	E1.84	E1.84	E1.84
31 Industrial (B2/B8) within town/village boundary	-	3.33	E1.23	E7.53	E7.53	E7.50	E7.53	E6.49	E4.42	E4.42
32 Industrial (B2/B8) edge of town/village	-	0.17	E0.06	E0.37	E0.37	E0.37	E0.37	E0.32	E0.22	E0.22
33 Hotel (town centre) 50 rooms	-	0.13	E0.05	E0.57	E0.57	E0.58	E0.57	E0.79	E1.23	E1.23
34 Hotel (town centre) 75 rooms	-	0.19	E0.07	E0.94	E0.94	E0.94	E0.94	E1.04	E1.94	E1.94
35 Hotel (town centre) 100 rooms	-	0.25	E0.09	E1.25	E1.25	E1.25	E1.25	E1.25	E1.25	E1.25
36 Community use/leisure within town/village	-	0.08	E0.03	E1.21	E1.21	E1.22	E1.21	E1.39	E1.74	E1.74

BLV: LOWER GREENFIELD

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	E0.03	E0.35	E0.35	E0.34	E0.35	E0.33	E0.27	E0.27
2 Five unit development - edge of village	5	0.27	E0.07	E0.59	E0.59	E0.57	E0.58	E0.54	E0.45	E0.45
3 Eight unit development - village centre	8	0.43	E0.11	E0.86	E0.86	E0.84	E0.85	E0.79	E0.64	E0.64
4 Ten unit development - edge of village	10	0.53	E0.13	E1.10	E1.09	E1.06	E1.08	E1.01	E0.82	E0.82
5 Ten unit development - rural site	10	0.67	E0.17	E1.10	E1.09	E1.06	E1.08	E1.01	E0.82	E0.82
6 Fifteen unit development - edge of village	15	0.80	E0.20	E1.65	E1.64	E1.61	E1.61	E1.51	E1.23	E1.23
7 Twenty unit development - within town/village boundary	20	0.89	E0.22	E2.11	E2.10	E2.05	E2.07	E1.93	E1.57	E1.57
8 Thirty unit development - town centre	30	1.00	E0.25	E7.32	E7.29	E7.04	E7.15	E6.56	E5.03	E5.03
9 Fifty unit development within town/village boundary	50	2.22	E0.56	E4.06	E4.03	E3.89	E3.95	E3.60	E2.68	E2.68
10 One hundred unit development - edge of town	100	5.56	E1.39	E7.40	E7.36	E7.21	E7.19	E6.43	E4.48	E4.48
11 Three hundred unit scheme - edge of town	300	16.67	E4.17	E18.97	E18.87	E18.48	E18.44	E16.43	E11.29	E11.29
12 Four hundred unit scheme	400	22.22	E5.56	E25.29	E25.15	E24.64	E24.58	E21.90	E15.05	E15.05
13 Five hundred unit scheme	500	27.78	E6.94	E30.54	E30.37	E30.45	E29.68	E26.45	E18.20	E18.20
14 Seven hundred and fifty unit scheme	750	41.67	E10.42	E42.72	E42.48	E42.59	E41.52	E37.01	E25.50	E25.50
15 One thousand unit scheme	1,000	55.56	E13.89	E53.10	E52.81	E52.94	E51.61	E46.02	E31.74	E31.74
16 One thousand two hundred and fifty unit scheme	1,250	69.44	E17.36	E59.75	E59.42	E59.57	E58.07	E51.78	E38.72	E38.72
17 One thousand five hundred unit scheme	1,500	100.00	E25.00	E65.68	E65.31	E65.48	E63.83	E56.91	E39.25	E39.25
18 Caravan Park - 20 units	20	0.50	E0.13	E1.01	E1.01	E1.01	E1.01	E1.01	E1.01	E1.01
19 Caravan Park - 40 units	40	1.00	E0.25	E1.94	E1.92	E1.94	E1.94	E1.94	E1.94	E1.94
20 Caravan Park - 100 units	100	2.50	E0.63	E4.85	E4.81	E4.85	E4.85	E4.85	E4.85	E4.85
21 C2 care scheme - flattened scheme in town centre	60	0.67	E0.17	E0.66	E0.67	E0.67	E0.79	E1.27	E2.49	E2.49
22 C2 care scheme - flattened scheme edge of town/village	80	1.33	E0.33	E0.67	E0.69	E0.69	E1.05	E1.48	E3.32	E3.32
23 C2 care scheme - houses - edge of town/village	50	1.56	E0.39	E4.01	E4.00	E4.00	E3.90	E3.58	E2.71	E2.71
24 Class E (retail) development - town centre	-	0.02	E0.00	E0.20	E0.20	E0.20	E0.20	E0.17	E0.11	E0.11
25 Class E (light industrial) development - town centre	-	0.14	E0.04	E0.16	E0.16	E0.16	E0.16	E0.16	E0.16	E0.16
26 Class E (office) development - edge of town	-	0.24	E0.06	E1.46	E1.46	E1.46	E1.46	E1.23	E0.75	E0.75
27 Class E (office) development - town centre	-	0.02	E0.00	E0.28	E0.28	E0.28	E0.33	E0.43	E0.43	E0.43
28 Class E (office) development - town centre	-	0.08	E0.02	E1.21	E1.21	E1.22	E1.21	E1.43	E1.85	E1.85
29 Class E (office) development - edge of town	-	0.18	E0.04	E2.02	E2.02	E2.02	E2.02	E2.02	E2.02	E2.02
30 Industrial (B2/B8) out of town	-	0.83	E0.21	E1.84	E1.84	E1.84	E1.84	E1.84	E1.84	E1.84
31 Industrial (B2/B8) within town/village boundary	-	3.33	E0.63	E7.53	E7.53	E7.50	E7.53	E6.49	E4.42	E4.42
32 Industrial (B2/B8) edge of town/village	-	0.17	E0.04	E0.37	E0.37	E0.37	E0.37	E0.32	E0.22	E0.22
33 Hotel (town centre) 50 rooms	-	0.13	E0.03	E0.57	E0.57	E0.58	E0.57	E0.79	E1.23	E1.23
34 Hotel (town centre) 75 rooms	-	0.19	E0.05	E0.93	E0.94	E0.93	E0.93	E1.04	E1.94	E1.94
35 Hotel (town centre) 100 rooms	-	0.25	E0.06	E1.25	E1.25	E1.25	E1.25	E1.25	E1.25	E1.25
36 Community use/leisure within town/village	-	0.08	E0.02	E1.21	E1.21	E1.22	E1.21	E1.39	E1.74	E

WEALDEN LOCAL PLAN VIABILITY TESTING

Sales value (£ perm):

£5,778

AH tenure (rent / SO):
AH %

80%

20%

CTL + R to run macro

BLV: PREVIOUSLY DEVELOPED LAND

	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	E0.09	E0.39	E0.39	E0.38	E0.38	E0.38	E0.31	E0.31
2 Five unit development - edge of village	5	0.27	E0.25	E0.65	E0.65	E0.63	E0.64	E0.60	E0.51	E0.51
3 Eight unit development - village centre	8	0.43	E0.40	E0.95	E0.95	E0.92	E0.93	E0.88	E0.73	E0.73
4 Ten unit development - edge of village	10	0.53	E0.51	E1.21	E1.21	E1.18	E1.19	E1.12	E0.94	E0.94
5 Ten unit development - rural site	10	0.67	E0.63	E1.21	E1.20	E1.17	E1.19	E1.12	E0.98	E0.98
6 Fifteen unit development - edge of village	15	0.80	E0.76	E1.81	E1.81	E1.76	E1.78	E1.68	E1.41	E1.41
7 Twenty unit development - within town/village boundary	20	0.89	E0.84	E2.33	E2.32	E2.27	E2.29	E2.16	E1.79	E1.79
8 Thirty unit development - town centre	30	1.00	E0.95	E3.18	E3.15	E3.06	E3.07	E2.88	E2.58	E2.58
9 Fifty unit development within town/village boundary	50	2.22	E2.11	E4.57	E4.55	E4.41	E4.43	E4.12	E3.26	E3.26
10 One hundred unit development - edge of town	100	5.56	E5.27	E8.45	E8.41	E8.27	E8.25	E7.48	E5.54	E5.54
11 Three hundred unit scheme - edge of town	300	16.67	E15.62	E21.73	E21.62	E21.24	E21.19	E19.19	E14.08	E14.08
12 Four hundred unit scheme	400	22.22	E21.06	E28.97	E28.85	E28.32	E28.26	E25.59	E18.77	E18.77
13 Five hundred unit scheme	500	27.78	E26.36	E34.97	E34.80	E34.88	E34.71	E30.89	E22.69	E22.69
14 Seven hundred and fifty unit scheme	750	41.67	E39.54	E48.98	E48.67	E48.78	E47.71	E43.22	E31.77	E31.77
15 One thousand unit scheme	1,000	55.56	E52.72	E60.87	E60.51	E60.65	E59.37	E53.73	E39.53	E39.53
16 One thousand two hundred and fifty unit scheme	1,250	69.44	E65.90	E75.42	E74.85	E75.02	E73.38	E66.48	E48.90	E48.90
17 One thousand five hundred unit scheme	1,500	100.00	E74.85	E84.91	E84.67	E84.78	E83.22	E74.85	E55.54	E55.54
18 Caravan Park - 20 units	20	0.50	E0.47	E1.08	E1.07	E1.04	E1.04	E1.04	E1.04	E1.04
19 Caravan Park - 40 units	40	1.00	E0.95	E2.08	E2.06	E2.01	E2.01	E2.01	E2.01	E2.01
20 Caravan Park - 100 units	100	2.50	E2.37	E5.20	E5.15	E5.20	E5.20	E5.20	E5.20	E5.20
21 C2 care scheme - flattened scheme in town centre	60	0.67	E0.63	E0.19	E0.20	E0.20	E0.20	E0.19	E0.19	E0.19
22 C2 care scheme - flattened scheme edge of town/village	80	1.33	E1.27	E0.26	E0.27	E0.28	E0.28	E0.27	E0.27	E0.27
23 C2 care scheme - houses - edge of town/village	50	1.56	E1.48	E4.50	E4.45	E4.49	E4.40	E4.07	E3.21	E3.21
24 Class E (retail) development - town centre	-	0.02	E0.02	E0.20	E0.20	E0.20	E0.20	E0.17	E0.17	E0.17
25 Class E (light industrial) development - town centre	-	0.14	E0.14	E0.16	E0.16	E0.16	E0.16	E0.16	E0.16	E0.16
26 Class E (office) development - town centre	-	0.24	E0.23	E0.28	E0.28	E0.28	E0.28	E0.23	E0.23	E0.23
27 Class E (office) development - town centre	-	0.02	E0.02	E0.20	E0.20	E0.20	E0.20	E0.17	E0.17	E0.17
28 Class E (office) development - town centre	-	0.08	E0.07	E1.21	E1.21	E1.18	E1.19	E1.12	E0.94	E0.94
29 Class E (office) development - edge of town	-	0.18	E0.17	E2.02	E2.02	E2.02	E2.02	E2.02	E2.02	E2.02
30 Industrial (B2/B8) out of town	-	0.83	E0.79	E1.84	E1.84	E1.84	E1.84	E1.84	E1.84	E1.84
31 Industrial (B2/B8) within town/village boundary	-	3.33	E3.16	E7.53	E7.53	E7.53	E7.53	E7.53	E7.53	E7.53
32 Industrial (B2/B8) edge of town/village	-	0.17	E0.16	E0.37	E0.37	E0.37	E0.37	E0.37	E0.37	E0.37
33 Hotel (town centre) 50 rooms	-	0.13	E0.05	E0.57	E0.57	E0.58	E0.57	E0.79	E1.23	E1.23
34 Hotel (town centre) 75 rooms	-	0.19	E0.05	E0.93	E0.93	E0.94	E0.93	E1.26	E1.90	E1.90
35 Hotel (town centre) 100 rooms	-	0.25	E0.06	E1.25	E1.25	E1.25	E1.25	E1.68	E2.54	E2.54
36 Community use/leisure within town/village	-	0.08	E0.07	E1.21	E1.21	E1.22	E1.21	E1.39	E1.74	E1.74

BLV: HIGHER GREENFIELD

	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	E0.04	E0.39	E0.39	E0.38	E0.38	E0.38	E0.31	E0.31
2 Five unit development - edge of village	5	0.27	E0.10	E0.65	E0.65	E0.63	E0.64	E0.60	E0.51	E0.51
3 Eight unit development - village centre	8	0.43	E0.16	E0.96	E0.96	E0.93	E0.94	E0.88	E0.73	E0.73
4 Ten unit development - edge of village	10	0.53	E0.21	E1.21	E1.21	E1.18	E1.19	E1.12	E0.94	E0.94
5 Ten unit development - rural site	10	0.67	E0.25	E1.21	E1.21	E1.18	E1.19	E1.12	E0.94	E0.94
6 Fifteen unit development - edge of village	15	0.80	E0.30	E1.82	E1.81	E1.77	E1.79	E1.68	E1.41	E1.41
7 Twenty unit development - within town/village boundary	20	0.89	E0.33	E2.34	E2.33	E2.27	E2.29	E2.16	E1.79	E1.79
8 Thirty unit development - town centre	30	1.00	E0.37	E3.18	E3.15	E3.07	E3.07	E2.88	E2.58	E2.58
9 Fifty unit development within town/village boundary	50	2.22	E2.02	E4.41	E4.41	E4.41	E4.41	E4.12	E3.21	E3.21
10 One hundred unit development - edge of town	100	5.56	E2.06	E5.46	E5.42	E5.27	E5.25	E4.49	E3.54	E3.54
11 Three hundred unit scheme - edge of town	300	16.67	E6.17	E21.73	E21.63	E21.24	E21.20	E19.19	E14.08	E14.08
12 Four hundred unit scheme	400	22.22	E8.22	E28.97	E28.83	E28.32	E28.26	E25.59	E18.77	E18.77
13 Five hundred unit scheme	500	27.78	E10.28	E34.97	E34.80	E34.88	E34.71	E30.89	E22.69	E22.69
14 Seven hundred and fifty unit scheme	750	41.67	E15.42	E48.91	E48.67	E48.78	E47.71	E43.22	E31.77	E31.77
15 One thousand unit scheme	1,000	55.56	E20.56	E60.81	E60.51	E60.65	E59.32	E53.74	E39.53	E39.53
16 One thousand two hundred and fifty unit scheme	1,250	69.44	E25.69	E75.42	E74.85	E75.02	E73.38	E66.48	E48.90	E48.90
17 One thousand five hundred unit scheme	1,500	100.00	E37.00	E84.91	E84.67	E84.78	E83.22	E74.85	E55.54	E55.54
18 Caravan Park - 20 units	20	0.50	E0.19	E1.08	E1.08	E1.08	E1.08	E1.08	E1.08	E1.08
19 Caravan Park - 40 units	40	1.00	E0.37	E2.08	E2.08	E2.08	E2.08	E2.08	E2.08	E2.08
20 Caravan Park - 100 units	100	2.50	E0.93	E5.20	E5.16	E5.20	E5.20	E5.20	E5.20	E5.20
21 C2 care scheme - flattened scheme in town centre	60	0.67	E0.25	E0.19	E0.20	E0.20	E0.20	E0.19	E0.19	E0.19
22 C2 care scheme - flattened scheme edge of town/village	80	1.33	E0.49	E0.26	E0.27	E0.28	E0.28	E0.27	E0.27	E0.27
23 C2 care scheme - houses - edge of town/village	50	1.56	E0.58	E4.50	E4.50	E4.49	E4.40	E4.07	E3.21	E3.21
24 Class E (retail) development - town centre	-	0.02	E0.02	E0.20	E0.20	E0.20	E0.20	E0.17	E0.17	E0.17
25 Class E (light industrial) development - town centre	-	0.14	E0.05	E0.16	E0.16	E0.16	E0.16	E0.16	E0.16	E0.16
26 Class E (office) development - town centre	-	0.24	E0.09	E1.46	E1.46	E1.46	E1.46	E1.23	E0.78	E0.78
27 Class E (office) development - town centre	-	0.02	E0.01	E0.28	E0.28	E0.28	E0.28	E0.33	E0.43	E0.43
28 Class E (office) development - town centre	-	0.08	E0.03	E1.21	E1.21	E1.22	E1.21	E1.43	E1.85	E1.85
29 Class E (office) development - edge of town	-	0.18	E0.18	E2.02	E2.02	E2.02	E2.02	E2.02	E2.02	E2.02
30 Industrial (B2/B8) out of town	-	0.83	E0.31	E1.84	E1.84	E1.84	E1.84	E1.59	E1.08	E1.08
31 Industrial (B2/B8) within town/village boundary	-	3.33	E1.23	E7.53	E7.53	E7.50	E7.53	E5.49	E4.42	E4.42
32 Industrial (B2/B8) edge of town/village	-	0.17	E0.06	E0.37	E0.37	E0.37	E0.37	E0.32	E0.22	E0.22
33 Hotel (town centre) 50 rooms	-	0.13	E0.05	E0.57	E0.57	E0.58	E0.57	E0.79	E1.23	E1.23
34 Hotel (town centre) 75 rooms	-	0.19	E0.05	E0.93	E0.93	E0.94	E0.93	E1.26	E1.90	E1.90
35 Hotel (town centre) 100 rooms	-	0.25	E0.09	E1.25	E1.25	E1.25	E1.25	E1.68	E2.54	E2.54
36 Community use/leisure within town/village	-	0.08	E0.03	E1.21	E1.21	E1.22	E1.21	E1.39	E1.74	E1.74

BLV: LOWER GREENFIELD

	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	E0.03	E0.39	E0.39	E0.38	E0.38	E0.38	E0.31	E0.31
2 Five unit development - edge of village	5	0.27	E0.07	E0.65	E0.65	E0.63	E0.64	E0.60	E0.51	E0.51
3 Eight unit development - village centre	8	0.43	E0.11	E0.96	E0.95	E0.93	E0.94	E0.88	E0.73	E0.73
4 Ten unit development - edge of village	10	0.53	E0.13	E1.21	E1.21	E1.18	E1.19	E1.12	E0.94	E0.94
5 Ten unit development - rural site	10	0.67	E0.17	E1.21	E1.21	E1.18	E1.19	E1.12	E0.94	E0.94
6 Fifteen unit development - edge of village	15	0.80	E0.20	E1.82	E1.81	E1.77	E1.79	E1.68	E1.41	E1.41
7 Twenty unit development - within town/village boundary	20	0.89	E0.22	E2.34	E2.33	E2.27	E2.29	E2.16	E1.79	E1.79
8 Thirty unit development - town centre	30	1.00	E0.25	E3.18	E3.15	E3.07	E3.07	E2.88	E2.58	E2.58
9 Fifty unit development within town/village boundary	50	2.22	E0.56	E4.58	E4.56	E4.41	E4.47	E4.12	E3.21	E3.21
10 One hundred unit development - edge of town	100	5.56	E1.39	E8.46	E8.42	E8.27	E8.25	E7.49	E5.54	E5.54
11 Three hundred unit scheme - edge of town	300	16.67	E4.17	E21.73	E21.63	E21.24	E21.20	E19.19	E14.08	E14.08
12 Four hundred unit scheme	400	22.22	E5.56	E28.97	E28.83	E28.32	E28.26	E25.59	E18.77	E18.77
13 Five hundred unit scheme	500	27.78	E6.94	E34.97	E34.80	E34.88	E34.71	E30.89	E22.69	E22.69
14 Seven hundred and fifty unit scheme	750	41.67	E10.42	E48.91	E48.67	E48.78	E47.71	E43.22	E31.77	E31.77
15 One thousand unit scheme	1,000	55.56	E13.89	E60.81	E60.51	E60.65	E59.32	E53.74	E39.53	E39.53
16 One thousand two hundred and fifty unit scheme	1,250	69.44	E17.36	E75.42	E74.85	E75.02	E73.38	E66.48	E48.90	E48.90
17 One thousand five hundred unit scheme	1,500	100.00	E25.00	E84.91	E84.67	E84.78	E83.22	E74.85	E55.54	E55.54
18 Caravan Park - 20 units	20	0.50	E0.13	E1.08	E1.08	E1.08	E1.08	E1.08	E1.08	E1.08
19 Caravan Park - 40 units	40	1.00	E0.25	E2.08	E2.06	E2.08	E2.08	E2.08	E2.08	E2.08
20 Caravan Park - 100 units	100	2.50	E0.63	E5.20	E5.16	E5.20	E5.20	E5.20	E5.20	E5.20
21 C2 care scheme - flattened scheme in town centre	60	0.67	E0.17	E0.19	E0.20	E0.20	E0.20	E0.19	E0.19	E0.19
22 C2 care scheme - flattened scheme edge of town/village	80	1.33	E0.33	E0.26	E0.27	E0.28	E0.28	E0.27	E0.27	E0.27
23 C2 care scheme - houses - edge of town/village	50	1.56	E0.39	E4.50	E4.50	E4.49	E4.40	E4.07	E3.21	E3.21
24 Class E (retail) development - town centre	-	0.02	E0.00	E0.20	E0.20	E0.20	E0.20	E0.17	E0.17	E0.17
25 Class E (light industrial) development - town centre	-	0.14	E0.04	E0.16	E0.16	E0.16	E0.16	E0.16	E0.16	E0.16
26 Class E (office) development - town centre	-	0.24	E0.06	E1.46	E1.46	E1.46	E1.46	E1.23	E0.78	E0.78
27 Class E (office) development - town centre	-	0.02	E0.00	E0.28	E0.28	E0.28	E0.28	E0.33	E0.43	E0.43
28 Class E (office) development - town centre	-	0.08	E0.02	E1.21	E1.21	E1.22	E1.21	E1.43	E1.85	E1.85
29 Class E (office) development - edge of town	-	0.18	E0.04	E2.02	E2.02	E2.02	E2.02	E2.02	E2.02	E2.02
30 Industrial (B2/B8) out of town	-	0.83	E0.21	E1.84	E1.84	E1.84	E1.84	E1.59	E1.08	E1.08
31 Industrial (B2/B8) within town/village boundary	-	3.33	E0.63	E7.53	E7.53	E7.50	E7.53	E5.49	E4.42	E4.42
32 Industrial (B2/B8) edge of town/village	-	0.17	E0.04	E0.37	E0.37	E0.37	E0.37	E0.32	E0.22	E0.22
33 Hotel (town centre) 50 rooms	-	0.13	E0.03	E0.57	E0.57	E0.58	E0.57	E0.79	E1.23	E1.23
34 Hotel (town centre) 75 rooms	-	0.19	E0.05	E0.93	E0.93	E0.94	E0.93	E1.26	E1.90	E1.90
35 Hotel (town centre) 100 rooms	-	0.25	E0.06	E1.25	E1.25	E1.25	E1.25	E1.68	E2.54	E2.54
36 Community use/leisure within town/village	-	0.08	E0.02	E1.21	E1.21	E1.22	E1.21	E1.39	E1.74	E1.74

WEALDEN LOCAL PLAN VIABILITY TESTING

Sales value (£ perm):

£8,017

AH tenure (rent / SO):
AH %

80%

20%

CTL + R to run macro

BLV: PREVIOUSLY DEVELOPED LAND

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	£0.09	£0.42	£0.43	£0.42	£0.42	£0.46	£0.41	£0.34
2 Five unit development - edge of village	5	0.27	£0.25	£0.71	£0.71	£0.69	£0.70	£0.66	£0.57	£0.57
3 Eight unit development - village centre	8	0.43	£0.40	£1.04	£1.04	£1.02	£1.03	£0.97	£0.82	£0.82
4 Ten unit development - edge of village	10	0.53	£0.51	£1.32	£1.32	£1.29	£1.31	£1.24	£1.05	£1.05
5 Ten unit development - rural site	10	0.67	£0.63	£1.32	£1.32	£1.29	£1.31	£1.24	£1.05	£1.05
6 Fifteen unit development - edge of village	15	0.80	£0.76	£1.90	£1.90	£1.84	£1.94	£1.85	£1.58	£1.58
7 Twenty unit development - within town/village boundary	20	0.89	£0.84	£2.56	£2.56	£2.47	£2.59	£2.38	£2.02	£2.02
8 Thirty unit development - town centre	30	1.00	£0.95	£3.04	£3.04	£2.93	£3.06	£2.80	£2.35	£2.35
9 Fifty unit development within town/village boundary	50	2.22	£2.11	£5.10	£5.10	£4.93	£5.07	£4.64	£3.70	£3.70
10 One hundred unit development - edge of town	100	5.56	£5.27	£9.51	£9.51	£9.32	£9.46	£8.56	£6.60	£6.60
11 Three hundred unit scheme - edge of town	300	16.67	£15.62	£24.46	£24.46	£23.99	£24.64	£21.95	£16.86	£16.86
12 Four hundred unit scheme	400	22.22	£21.06	£32.63	£32.63	£31.97	£33.02	£29.27	£22.48	£22.48
13 Five hundred unit scheme	500	27.78	£26.36	£39.33	£39.33	£38.30	£39.54	£35.33	£27.15	£27.15
14 Seven hundred and fifty unit scheme	750	41.67	£39.54	£55.09	£55.09	£53.99	£55.29	£49.42	£38.02	£38.02
15 One thousand unit scheme	1,000	55.56	£52.72	£68.48	£68.48	£66.90	£68.54	£61.44	£47.28	£47.28
16 One thousand two hundred and fifty unit scheme	1,250	69.44	£65.90	£77.07	£77.07	£75.40	£77.40	£69.15	£53.23	£53.23
17 One thousand five hundred unit scheme	1,500	100.00	£74.86	£84.74	£84.74	£82.55	£84.55	£76.02	£58.51	£58.51
18 Caravan Park - 20 units	20	0.50	£0.47	£1.15	£1.15	£1.15	£1.15	£1.15	£1.15	£1.15
19 Caravan Park - 40 units	40	1.00	£0.95	£2.21	£2.21	£2.21	£2.21	£2.21	£2.21	£2.21
20 Caravan Park - 100 units	100	2.50	£2.37	£5.52	£5.52	£5.52	£5.52	£5.52	£5.52	£5.52
21 C2 care scheme - flattened scheme in town centre	60	0.67	£0.63	£0.24	£0.24	£0.23	£0.23	£0.23	£0.23	£0.23
22 C2 care scheme - flattened scheme edge of town/village	80	1.33	£1.27	£0.35	£0.35	£0.34	£0.34	£0.34	£0.34	£0.34
23 C2 care scheme - houses - edge of town/village	50	1.56	£1.48	£4.99	£4.99	£4.99	£4.99	£4.57	£3.70	£3.70
24 Class E (retail) development - town centre	-	0.02	£0.02	£0.20	£0.20	£0.20	£0.20	£0.17	£0.10	£0.10
25 Class E (light industrial) development - town centre	-	0.14	£0.14	£0.16	£0.16	£0.16	£0.16	£0.16	£0.16	£0.16
26 Class E (office) development - edge of town	-	0.24	£0.23	£0.28	£0.28	£0.28	£0.28	£0.23	£0.18	£0.18
27 Class E (office) development - town centre	-	0.02	£0.02	£0.20	£0.20	£0.20	£0.20	£0.17	£0.10	£0.10
28 Class E (office) development - town centre	-	0.08	£0.07	£0.21	£0.21	£0.21	£0.21	£0.18	£0.15	£0.15
29 Class E (office) development - edge of town	-	0.18	£0.17	£0.22	£0.22	£0.22	£0.22	£0.18	£0.15	£0.15
30 Industrial (B2/B8) out of town	-	0.83	£0.79	£1.84	£1.84	£1.84	£1.84	£1.59	£1.08	£1.08
31 Industrial (B2/B8) within town/village boundary	-	3.33	£3.16	£7.53	£7.53	£7.50	£7.53	£6.49	£4.42	£4.42
32 Industrial (B2/B8) edge of town/village	-	0.17	£0.16	£0.37	£0.37	£0.37	£0.37	£0.32	£0.22	£0.22
33 Hotel (town centre) 50 rooms	-	0.13	£0.05	£0.57	£0.57	£0.58	£0.57	£0.79	£1.23	£1.23
34 Hotel (town centre) 75 rooms	-	0.19	£0.05	£0.93	£0.93	£0.94	£0.93	£1.26	£1.90	£1.90
35 Hotel (town centre) 100 rooms	-	0.25	£0.06	£1.25	£1.25	£1.25	£1.25	£1.68	£2.54	£2.54
36 Community use/leisure within town/village	-	0.08	£0.07	£0.21	£0.21	£0.21	£0.21	£0.18	£0.14	£0.14

BLV: HIGHER GREENFIELD

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	£0.04	£0.43	£0.43	£0.42	£0.42	£0.40	£0.34	£0.34
2 Five unit development - edge of village	5	0.27	£0.10	£0.71	£0.71	£0.69	£0.70	£0.66	£0.57	£0.57
3 Eight unit development - village centre	8	0.43	£0.16	£1.05	£1.04	£1.02	£1.03	£0.97	£0.82	£0.82
4 Ten unit development - edge of village	10	0.53	£0.20	£1.33	£1.32	£1.29	£1.31	£1.24	£1.05	£1.05
5 Ten unit development - rural site	10	0.67	£0.25	£1.33	£1.32	£1.29	£1.31	£1.24	£1.05	£1.05
6 Fifteen unit development - edge of village	15	0.80	£0.30	£1.99	£1.98	£1.94	£1.96	£1.85	£1.58	£1.58
7 Twenty unit development - within town/village boundary	20	0.89	£0.33	£2.56	£2.55	£2.50	£2.52	£2.38	£2.02	£2.02
8 Thirty unit development - town centre	30	1.00	£0.37	£3.05	£3.01	£2.97	£3.00	£2.78	£2.35	£2.35
9 Fifty unit development within town/village boundary	50	2.22	£0.82	£5.10	£5.08	£4.94	£5.00	£4.65	£3.73	£3.73
10 One hundred unit development - edge of town	100	5.56	£2.06	£9.51	£9.47	£9.33	£9.31	£8.55	£6.60	£6.60
11 Three hundred unit scheme - edge of town	300	16.67	£6.17	£24.46	£24.37	£23.99	£23.94	£21.95	£16.86	£16.86
12 Four hundred unit scheme	400	22.22	£8.22	£32.63	£32.49	£31.99	£31.93	£29.27	£22.48	£22.48
13 Five hundred unit scheme	500	27.78	£10.28	£39.33	£39.22	£38.30	£38.54	£35.33	£27.15	£27.15
14 Seven hundred and fifty unit scheme	750	41.67	£15.42	£55.09	£54.86	£54.97	£55.00	£49.42	£38.02	£38.02
15 One thousand unit scheme	1,000	55.56	£20.56	£68.49	£68.19	£68.33	£67.00	£61.44	£47.28	£47.28
16 One thousand two hundred and fifty unit scheme	1,250	69.44	£25.69	£77.07	£76.74	£76.90	£75.40	£69.15	£53.23	£53.23
17 One thousand five hundred unit scheme	1,500	100.00	£37.00	£84.74	£84.38	£84.55	£82.51	£76.02	£58.51	£58.51
18 Caravan Park - 20 units	20	0.50	£0.19	£1.15	£1.15	£1.15	£1.15	£1.15	£1.15	£1.15
19 Caravan Park - 40 units	40	1.00	£0.37	£2.22	£2.22	£2.22	£2.22	£2.22	£2.22	£2.22
20 Caravan Park - 100 units	100	2.50	£0.93	£5.55	£5.51	£5.55	£5.55	£5.55	£5.55	£5.55
21 C2 care scheme - flattened scheme in town centre	60	0.67	£0.25	£0.26	£0.25	£0.25	£0.23	£0.23	£0.23	£0.23
22 C2 care scheme - flattened scheme edge of town/village	80	1.33	£0.49	£0.35	£0.34	£0.34	£0.34	£0.34	£0.34	£0.34
23 C2 care scheme - houses - edge of town/village	50	1.56	£0.58	£5.00	£4.99	£4.99	£4.99	£4.57	£3.70	£3.70
24 Class E (retail) development - town centre	-	0.02	£0.02	£0.20	£0.20	£0.20	£0.20	£0.17	£0.10	£0.10
25 Class E (light industrial) development - town centre	-	0.14	£0.05	£0.16	£0.16	£0.16	£0.16	£0.16	£0.16	£0.16
26 Class E (office) development - edge of town	-	0.24	£0.09	£1.46	£1.46	£1.46	£1.46	£1.23	£0.78	£0.78
27 Class E (office) development - town centre	-	0.02	£0.01	£0.28	£0.28	£0.28	£0.28	£0.23	£0.18	£0.18
28 Class E (office) development - town centre	-	0.08	£0.03	£0.21	£0.21	£0.21	£0.21	£0.18	£0.15	£0.15
29 Class E (office) development - edge of town	-	0.18	£0.04	£0.22	£0.22	£0.22	£0.22	£0.18	£0.15	£0.15
30 Industrial (B2/B8) out of town	-	0.83	£0.31	£1.84	£1.84	£1.84	£1.84	£1.59	£1.08	£1.08
31 Industrial (B2/B8) within town/village boundary	-	3.33	£1.23	£7.53	£7.53	£7.50	£7.53	£6.49	£4.42	£4.42
32 Industrial (B2/B8) edge of town/village	-	0.17	£0.06	£0.37	£0.37	£0.37	£0.37	£0.32	£0.22	£0.22
33 Hotel (town centre) 50 rooms	-	0.13	£0.05	£0.57	£0.57	£0.58	£0.57	£0.79	£1.23	£1.23
34 Hotel (town centre) 75 rooms	-	0.19	£0.05	£0.93	£0.93	£0.94	£0.93	£1.26	£1.90	£1.90
35 Hotel (town centre) 100 rooms	-	0.25	£0.06	£1.25	£1.25	£1.25	£1.25	£1.68	£2.54	£2.54
36 Community use/leisure within town/village	-	0.08	£0.03	£0.21	£0.21	£0.21	£0.21	£0.18	£0.14	£0.14

BLV: LOWER GREENFIELD

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	£0.03	£0.43	£0.43	£0.42	£0.42	£0.40	£0.34	£0.34
2 Five unit development - edge of village	5	0.27	£0.07	£0.71	£0.71	£0.69	£0.70	£0.66	£0.57	£0.57
3 Eight unit development - village centre	8	0.43	£0.11	£1.04	£1.04	£1.02	£1.03	£0.97	£0.82	£0.82
4 Ten unit development - edge of village	10	0.53	£0.13	£1.33	£1.32	£1.29	£1.31	£1.24	£1.05	£1.05
5 Ten unit development - rural site	10	0.67	£0.17	£1.33	£1.32	£1.29	£1.31	£1.24	£1.05	£1.05
6 Fifteen unit development - edge of village	15	0.80	£0.20	£1.99	£1.98	£1.94	£1.96	£1.85	£1.58	£1.58
7 Twenty unit development - within town/village boundary	20	0.89	£0.22	£2.56	£2.55	£2.50	£2.52	£2.38	£2.02	£2.02
8 Thirty unit development - town centre	30	1.00	£0.25	£3.05	£3.01	£2.97	£3.00	£2.78	£2.35	£2.35
9 Fifty unit development within town/village boundary	50	2.22	£0.56	£5.10	£5.08	£4.94	£5.00	£4.65	£3.73	£3.73
10 One hundred unit development - edge of town	100	5.56	£1.39	£9.51	£9.47	£9.33	£9.31	£8.55	£6.60	£6.60
11 Three hundred unit scheme - edge of town	300	16.67	£4.17	£24.48	£24.37	£23.99	£23.94	£21.95	£16.86	£16.86
12 Four hundred unit scheme	400	22.22	£5.56	£32.63	£32.49	£31.99	£31.93	£29.27	£22.48	£22.48
13 Five hundred unit scheme	500	27.78	£6.94	£39.30	£39.22	£38.30	£38.54	£35.33	£27.15	£27.15
14 Seven hundred and fifty unit scheme	750	41.67	£10.42	£55.05	£54.86	£54.97	£55.00	£49.42	£38.02	£38.02
15 One thousand unit scheme	1,000	55.56	£13.89	£68.49	£68.19	£68.33	£67.00	£61.44	£47.28	£47.28
16 One thousand two hundred and fifty unit scheme	1,250	69.44	£17.36	£77.07	£76.74	£76.90	£75.40	£69.15	£53.23	£53.23
17 One thousand five hundred unit scheme	1,500	100.00	£25.00	£84.74	£84.38	£84.55	£82.51	£76.02	£58.51	£58.51
18 Caravan Park - 20 units	20	0.50	£0.13	£1.15	£1.15	£1.15	£1.15	£1.15	£1.15	£1.15
19 Caravan Park - 40 units	40	1.00	£0.25	£2.22	£2.20	£2.22	£2.22	£2.22	£2.22	£2.22
20 Caravan Park - 100 units	100	2.50	£0.63	£5.55	£5.51	£5.55	£5.55	£5.55	£5.55	£5.55
21 C2 care scheme - flattened scheme in town centre	60	0.67	£0.17	£0.26	£0.25	£0.25	£0.23	£0.23	£0.23	£0.23
22 C2 care scheme - flattened scheme edge of town/village	80	1.33	£0.33	£0.35	£0.34	£0.34	£0.34	£0.34	£0.34	£0.34
23 C2 care scheme - houses - edge of town/village	50	1.56	£0.39	£5.00	£4.99	£4.99	£4.99	£4.57	£3.70	£3.70
24 Class E (retail) development - town centre	-	0.02	£0.00	£0.20	£0.20	£0.20	£0.20	£0.17	£0.11	£0.11
25 Class E (light industrial) development - town centre	-	0.14	£0.04	£0.16	£0.16	£0.16	£0.16	£0.16	£0.16	£0.16
26 Class E (retail) development - edge of town	-	0.24	£0.06	£1.46	£1.46	£1.46	£1.46	£1.23	£0.78	£0.78
27 Class E (office) development - town centre	-	0.02	£0.00	£0.28	£0.28	£0.28	£0.28	£0.23	£0.18	£0.18
28 Class E (office) development - town centre	-	0.08	£0.02	£0.21	£0.21	£0.21	£0.21	£0.18	£0.15	£0.15
29 Class E (office) development - edge of town	-	0.18	£0.04	£0.22	£0.22	£0.23	£0.22	£0.23	£0.23	£0.23
30 Industrial (B2/B8) out of town	-	0.83	£0.21	£1.84	£1.84	£1.84	£1.84	£1.59	£1.08	£1.08
31 Industrial (B2/B8) within town/village boundary	-	3.33	£0.83	£7.53	£7.53	£7.50	£7.53	£6.49	£4.42	£4.42
32 Industrial (B2/B8) edge of town	-	0.17	£0.04	£0.37	£0.37	£0.37	£0.37	£0.32	£0.22	£0.22
33 Hotel (town centre) 50 rooms	-	0.03	£0.05	£0.57	£0.57	£0.57	£0.57	£0.47	£0.29	£0.29
34 Hotel (town centre) 75 rooms	-	0.19	£0.05	£0.93	£0.93	£0.94	£0.93	£1.26	£1.90	£1.90
35 Hotel (town centre) 100 rooms	-	0.25	£0.06	£1.25	£1.25	£1.25	£1.25	£1.68	£2.54	£2.54
36 Community leisure/ure within town/village	-	0.08	£0.02	£1.21	£1.21	£1.22	£1.21	£1.39	£1.74	£1.74

Appendix 10 - Cumulative impact of policies

WEALDEN LOCAL PLAN VIABILITY TESTING

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

BLV 1: Previously Developed Land

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	94,892	149,810	148,474	138,218	131,451	102,198	43,692
2	Five unit development - edge of village	5	253,046	249,683	247,457	230,364	219,085	170,330	72,821
3	Eight unit development - village centre	8	404,874	341,729	338,173	310,854	292,829	214,909	59,069
4	Ten unit development - edge of village	10	506,092	446,805	442,431	408,831	386,663	290,830	99,165
5	Ten unit development - rural site	10	632,615	446,805	442,431	408,831	386,663	290,830	99,165
6	Fifteen unit development - edge of village	15	759,138	670,207	663,645	613,247	579,994	436,245	148,747
7	Twenty unit development - within town/village boundary	20	843,487	845,578	837,049	771,533	728,306	541,167	161,324
8	Thirty unit development - town centre	78	948,923	2,464,635	2,430,828	2,149,217	1,975,719	1,175,212	-432,766
9	Fifty unit development within town/village boundary	50	2,108,717	1,100,054	1,078,925	911,312	803,270	322,613	-659,520
10	One hundred unit development - edge of town	100	5,271,793	1,416,721	1,375,815	1,186,361	979,027	-39,214	-2,131,978
11	Three hundred unit scheme - edge of town	300	15,815,379	3,268,315	3,156,316	2,636,641	2,067,919	-760,729	-6,592,331
12	Four hundred unit scheme	400	21,087,172	4,357,753	4,208,422	3,515,522	2,757,225	-1,014,306	-8,789,776
13	Five hundred unit scheme	500	26,358,965	5,307,461	5,128,819	5,033,355	4,127,911	-327,806	-9,744,687
14	Seven hundred and fifty unit scheme	750	39,538,448	7,508,578	7,259,780	7,126,824	5,865,789	-316,195	-13,710,308
15	One thousand unit scheme	1,000	52,717,931	9,383,631	9,074,893	8,909,907	7,345,068	-308,571	-17,119,078
16	One thousand two hundred and fifty unit scheme	1,250	65,897,414	10,572,156	10,226,385	10,041,607	8,284,801	-312,820	-19,418,205
17	One thousand five hundred unit scheme	1,500	94,892,276	11,597,188	11,217,317	11,014,317	9,080,070	-374,317	-21,488,403
18	Caravan Park - 20 units	20	474,461	700,932	692,175	692,175	692,175	692,175	692,175
19	Caravan Park - 40 units	40	948,923	1,314,289	1,296,774	1,296,774	1,296,774	1,296,774	1,296,774
20	Caravan Park - 100 units	100	2,372,307	3,285,722	3,241,934	3,241,934	3,241,934	3,241,934	3,241,934
21	C2 care scheme - flatted scheme in town centre	60	632,615	-3,222,667	-3,233,060	-3,246,683	-3,382,297	-4,002,802	-5,243,811
22	C2 care scheme - flatted scheme edge of town/village	80	1,265,230	-4,296,889	-4,310,748	-4,328,912	-4,509,730	-5,337,069	-6,991,748
23	C2 care scheme - houses - edge of town/village	50	1,482,692	1,216,652	1,208,393	1,198,632	1,093,977	646,631	-262,073
24	Class E (retail) development - town centre	-	16,606	204,474	204,474	203,745	203,745	171,740	107,730
25	Class E (light industrial) development - town centre	-	135,560	-156,408	-156,408	-158,873	-158,873	-268,355	-487,319
26	Class E (retail) development - edge of town	-	225,934	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499
27	Class E (office) development - town centre	-	16,606	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901
28	Class E (office) development - town centre	-	71,169	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288
29	Class E (office) development - edge of town	-	169,450	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,384,344	-3,092,147
30	Industrial (B2/B8) out of town	-	790,769	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651
31	Industrial (B2/B8) within town/village boundary	-	3,163,076	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469
32	Industrial (B2/B8) edge of town/village	-	158,154	368,376	368,376	367,228	367,228	316,596	215,330
33	Hotel (town centre) 50 rooms	-	118,615	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745
34	Hotel (town centre) 75 rooms	-	177,923	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866
35	Hotel (town centre) 100 rooms	-	237,231	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821
36	Community use/leisure within town/village	-	74,558	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,435

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	149,810	148,474	138,218	131,451	102,198	43,692
2	Five unit development - edge of village	5	98,667	249,683	247,457	230,364	219,085	170,330	72,821
3	Eight unit development - village centre	8	157,867	341,729	338,173	310,854	292,829	214,909	59,069
4	Ten unit development - edge of village	10	197,333	446,805	442,431	408,831	386,663	290,830	99,165
5	Ten unit development - rural site	10	246,667	446,805	442,431	408,831	386,663	290,830	99,165
6	Fifteen unit development - edge of village	15	296,000	670,207	663,645	613,247	579,994	436,245	148,747
7	Twenty unit development - within town/village boundary	20	328,889	845,578	837,049	771,533	728,306	541,167	161,324
8	Thirty unit development - town centre	78	370,000	2,464,635	2,430,828	2,149,217	1,975,719	1,175,212	-432,766
9	Fifty unit development within town/village boundary	50	822,222	1,100,054	1,078,925	911,312	803,270	322,613	-659,520
10	One hundred unit development - edge of town	100	2,055,556	1,416,721	1,375,815	1,186,361	979,027	-39,214	-2,131,978
11	Three hundred unit scheme - edge of town	300	6,166,667	3,268,315	3,156,316	2,636,641	2,067,919	-760,729	-6,592,331
12	Four hundred unit scheme	400	8,222,222	4,357,753	4,208,422	3,515,522	2,757,225	-1,014,306	-8,789,776
13	Five hundred unit scheme	500	10,277,778	5,307,461	5,128,819	5,033,355	4,127,911	-327,806	-9,744,687
14	Seven hundred and fifty unit scheme	750	15,416,667	7,508,578	7,259,780	7,126,824	5,865,789	-316,195	-13,710,308
15	One thousand unit scheme	1,000	20,555,556	9,383,631	9,074,893	8,909,907	7,345,068	-308,571	-17,119,078
16	One thousand two hundred and fifty unit scheme	1,250	25,694,444	10,572,156	10,226,385	10,041,607	8,284,801	-312,820	-19,418,205
17	One thousand five hundred unit scheme	1,500	37,000,000	11,597,188	11,217,317	11,014,317	9,080,070	-374,317	-21,488,403
18	Caravan Park - 20 units	20	185,000	700,932	692,175	692,175	692,175	692,175	692,175
19	Caravan Park - 40 units	40	370,000	1,314,289	1,296,774	1,296,774	1,296,774	1,296,774	1,296,774
20	Caravan Park - 100 units	100	925,000	3,285,722	3,241,934	3,241,934	3,241,934	3,241,934	3,241,934
21	C2 care scheme - flatted scheme in town centre	60	246,667	-3,222,667	-3,233,060	-3,246,683	-3,382,297	-4,002,802	-5,243,811
22	C2 care scheme - flatted scheme edge of town/village	80	493,333	-4,296,889	-4,310,748	-4,328,912	-4,509,730	-5,337,069	-6,991,748
23	C2 care scheme - houses - edge of town/village	50	578,125	1,216,652	1,208,393	1,198,632	1,093,977	646,631	-262,073
24	Class E (retail) development - town centre	-	6,475	204,474	204,474	203,745	203,745	171,740	107,730
25	Class E (light industrial) development - town centre	-	52,857	-156,408	-156,408	-158,873	-158,873	-268,355	-487,319
26	Class E (retail) development - edge of town	-	88,095	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499
27	Class E (office) development - town centre	-	6,475	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901
28	Class E (office) development - town centre	-	27,750	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288
29	Class E (office) development - edge of town	-	66,071	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,384,344	-3,092,147
30	Industrial (B2/B8) out of town	-	308,333	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651
31	Industrial (B2/B8) within town/village boundary	-	1,233,333	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469
32	Industrial (B2/B8) edge of town/village	-	61,667	368,376	368,376	367,228	367,228	316,596	215,330
33	Hotel (town centre) 50 rooms	-	46,250	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745
34	Hotel (town centre) 75 rooms	-	69,375	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866
35	Hotel (town centre) 100 rooms	-	92,500	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821
36	Community use/leisure within town/village	-	29,071	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,435

BLV 3: Lower Greenfield

				Baseline including affordable						
Site ref	Site	No of units	BLV	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	149,810	148,474	138,218	131,451	102,198	43,692	
2	Five unit development - edge of village	5	66,667	249,683	247,457	230,364	219,085	170,330	72,821	
3	Eight unit development - village centre	8	106,667	341,729	338,173	310,854	292,829	214,909	59,069	
4	Ten unit development - edge of village	10	133,333	446,805	442,431	408,831	386,663	290,830	99,165	
5	Ten unit development - rural site	10	166,667	446,805	442,431	408,831	386,663	290,830	99,165	
6	Fifteen unit development - edge of village	15	200,000	670,207	663,645	613,247	579,994	436,245	148,747	
7	Twenty unit development - within town/village boundary	20	222,222	845,578	837,049	771,533	728,306	541,167	161,324	
8	Thirty unit development - town centre	78	250,000	2,464,635	2,430,828	2,149,217	1,975,719	1,175,212	-432,766	
9	Fifty unit development within town/village boundary	50	555,556	1,100,054	1,078,925	911,312	803,270	322,613	-659,520	
10	One hundred unit development - edge of town	100	1,388,889	1,416,721	1,375,815	1,186,361	979,027	-39,214	-2,131,978	
11	Three hundred unit scheme - edge of town	300	4,166,667	3,268,315	3,156,316	2,636,641	2,067,919	-760,729	-6,592,331	
12	Four hundred unit scheme	400	5,555,556	4,357,753	4,208,422	3,515,522	2,757,225	-1,014,306	-8,789,776	
13	Five hundred unit scheme	500	6,944,444	5,307,461	5,128,819	5,033,355	4,127,911	-327,806	-9,744,687	
14	Seven hundred and fifty unit scheme	750	10,416,667	7,508,578	7,259,780	7,126,824	5,865,789	-316,195	-13,710,308	
15	One thousand unit scheme	1,000	13,888,889	9,383,631	9,074,893	8,909,907	7,345,068	-308,571	-17,119,078	
16	One thousand two hundred and fifty unit scheme	1,250	17,361,111	10,572,156	10,226,385	10,041,607	8,284,801	-312,820	-19,418,205	
17	One thousand five hundred unit scheme	1,500	25,000,000	11,597,188	11,217,317	11,014,317	9,080,070	-374,317	-21,488,403	
18	Caravan Park - 20 units	20	125,000	700,932	692,175	692,175	692,175	692,175	692,175	
19	Caravan Park - 40 units	40	250,000	1,314,289	1,296,774	1,296,774	1,296,774	1,296,774	1,296,774	
20	Caravan Park - 100 units	100	625,000	3,285,722	3,241,934	3,241,934	3,241,934	3,241,934	3,241,934	
21	C2 care scheme - flatted scheme in town centre	60	166,667	-3,222,667	-3,233,060	-3,246,683	-3,382,297	-4,002,802	-5,243,811	
22	C2 care scheme - flatted scheme edge of town/village	80	333,333	-4,296,889	-4,310,748	-4,328,912	-4,509,730	-5,337,069	-6,991,748	
23	C2 care scheme - houses - edge of town/village	50	390,625	1,216,652	1,208,393	1,198,632	1,093,977	646,631	-262,073	
24	Class E (retail) development - town centre	-	4,375	204,474	204,474	203,745	203,745	171,740	107,730	
25	Class E (light industrial) development - town centre	-	35,714	-156,408	-156,408	-158,873	-158,873	-268,355	-487,319	
26	Class E (retail) development - edge of town	-	59,524	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499	
27	Class E (office) development - town centre	-	4,375	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901	
28	Class E (office) development - town centre	-	18,750	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288	
29	Class E (office) development - edge of town	-	44,643	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,384,344	-3,092,147	
30	Industrial (B2/B8) out of town	-	208,333	1,841,881	1,841,881	1,836,144	1,582,980	1,152,651	1,076,651	
31	Industrial (B2/B8) within town/village boundary	-	833,333	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469	
32	Industrial (B2/B8) edge of town/village	-	41,667	368,376	368,376	367,228	367,228	316,596	215,330	
33	Hotel (town centre) 50 rooms	-	31,250	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745	
34	Hotel (town centre) 75 rooms	-	46,875	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866	
35	Hotel (town centre) 100 rooms	-	62,500	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821	
36	Community use/leisure within town/village	-	19,643	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,433	

WEALDEN LOCAL PLAN VIABILITY TESTING

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

BLV 1: Previously Developed Land

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	94,892	185,971	184,636	174,380	167,613	138,360	79,854
2	Five unit development - edge of village	5	253,046	309,951	307,727	290,633	279,355	230,600	133,090
3	Eight unit development - village centre	8	404,874	434,679	431,123	403,804	385,778	307,858	152,019
4	Ten unit development - edge of village	10	506,092	562,827	558,453	524,854	502,685	406,852	215,188
5	Ten unit development - rural site	10	632,615	562,827	558,453	524,854	502,685	406,852	215,188
6	Fifteen unit development - edge of village	15	759,138	844,241	837,681	787,281	754,028	610,279	322,781
7	Twenty unit development - within town/village boundary	20	843,487	1,070,467	1,061,939	996,423	953,195	766,330	389,296
8	Thirty unit development - town centre	78	948,923	3,331,866	3,298,604	3,021,524	2,849,426	2,048,919	447,905
9	Fifty unit development within town/village boundary	50	2,108,717	1,629,457	1,608,328	1,440,715	1,332,673	854,731	-113,281
10	One hundred unit development - edge of town	100	5,271,793	2,487,230	2,446,324	2,256,870	2,049,535	1,045,995	-1,010,840
11	Three hundred unit scheme - edge of town	300	15,815,379	6,125,214	6,016,004	5,510,215	4,954,885	2,223,408	-3,494,102
12	Four hundred unit scheme	400	21,087,172	8,166,951	8,021,339	7,346,953	6,606,514	2,964,544	-4,658,802
13	Five hundred unit scheme	500	26,358,965	9,899,624	9,725,205	9,631,997	8,741,795	4,422,802	-4,692,298
14	Seven hundred and fifty unit scheme	750	39,538,448	13,911,866	13,668,250	13,538,063	12,303,295	6,294,174	-6,410,397
15	One thousand unit scheme	1,000	52,717,931	17,337,655	17,034,767	16,872,908	15,337,722	7,892,472	-7,823,867
16	One thousand two hundred and fifty unit scheme	1,250	65,897,414	19,528,739	19,188,679	19,006,954	17,283,356	8,922,328	-8,718,337
17	One thousand five hundred unit scheme	1,500	94,892,276	21,458,084	21,084,018	20,884,122	18,988,172	9,795,141	-9,603,086
18	Caravan Park - 20 units	20	474,461	770,724	761,966	761,966	761,966	761,966	761,966
19	Caravan Park - 40 units	40	948,923	1,453,872	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357
20	Caravan Park - 100 units	100	2,372,307	3,634,681	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893
21	C2 care scheme - flatted scheme in town centre	60	632,615	-2,752,463	-2,762,856	-2,776,479	-2,912,093	-3,532,598	-4,773,607
22	C2 care scheme - flatted scheme edge of town/village	80	1,265,230	-3,669,950	-3,683,808	-3,701,973	-3,882,790	-4,710,130	-6,364,810
23	C2 care scheme - houses - edge of town/village	50	1,482,692	1,718,167	1,709,908	1,700,147	1,595,492	1,150,525	250,966
24	Class E (retail) development - town centre	-	16,606	204,474	204,474	203,745	203,745	171,740	107,730
25	Class E (light industrial) development - town centre	-	135,560	-156,408	-156,408	-158,873	-158,873	-268,355	-487,319
26	Class E (retail) development - edge of town	-	225,934	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499
27	Class E (office) development - town centre	-	16,606	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901
28	Class E (office) development - town centre	-	71,169	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288
29	Class E (office) development - edge of town	-	169,450	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,384,344	-3,092,147
30	Industrial (B2/B8) out of town	-	790,769	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651
31	Industrial (B2/B8) within town/village boundary	-	3,163,076	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469
32	Industrial (B2/B8) edge of town/village	-	158,154	368,376	368,376	367,228	367,228	316,596	215,330
33	Hotel (town centre) 50 rooms	-	118,615	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745
34	Hotel (town centre) 75 rooms	-	177,923	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866
35	Hotel (town centre) 100 rooms	-	237,231	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821
36	Community use/leisure within town/village	-	74,558	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,435

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	185,971	184,636	174,380	167,613	138,360	79,854
2	Five unit development - edge of village	5	98,667	309,951	307,727	290,633	279,355	230,600	133,090
3	Eight unit development - village centre	8	157,867	434,679	431,123	403,804	385,778	307,858	152,019
4	Ten unit development - edge of village	10	197,333	562,827	558,453	524,854	502,685	406,852	215,188
5	Ten unit development - rural site	10	246,667	562,827	558,453	524,854	502,685	406,852	215,188
6	Fifteen unit development - edge of village	15	296,000	844,241	837,681	787,281	754,028	610,279	322,781
7	Twenty unit development - within town/village boundary	20	328,889	1,070,467	1,061,939	996,423	953,195	766,330	389,296
8	Thirty unit development - town centre	78	370,000	3,331,866	3,298,604	3,021,524	2,849,426	2,048,919	447,905
9	Fifty unit development within town/village boundary	50	822,222	1,629,457	1,608,328	1,440,715	1,332,673	854,731	-113,281
10	One hundred unit development - edge of town	100	2,055,556	2,487,230	2,446,324	2,256,870	2,049,535	1,045,995	-1,010,840
11	Three hundred unit scheme - edge of town	300	6,166,667	6,125,214	6,016,004	5,510,215	4,954,885	2,223,408	-3,494,102
12	Four hundred unit scheme	400	8,222,222	8,166,951	8,021,339	7,346,953	6,606,514	2,964,544	-4,658,802
13	Five hundred unit scheme	500	10,277,778	9,899,624	9,725,205	9,631,997	8,741,795	4,422,802	-4,692,298
14	Seven hundred and fifty unit scheme	750	15,416,667	13,911,866	13,668,250	13,538,063	12,303,295	6,294,174	-6,410,397
15	One thousand unit scheme	1,000	20,555,556	17,337,655	17,034,767	16,872,908	15,337,722	7,892,472	-7,823,867
16	One thousand two hundred and fifty unit scheme	1,250	25,694,444	19,528,739	19,188,679	19,006,954	17,283,356	8,922,328	-8,718,337
17	One thousand five hundred unit scheme	1,500	37,000,000	21,458,084	21,084,018	20,884,122	18,988,172	9,795,141	-9,603,086
18	Caravan Park - 20 units	20	185,000	770,724	761,966	761,966	761,966	761,966	761,966
19	Caravan Park - 40 units	40	370,000	1,453,872	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357
20	Caravan Park - 100 units	100	925,000	3,634,681	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893
21	C2 care scheme - flatted scheme in town centre	60	246,667	-2,752,463	-2,762,856	-2,776,479	-2,912,093	-3,532,598	-4,773,607
22	C2 care scheme - flatted scheme edge of town/village	80	493,333	-3,669,950	-3,683,808	-3,701,973	-3,882,790	-4,710,130	-6,364,810
23	C2 care scheme - houses - edge of town/village	50	578,125	1,718,167	1,709,908	1,700,147	1,595,492	1,150,525	250,966
24	Class E (retail) development - town centre	-	6,475	204,474	204,474	203,745	203,745	171,740	107,730
25	Class E (light industrial) development - town centre	-	52,857	-156,408	-156,408	-158,873	-158,873	-268,355	-487,319
26	Class E (retail) development - edge of town	-	88,095	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499
27	Class E (office) development - town centre	-	6,475	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901
28	Class E (office) development - town centre	-	27,750	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288
29	Class E (office) development - edge of town	-	66,071	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,384,344	-3,092,147
30	Industrial (B2/B8) out of town	-	308,333	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651
31	Industrial (B2/B8) within town/village boundary	-	1,233,333	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469
32	Industrial (B2/B8) edge of town/village	-	61,667	368,376	368,376	367,228	367,228	316,596	215,330
33	Hotel (town centre) 50 rooms	-	46,250	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745
34	Hotel (town centre) 75 rooms	-	69,375	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866
35	Hotel (town centre) 100 rooms	-	92,500	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821
36	Community use/leisure within town/village	-	29,071	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,435

BLV 3: Lower Greenfield

				Baseline including affordable						
Site ref	Site	No of units	BLV	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	185,971	184,636	174,380	167,613	138,360	79,854	
2	Five unit development - edge of village	5	66,667	309,951	307,727	290,633	279,355	230,600	133,090	
3	Eight unit development - village centre	8	106,667	434,679	431,123	403,804	385,778	307,858	152,019	
4	Ten unit development - edge of village	10	133,333	562,827	558,453	524,854	502,685	406,852	215,188	
5	Ten unit development - rural site	10	166,667	562,827	558,453	524,854	502,685	406,852	215,188	
6	Fifteen unit development - edge of village	15	200,000	844,241	837,681	787,281	754,028	610,279	322,781	
7	Twenty unit development - within town/village boundary	20	222,222	1,070,467	1,061,939	996,423	953,195	766,330	389,296	
8	Thirty unit development - town centre	78	250,000	3,331,866	3,298,604	3,021,524	2,849,426	2,048,919	447,905	
9	Fifty unit development within town/village boundary	50	555,556	1,629,457	1,608,328	1,440,715	1,332,673	854,731	-113,281	
10	One hundred unit development - edge of town	100	1,388,889	2,487,230	2,446,324	2,256,870	2,049,535	1,045,995	-1,010,840	
11	Three hundred unit scheme - edge of town	300	4,166,667	6,125,214	6,016,004	5,510,215	4,954,885	2,223,408	-3,494,102	
12	Four hundred unit scheme	400	5,555,556	8,166,951	8,021,339	7,346,953	6,606,514	2,964,544	-4,658,802	
13	Five hundred unit scheme	500	6,944,444	9,899,624	9,725,205	9,631,997	8,741,795	4,422,802	-4,692,298	
14	Seven hundred and fifty unit scheme	750	10,416,667	13,911,866	13,668,250	13,538,063	12,303,295	6,294,174	-6,410,397	
15	One thousand unit scheme	1,000	13,888,889	17,337,655	17,034,767	16,872,908	15,337,722	7,892,472	-7,823,867	
16	One thousand two hundred and fifty unit scheme	1,250	17,361,111	19,528,739	19,188,679	19,006,954	17,283,356	8,922,328	-8,718,337	
17	One thousand five hundred unit scheme	1,500	25,000,000	21,458,084	21,084,018	20,884,122	18,988,172	9,795,141	-9,603,086	
18	Caravan Park - 20 units	20	125,000	770,724	761,966	761,966	761,966	761,966	761,966	
19	Caravan Park - 40 units	40	250,000	1,453,872	1,436,357	1,436,357	1,436,357	1,436,357	1,436,357	
20	Caravan Park - 100 units	100	625,000	3,634,681	3,590,893	3,590,893	3,590,893	3,590,893	3,590,893	
21	C2 care scheme - flatted scheme in town centre	60	166,667	-2,752,463	-2,762,856	-2,776,479	-2,912,093	-3,532,598	-4,773,607	
22	C2 care scheme - flatted scheme edge of town/village	80	333,333	-3,669,950	-3,683,808	-3,701,973	-3,882,790	-4,710,130	-6,364,810	
23	C2 care scheme - houses - edge of town/village	50	390,625	1,718,167	1,709,908	1,700,147	1,595,492	1,150,525	250,966	
24	Class E (retail) development - town centre	-	4,375	204,474	204,474	203,745	203,745	171,740	107,730	
25	Class E (light industrial) development - town centre	-	35,714	-156,408	-156,408	-158,873	-158,873	-268,355	-487,319	
26	Class E (retail) development - edge of town	-	59,524	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499	
27	Class E (office) development - town centre	-	4,375	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901	
28	Class E (office) development - town centre	-	18,750	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288	
29	Class E (office) development - edge of town	-	44,643	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,384,344	-3,092,147	
30	Industrial (B2/B8) out of town	-	208,333	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651	
31	Industrial (B2/B8) within town/village boundary	-	833,333	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469	
32	Industrial (B2/B8) edge of town/village	-	41,667	368,376	368,376	367,228	367,228	316,596	215,330	
33	Hotel (town centre) 50 rooms	-	31,250	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745	
34	Hotel (town centre) 75 rooms	-	46,875	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866	
35	Hotel (town centre) 100 rooms	-	62,500	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821	
36	Community use/leisure within town/village	-	19,643	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,433	

WEALDEN LOCAL PLAN VIABILITY TESTING

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

BLV 1: Previously Developed Land

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	94,892	222,133	220,797	210,541	203,774	174,521	116,015
2	Five unit development - edge of village	5	253,046	370,221	367,996	350,902	339,624	290,869	193,359
3	Eight unit development - village centre	8	404,874	527,628	524,072	496,753	478,728	400,808	244,968
4	Ten unit development - edge of village	10	506,092	678,850	674,476	640,877	618,708	522,875	331,210
5	Ten unit development - rural site	10	632,615	678,850	674,476	640,877	618,708	522,875	331,210
6	Fifteen unit development - edge of village	15	759,138	1,018,275	1,011,715	961,315	928,062	784,313	496,816
7	Twenty unit development - within town/village boundary	20	843,487	1,295,356	1,286,827	1,221,312	1,178,084	991,219	617,269
8	Thirty unit development - town centre	78	948,923	4,193,756	4,160,494	3,883,414	3,712,708	2,922,626	1,321,611
9	Fifty unit development within town/village boundary	50	2,108,717	2,158,860	2,137,732	1,970,118	1,862,076	1,384,134	425,990
10	One hundred unit development - edge of town	100	5,271,793	3,556,082	3,515,676	3,327,379	3,120,044	2,116,503	95,462
11	Three hundred unit scheme - edge of town	300	15,815,379	8,943,617	8,835,696	8,335,867	7,788,863	5,111,054	-442,091
12	Four hundred unit scheme	400	21,087,172	11,924,823	11,780,927	11,114,489	10,385,150	6,814,737	-589,455
13	Five hundred unit scheme	500	26,358,965	14,425,610	14,253,003	14,160,765	13,285,913	9,037,190	279,609
14	Seven hundred and fifty unit scheme	750	39,538,448	20,232,366	19,991,001	19,862,018	18,638,660	12,731,388	568,295
15	One thousand unit scheme	1,000	52,717,931	25,188,284	24,890,298	24,731,057	23,213,238	15,881,859	823,933
16	One thousand two hundred and fifty unit scheme	1,250	65,897,414	28,365,641	28,030,421	27,851,282	26,147,897	17,910,955	1,006,968
17	One thousand five hundred unit scheme	1,500	94,892,276	31,181,059	30,811,966	30,614,727	28,743,979	19,689,336	1,114,074
18	Caravan Park - 20 units	20	474,461	840,516	831,758	831,758	831,758	831,758	831,758
19	Caravan Park - 40 units	40	948,923	1,593,455	1,575,940	1,575,940	1,575,940	1,575,940	1,575,940
20	Caravan Park - 100 units	100	2,372,307	3,983,639	3,939,851	3,939,851	3,939,851	3,939,851	3,939,851
21	C2 care scheme - flatted scheme in town centre	60	632,615	-2,282,258	-2,292,652	-2,306,275	-2,441,888	-3,062,394	-4,303,403
22	C2 care scheme - flatted scheme edge of town/village	80	1,265,230	-3,043,011	-3,056,870	-3,075,033	-3,255,852	-4,083,191	-5,737,870
23	C2 care scheme - houses - edge of town/village	50	1,482,692	2,219,681	2,211,422	2,201,661	2,097,006	1,652,040	759,788
24	Class E (retail) development - town centre	-	16,606	204,474	204,474	203,745	203,745	171,740	107,730
25	Class E (light industrial) development - town centre	-	135,560	-156,408	-156,408	-158,873	-158,873	-268,355	-487,319
26	Class E (retail) development - edge of town	-	225,934	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499
27	Class E (office) development - town centre	-	16,606	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901
28	Class E (office) development - town centre	-	71,169	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288
29	Class E (office) development - edge of town	-	169,450	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,384,344	-3,092,147
30	Industrial (B2/B8) out of town	-	790,769	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651
31	Industrial (B2/B8) within town/village boundary	-	3,163,076	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469
32	Industrial (B2/B8) edge of town/village	-	158,154	368,376	368,376	367,228	367,228	316,596	215,330
33	Hotel (town centre) 50 rooms	-	118,615	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745
34	Hotel (town centre) 75 rooms	-	177,923	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866
35	Hotel (town centre) 100 rooms	-	237,231	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821
36	Community use/leisure within town/village	-	74,558	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,435

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	222,133	220,797	210,541	203,774	174,521	116,015
2	Five unit development - edge of village	5	98,667	370,221	367,996	350,902	339,624	290,869	193,359
3	Eight unit development - village centre	8	157,867	527,628	524,072	496,753	478,728	400,808	244,968
4	Ten unit development - edge of village	10	197,333	678,850	674,476	640,877	618,708	522,875	331,210
5	Ten unit development - rural site	10	246,667	678,850	674,476	640,877	618,708	522,875	331,210
6	Fifteen unit development - edge of village	15	296,000	1,018,275	1,011,715	961,315	928,062	784,313	496,816
7	Twenty unit development - within town/village boundary	20	328,889	1,295,356	1,286,827	1,221,312	1,178,084	991,219	617,269
8	Thirty unit development - town centre	78	370,000	4,193,756	4,160,494	3,883,414	3,712,708	2,922,626	1,321,611
9	Fifty unit development within town/village boundary	50	822,222	2,158,860	2,137,732	1,970,118	1,862,076	1,384,134	425,990
10	One hundred unit development - edge of town	100	2,055,556	3,556,082	3,515,676	3,327,379	3,120,044	2,116,503	95,462
11	Three hundred unit scheme - edge of town	300	6,166,667	8,943,617	8,835,696	8,335,867	7,788,863	5,111,054	-442,091
12	Four hundred unit scheme	400	8,222,222	11,924,823	11,780,927	11,114,489	10,385,150	6,814,737	-589,455
13	Five hundred unit scheme	500	10,277,778	14,425,610	14,253,003	14,160,765	13,285,913	9,037,190	279,609
14	Seven hundred and fifty unit scheme	750	15,416,667	20,232,366	19,991,001	19,862,018	18,638,660	12,731,388	568,295
15	One thousand unit scheme	1,000	20,555,556	25,188,284	24,890,298	24,731,057	23,213,238	15,881,859	823,933
16	One thousand two hundred and fifty unit scheme	1,250	25,694,444	28,365,641	28,030,421	27,851,282	26,147,897	17,910,955	1,006,968
17	One thousand five hundred unit scheme	1,500	37,000,000	31,181,059	30,811,966	30,614,727	28,743,979	19,689,336	1,114,074
18	Caravan Park - 20 units	20	185,000	840,516	831,758	831,758	831,758	831,758	831,758
19	Caravan Park - 40 units	40	370,000	1,593,455	1,575,940	1,575,940	1,575,940	1,575,940	1,575,940
20	Caravan Park - 100 units	100	925,000	3,983,639	3,939,851	3,939,851	3,939,851	3,939,851	3,939,851
21	C2 care scheme - flatted scheme in town centre	60	246,667	-2,282,258	-2,292,652	-2,306,275	-2,441,888	-3,062,394	-4,303,403
22	C2 care scheme - flatted scheme edge of town/village	80	493,333	-3,043,011	-3,056,870	-3,075,033	-3,255,852	-4,083,191	-5,737,870
23	C2 care scheme - houses - edge of town/village	50	578,125	2,219,681	2,211,422	2,201,661	2,097,006	1,652,040	759,788
24	Class E (retail) development - town centre	-	6,475	204,474	204,474	203,745	203,745	171,740	107,730
25	Class E (light industrial) development - town centre	-	52,857	-156,408	-156,408	-158,873	-158,873	-268,355	-487,319
26	Class E (retail) development - edge of town	-	88,095	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499
27	Class E (office) development - town centre	-	6,475	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901
28	Class E (office) development - town centre	-	27,750	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288
29	Class E (office) development - edge of town	-	66,071	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,384,344	-3,092,147
30	Industrial (B2/B8) out of town	-	308,333	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651
31	Industrial (B2/B8) within town/village boundary	-	1,233,333	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469
32	Industrial (B2/B8) edge of town/village	-	61,667	368,376	368,376	367,228	367,228	316,596	215,330
33	Hotel (town centre) 50 rooms	-	46,250	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745
34	Hotel (town centre) 75 rooms	-	69,375	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866
35	Hotel (town centre) 100 rooms	-	92,500	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821
36	Community use/leisure within town/village	-	29,071	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,435

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	222,133	220,797	210,541	203,774	174,521	116,015
2	Five unit development - edge of village	5	66,667	370,221	367,996	350,902	339,624	290,869	193,359
3	Eight unit development - village centre	8	106,667	527,628	524,072	496,753	478,728	400,808	244,968
4	Ten unit development - edge of village	10	133,333	678,850	674,476	640,877	618,708	522,875	331,210
5	Ten unit development - rural site	10	166,667	678,850	674,476	640,877	618,708	522,875	331,210
6	Fifteen unit development - edge of village	15	200,000	1,018,275	1,011,715	961,315	928,062	784,313	496,816
7	Twenty unit development - within town/village boundary	20	222,222	1,295,356	1,286,827	1,221,312	1,178,084	991,219	617,269
8	Thirty unit development - town centre	78	250,000	4,193,756	4,160,494	3,883,414	3,712,708	2,922,626	1,321,611
9	Fifty unit development within town/village boundary	50	555,556	2,158,860	2,137,732	1,970,118	1,862,076	1,384,134	425,990
10	One hundred unit development - edge of town	100	1,388,889	3,556,082	3,515,676	3,327,379	3,120,044	2,116,503	95,462
11	Three hundred unit scheme - edge of town	300	4,166,667	8,943,617	8,835,696	8,335,867	7,788,863	5,111,054	-442,091
12	Four hundred unit scheme	400	5,555,556	11,924,823	11,780,927	11,114,489	10,385,150	6,814,737	-589,455
13	Five hundred unit scheme	500	6,944,444	14,425,610	14,253,003	14,160,765	13,285,913	9,037,190	279,609
14	Seven hundred and fifty unit scheme	750	10,416,667	20,232,366	19,991,001	19,862,018	18,638,660	12,731,388	568,295
15	One thousand unit scheme	1,000	13,888,889	25,188,284	24,890,298	24,731,057	23,213,238	15,881,859	823,933
16	One thousand two hundred and fifty unit scheme	1,250	17,361,111	28,365,641	28,030,421	27,851,282	26,147,897	17,910,955	1,006,968
17	One thousand five hundred unit scheme	1,500	25,000,000	31,181,059	30,811,966	30,614,727	28,743,979	19,689,336	1,114,074
18	Caravan Park - 20 units	20	125,000	840,516	831,758	831,758	831,758	831,758	831,758
19	Caravan Park - 40 units	40	250,000	1,593,455	1,575,940	1,575,940	1,575,940	1,575,940	1,575,940
20	Caravan Park - 100 units	100	625,000	3,983,639	3,939,851	3,939,851	3,939,851	3,939,851	3,939,851
21	C2 care scheme - flatted scheme in town centre	60	166,667	-2,282,258	-2,292,652	-2,306,275	-2,441,888	-3,062,394	-4,303,403
22	C2 care scheme - flatted scheme edge of town/village	80	333,333	-3,043,011	-3,056,870	-3,075,033	-3,255,852	-4,083,191	-5,737,870
23	C2 care scheme - houses - edge of town/village	50	390,625	2,219,681	2,211,422	2,201,661	2,097,006	1,652,040	759,788
24	Class E (retail) development - town centre	-	4,375	204,474	204,474	203,745	203,745	171,740	107,730
25	Class E (light industrial) development - town centre	-	35,714	-156,408	-156,408	-158,873	-158,873	-268,355	-487,319
26	Class E (retail) development - edge of town	-	59,524	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499
27	Class E (office) development - town centre	-	4,375	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901
28	Class E (office) development - town centre	-	18,750	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288
29	Class E (office) development - edge of town	-	44,643	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,384,344	-3,092,147
30	Industrial (B2/B8) out of town	-	208,333	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651
31	Industrial (B2/B8) within town/village boundary	-	833,333	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469
32	Industrial (B2/B8) edge of town/village	-	41,667	368,376	368,376	367,228	367,228	316,596	215,330
33	Hotel (town centre) 50 rooms	-	31,250	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745
34	Hotel (town centre) 75 rooms	-	46,875	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866
35	Hotel (town centre) 100 rooms	-	62,500	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821
36	Community use/leisure within town/village	-	19,643	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,433

WEALDEN LOCAL PLAN VIABILITY TESTING

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

BLV 1: Previously Developed Land

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	94,892	258,294	256,959	246,702	239,935	210,682	152,177
2	Five unit development - edge of village	5	253,046	430,490	428,264	411,170	399,892	351,138	253,628
3	Eight unit development - village centre	8	404,874	620,331	616,831	589,703	571,678	493,758	337,918
4	Ten unit development - edge of village	10	506,092	794,255	789,952	756,893	734,731	638,898	447,233
5	Ten unit development - rural site	10	632,615	794,255	789,952	756,893	734,731	638,898	447,233
6	Fifteen unit development - edge of village	15	759,138	1,191,383	1,184,928	1,135,340	1,102,097	958,348	670,850
7	Twenty unit development - within town/village boundary	20	843,487	1,520,246	1,511,717	1,446,201	1,402,974	1,216,109	842,378
8	Thirty unit development - town centre	78	948,923	5,055,645	5,022,383	4,745,303	4,574,597	3,786,971	2,195,319
9	Fifty unit development within town/village boundary	50	2,108,717	2,685,127	2,664,285	2,498,938	2,391,479	1,913,537	957,651
10	One hundred unit development - edge of town	100	5,271,793	4,615,614	4,575,209	4,388,073	4,183,276	3,187,012	1,179,931
11	Three hundred unit scheme - edge of town	300	15,815,379	11,735,872	11,629,098	11,134,590	10,593,408	7,948,944	2,534,386
12	Four hundred unit scheme	400	21,087,172	15,647,829	15,505,464	14,846,120	14,124,545	10,598,592	3,379,181
13	Five hundred unit scheme	500	26,358,965	18,914,573	18,743,585	18,652,211	17,785,133	13,585,450	5,012,587
14	Seven hundred and fifty unit scheme	750	39,538,448	26,498,285	26,258,949	26,131,051	24,917,980	19,068,714	7,150,946
15	One thousand unit scheme	1,000	52,717,931	32,974,147	32,678,264	32,520,147	31,016,790	23,757,960	8,987,283
16	One thousand two hundred and fifty unit scheme	1,250	65,897,414	37,128,829	36,795,711	36,617,698	34,929,295	26,774,698	10,188,852
17	One thousand five hundred unit scheme	1,500	94,892,276	40,825,437	40,458,526	40,262,452	38,402,765	29,442,365	11,216,267
18	Caravan Park - 20 units	20	474,461	910,308	901,550	901,550	901,550	901,550	901,550
19	Caravan Park - 40 units	40	948,923	1,733,039	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524
20	Caravan Park - 100 units	100	2,372,307	4,332,598	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810
21	C2 care scheme - flatted scheme in town centre	60	632,615	-1,812,054	-1,822,448	-1,836,071	-1,971,684	-2,592,189	-3,833,199
22	C2 care scheme - flatted scheme edge of town/village	80	1,265,230	-2,416,072	-2,429,930	-2,448,095	-2,628,912	-3,456,252	-5,110,931
23	C2 care scheme - houses - edge of town/village	50	1,482,692	2,717,868	2,709,742	2,700,137	2,597,166	2,153,555	1,263,623
24	Class E (retail) development - town centre	-	16,606	204,474	204,474	203,745	203,745	171,740	107,730
25	Class E (light industrial) development - town centre	-	135,560	-156,408	-156,408	-158,873	-158,873	-268,355	-487,319
26	Class E (retail) development - edge of town	-	225,934	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499
27	Class E (office) development - town centre	-	16,606	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901
28	Class E (office) development - town centre	-	71,169	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288
29	Class E (office) development - edge of town	-	169,450	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,384,344	-3,092,147
30	Industrial (B2/B8) out of town	-	790,769	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651
31	Industrial (B2/B8) within town/village boundary	-	3,163,076	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469
32	Industrial (B2/B8) edge of town/village	-	158,154	368,376	368,376	367,228	367,228	316,596	215,330
33	Hotel (town centre) 50 rooms	-	118,615	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745
34	Hotel (town centre) 75 rooms	-	177,923	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866
35	Hotel (town centre) 100 rooms	-	237,231	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821
36	Community use/leisure within town/village	-	74,558	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,435

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	258,294	256,959	246,702	239,935	210,682	152,177
2	Five unit development - edge of village	5	98,667	430,490	428,264	411,170	399,892	351,138	253,628
3	Eight unit development - village centre	8	157,867	620,331	616,831	589,703	571,678	493,758	337,918
4	Ten unit development - edge of village	10	197,333	794,255	789,952	756,893	734,731	638,898	447,233
5	Ten unit development - rural site	10	246,667	794,255	789,952	756,893	734,731	638,898	447,233
6	Fifteen unit development - edge of village	15	296,000	1,191,383	1,184,928	1,135,340	1,102,097	958,348	670,850
7	Twenty unit development - within town/village boundary	20	328,889	1,520,246	1,511,717	1,446,201	1,402,974	1,216,109	842,378
8	Thirty unit development - town centre	78	370,000	5,055,645	5,022,383	4,745,303	4,574,597	3,786,971	2,195,319
9	Fifty unit development within town/village boundary	50	822,222	2,685,127	2,664,285	2,498,938	2,391,479	1,913,537	957,651
10	One hundred unit development - edge of town	100	2,055,556	4,615,614	4,575,209	4,388,073	4,183,276	3,187,012	1,179,931
11	Three hundred unit scheme - edge of town	300	6,166,667	11,735,872	11,629,098	11,134,590	10,593,408	7,948,944	2,534,386
12	Four hundred unit scheme	400	8,222,222	15,647,829	15,505,464	14,846,120	14,124,545	10,598,592	3,379,181
13	Five hundred unit scheme	500	10,277,778	18,914,573	18,743,585	18,652,211	17,785,133	13,585,450	5,012,587
14	Seven hundred and fifty unit scheme	750	15,416,667	26,498,285	26,258,949	26,131,051	24,917,980	19,068,714	7,150,946
15	One thousand unit scheme	1,000	20,555,556	32,974,147	32,678,264	32,520,147	31,016,790	23,757,960	8,987,283
16	One thousand two hundred and fifty unit scheme	1,250	25,694,444	37,128,829	36,795,711	36,617,698	34,929,295	26,774,698	10,188,852
17	One thousand five hundred unit scheme	1,500	37,000,000	40,825,437	40,458,526	40,262,452	38,402,765	29,442,365	11,216,267
18	Caravan Park - 20 units	20	185,000	910,308	901,550	901,550	901,550	901,550	901,550
19	Caravan Park - 40 units	40	370,000	1,733,039	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524
20	Caravan Park - 100 units	100	925,000	4,332,598	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810
21	C2 care scheme - flatted scheme in town centre	60	246,667	-1,812,054	-1,822,448	-1,836,071	-1,971,684	-2,592,189	-3,833,199
22	C2 care scheme - flatted scheme edge of town/village	80	493,333	-2,416,072	-2,429,930	-2,448,095	-2,628,912	-3,456,252	-5,110,931
23	C2 care scheme - houses - edge of town/village	50	578,125	2,717,868	2,709,742	2,700,137	2,597,166	2,153,555	1,263,623
24	Class E (retail) development - town centre	-	6,475	204,474	204,474	203,745	203,745	171,740	107,730
25	Class E (light industrial) development - town centre	-	52,857	-156,408	-156,408	-158,873	-158,873	-268,355	-487,319
26	Class E (retail) development - edge of town	-	88,095	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499
27	Class E (office) development - town centre	-	6,475	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901
28	Class E (office) development - town centre	-	27,750	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288
29	Class E (office) development - edge of town	-	66,071	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,384,344	-3,092,147
30	Industrial (B2/B8) out of town	-	308,333	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651
31	Industrial (B2/B8) within town/village boundary	-	1,233,333	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469
32	Industrial (B2/B8) edge of town/village	-	61,667	368,376	368,376	367,228	367,228	316,596	215,330
33	Hotel (town centre) 50 rooms	-	46,250	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745
34	Hotel (town centre) 75 rooms	-	69,375	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866
35	Hotel (town centre) 100 rooms	-	92,500	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821
36	Community use/leisure within town/village	-	29,071	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,435

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	258,294	256,959	246,702	239,935	210,682	152,177
2	Five unit development - edge of village	5	66,667	430,490	428,264	411,170	399,892	351,138	253,628
3	Eight unit development - village centre	8	106,667	620,331	616,831	589,703	571,678	493,758	337,918
4	Ten unit development - edge of village	10	133,333	794,255	789,952	756,893	734,731	638,898	447,233
5	Ten unit development - rural site	10	166,667	794,255	789,952	756,893	734,731	638,898	447,233
6	Fifteen unit development - edge of village	15	200,000	1,191,383	1,184,928	1,135,340	1,102,097	958,348	670,850
7	Twenty unit development - within town/village boundary	20	222,222	1,520,246	1,511,717	1,446,201	1,402,974	1,216,109	842,378
8	Thirty unit development - town centre	78	250,000	5,055,645	5,022,383	4,745,303	4,574,597	3,786,971	2,195,319
9	Fifty unit development within town/village boundary	50	555,556	2,685,127	2,664,285	2,498,938	2,391,479	1,913,537	957,651
10	One hundred unit development - town centre	100	1,388,889	4,615,614	4,575,209	4,388,073	4,183,276	3,187,012	1,179,931
11	Three hundred unit scheme - edge of town	300	4,166,667	11,735,872	11,629,098	11,134,590	10,593,408	7,948,944	2,534,386
12	Four hundred unit scheme	400	5,555,556	15,647,829	15,505,464	14,846,120	14,124,545	10,598,592	3,379,181
13	Five hundred unit scheme	500	6,944,444	18,914,573	18,743,585	18,652,211	17,785,133	13,585,450	5,012,587
14	Seven hundred and fifty unit scheme	750	10,416,667	26,498,285	26,258,949	26,131,051	24,917,980	19,068,714	7,150,946
15	One thousand unit scheme	1,000	13,888,889	32,974,147	32,678,264	32,520,147	31,016,790	23,757,960	8,987,283
16	One thousand two hundred and fifty unit scheme	1,250	17,361,111	37,128,829	36,795,711	36,617,698	34,929,295	26,774,698	10,188,852
17	One thousand five hundred unit scheme	1,500	25,000,000	40,825,437	40,458,526	40,262,452	38,402,765	29,442,365	11,216,267
18	Caravan Park - 20 units	20	125,000	910,308	901,550	901,550	901,550	901,550	901,550
19	Caravan Park - 40 units	40	250,000	1,733,039	1,715,524	1,715,524	1,715,524	1,715,524	1,715,524
20	Caravan Park - 100 units	100	625,000	4,332,598	4,288,810	4,288,810	4,288,810	4,288,810	4,288,810
21	C2 care scheme - flatted scheme in town centre	60	166,667	-1,812,054	-1,822,448	-1,836,071	-1,971,684	-2,592,189	-3,833,199
22	C2 care scheme - flatted scheme edge of town/village	80	333,333	-2,416,072	-2,429,930	-2,448,095	-2,628,912	-3,456,252	-5,110,931
23	C2 care scheme - houses - edge of town/village	50	390,625	2,717,868	2,709,742	2,700,137	2,597,166	2,153,555	1,263,623

WEALDEN LOCAL PLAN VIABILITY TESTING

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

BLV 1: Previously Developed Land

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	94,892	281,930	280,594	270,339	263,571	234,319	175,812
2	Five unit development - edge of village	5	253,046	469,883	467,657	450,564	439,285	390,530	293,021
3	Eight unit development - village centre	8	404,874	679,462	675,964	649,084	631,263	553,343	397,504
4	Ten unit development - edge of village	10	506,092	868,009	863,705	830,647	808,834	713,217	521,551
5	Ten unit development - rural site	10	632,615	868,009	863,705	830,647	808,834	713,217	521,551
6	Fifteen unit development - edge of village	15	759,138	1,302,012	1,295,557	1,245,969	1,213,252	1,069,825	782,326
7	Twenty unit development - within town/village boundary	20	843,487	1,663,161	1,654,632	1,589,116	1,545,889	1,359,023	985,292
8	Thirty unit development - town centre	78	948,923	5,597,831	5,564,569	5,287,489	5,116,783	4,329,158	2,744,093
9	Fifty unit development within town/village boundary	50	2,108,717	3,007,628	2,986,786	2,821,439	2,714,857	2,238,232	1,282,347
10	One hundred unit development - edge of town	100	5,271,793	5,279,693	5,239,287	5,052,153	4,847,356	3,855,601	1,848,519
11	Three hundred unit scheme - edge of town	300	15,815,379	13,434,466	13,327,692	12,833,184	12,292,003	9,654,782	4,285,204
12	Four hundred unit scheme	400	21,087,172	17,912,622	17,770,257	17,110,911	16,389,336	12,873,043	5,713,605
13	Five hundred unit scheme	500	26,358,965	21,633,367	21,462,378	21,371,005	20,504,355	16,311,468	7,791,162
14	Seven hundred and fifty unit scheme	750	39,538,448	30,271,839	30,032,503	29,904,605	28,691,534	22,847,713	10,982,949
15	One thousand unit scheme	1,000	52,717,931	37,634,641	37,338,758	37,180,641	35,674,511	28,419,095	13,691,358
16	One thousand two hundred and fifty unit scheme	1,250	65,897,414	42,326,817	41,993,700	41,815,686	40,124,177	31,961,192	15,400,099
17	One thousand five hundred unit scheme	1,500	94,892,276	46,497,111	46,130,199	45,934,126	44,074,438	35,099,440	16,879,418
18	Caravan Park - 20 units	20	474,461	875,008	866,251	866,251	866,251	866,251	866,251
19	Caravan Park - 40 units	40	948,923	1,662,441	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926
20	Caravan Park - 100 units	100	2,372,307	4,156,102	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315
21	C2 care scheme - flatted scheme in town centre	60	632,615	-1,593,607	-1,604,001	-1,617,624	-1,753,237	-2,373,742	-3,614,752
22	C2 care scheme - flatted scheme edge of town/village	80	1,265,230	-2,124,810	-2,138,668	-2,156,833	-2,337,650	-3,164,990	-4,819,669
23	C2 care scheme - houses - edge of town/village	50	1,482,692	3,016,599	3,008,473	2,998,868	2,895,897	2,455,012	1,565,080
24	Class E (retail) development - town centre	-	16,606	204,474	204,474	203,745	203,745	171,740	107,730
25	Class E (light industrial) development - town centre	-	135,560	-156,408	-156,408	-158,873	-158,873	-268,355	-487,319
26	Class E (retail) development - edge of town	-	225,934	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499
27	Class E (office) development - town centre	-	16,606	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901
28	Class E (office) development - town centre	-	71,169	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288
29	Class E (office) development - edge of town	-	169,450	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,384,344	-3,092,147
30	Industrial (B2/B8) out of town	-	790,769	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651
31	Industrial (B2/B8) within town/village boundary	-	3,163,076	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469
32	Industrial (B2/B8) edge of town/village	-	158,154	368,376	368,376	367,228	367,228	316,596	215,330
33	Hotel (town centre) 50 rooms	-	118,615	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745
34	Hotel (town centre) 75 rooms	-	177,923	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866
35	Hotel (town centre) 100 rooms	-	237,231	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821
36	Community use/leisure within town/village	-	74,558	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,435

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	281,930	280,594	270,339	263,571	234,319	175,812
2	Five unit development - edge of village	5	98,667	469,883	467,657	450,564	439,285	390,530	293,021
3	Eight unit development - village centre	8	157,867	679,462	675,964	649,084	631,263	553,343	397,504
4	Ten unit development - edge of village	10	197,333	868,009	863,705	830,647	808,834	713,217	521,551
5	Ten unit development - rural site	10	246,667	868,009	863,705	830,647	808,834	713,217	521,551
6	Fifteen unit development - edge of village	15	296,000	1,302,012	1,295,557	1,245,969	1,213,252	1,069,825	782,326
7	Twenty unit development - within town/village boundary	20	328,889	1,663,161	1,654,632	1,589,116	1,545,889	1,359,023	985,292
8	Thirty unit development - town centre	78	370,000	5,597,831	5,564,569	5,287,489	5,116,783	4,329,158	2,744,093
9	Fifty unit development within town/village boundary	50	822,222	3,007,628	2,986,786	2,821,439	2,714,857	2,238,232	1,282,347
10	One hundred unit development - edge of town	100	2,055,556	5,279,693	5,239,287	5,052,153	4,847,356	3,855,601	1,848,519
11	Three hundred unit scheme - edge of town	300	6,166,667	13,434,466	13,327,692	12,833,184	12,292,003	9,654,782	4,285,204
12	Four hundred unit scheme	400	8,222,222	17,912,622	17,770,257	17,110,911	16,389,336	12,873,043	5,713,605
13	Five hundred unit scheme	500	10,277,778	21,633,367	21,462,378	21,371,005	20,504,355	16,311,468	7,791,162
14	Seven hundred and fifty unit scheme	750	15,416,667	30,271,839	30,032,503	29,904,605	28,691,534	22,847,713	10,982,949
15	One thousand unit scheme	1,000	20,555,556	37,634,641	37,338,758	37,180,641	35,674,511	28,419,095	13,691,358
16	One thousand two hundred and fifty unit scheme	1,250	25,694,444	42,326,817	41,993,700	41,815,686	40,124,177	31,961,192	15,400,099
17	One thousand five hundred unit scheme	1,500	37,000,000	46,497,111	46,130,199	45,934,126	44,074,438	35,099,440	16,879,418
18	Caravan Park - 20 units	20	185,000	875,008	866,251	866,251	866,251	866,251	866,251
19	Caravan Park - 40 units	40	370,000	1,662,441	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926
20	Caravan Park - 100 units	100	925,000	4,156,102	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315
21	C2 care scheme - flatted scheme in town centre	60	246,667	-1,593,607	-1,604,001	-1,617,624	-1,753,237	-2,373,742	-3,614,752
22	C2 care scheme - flatted scheme edge of town/village	80	493,333	-2,124,810	-2,138,668	-2,156,833	-2,337,650	-3,164,990	-4,819,669
23	C2 care scheme - houses - edge of town/village	50	578,125	3,016,599	3,008,473	2,998,868	2,895,897	2,455,012	1,565,080
24	Class E (retail) development - town centre	-	6,475	204,474	204,474	203,745	203,745	171,740	107,730
25	Class E (light industrial) development - town centre	-	52,857	-156,408	-156,408	-158,873	-158,873	-268,355	-487,319
26	Class E (retail) development - edge of town	-	88,095	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499
27	Class E (office) development - town centre	-	6,475	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901
28	Class E (office) development - town centre	-	27,750	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288
29	Class E (office) development - edge of town	-	66,071	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,384,344	-3,092,147
30	Industrial (B2/B8) out of town	-	308,333	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651
31	Industrial (B2/B8) within town/village boundary	-	1,233,333	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469
32	Industrial (B2/B8) edge of town/village	-	61,667	368,376	368,376	367,228	367,228	316,596	215,330
33	Hotel (town centre) 50 rooms	-	46,250	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745
34	Hotel (town centre) 75 rooms	-	69,375	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866
35	Hotel (town centre) 100 rooms	-	92,500	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821
36	Community use/leisure within town/village	-	29,071	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,435

BLV 3: Lower Greenfield

				Baseline including affordable						
Site ref	Site	No of units	BLV	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	281,930	280,594	270,339	263,571	234,319	175,812	
2	Five unit development - edge of village	5	66,667	469,883	467,657	450,564	439,285	390,530	293,021	
3	Eight unit development - village centre	8	106,667	679,462	675,964	649,084	631,263	553,343	397,504	
4	Ten unit development - edge of village	10	133,333	868,009	863,705	830,647	808,834	713,217	521,551	
5	Ten unit development - rural site	10	166,667	868,009	863,705	830,647	808,834	713,217	521,551	
6	Fifteen unit development - edge of village	15	200,000	1,302,012	1,295,557	1,245,969	1,213,252	1,069,825	782,326	
7	Twenty unit development - within town/village boundary	20	222,222	1,663,161	1,654,632	1,589,116	1,545,889	1,359,023	985,292	
8	Thirty unit development - town centre	78	250,000	5,597,831	5,564,569	5,287,489	5,116,783	4,329,158	2,744,093	
9	Fifty unit development within town/village boundary	50	555,556	3,007,628	2,986,786	2,821,439	2,714,857	2,238,232	1,282,347	
10	One hundred unit development - edge of town	100	1,388,889	5,279,693	5,239,287	5,052,153	4,847,356	3,855,601	1,848,519	
11	Three hundred unit scheme - edge of town	300	4,166,667	13,434,466	13,327,692	12,833,184	12,292,003	9,654,782	4,285,204	
12	Four hundred unit scheme	400	5,555,556	17,912,622	17,770,257	17,110,911	16,389,336	12,873,043	5,713,605	
13	Five hundred unit scheme	500	6,944,444	21,633,367	21,462,378	21,371,005	20,504,355	16,311,468	7,791,162	
14	Seven hundred and fifty unit scheme	750	10,416,667	30,271,839	30,032,503	29,904,605	28,691,534	22,847,713	10,982,949	
15	One thousand unit scheme	1,000	13,888,889	37,634,641	37,338,758	37,180,641	35,674,511	28,419,095	13,691,358	
16	One thousand two hundred and fifty unit scheme	1,250	17,361,111	42,326,817	41,993,700	41,815,686	40,124,177	31,961,192	15,400,099	
17	One thousand five hundred unit scheme	1,500	25,000,000	46,497,111	46,130,199	45,934,126	44,074,438	35,099,440	16,879,418	
18	Caravan Park - 20 units	20	125,000	875,008	866,251	866,251	866,251	866,251	866,251	
19	Caravan Park - 40 units	40	250,000	1,662,441	1,644,926	1,644,926	1,644,926	1,644,926	1,644,926	
20	Caravan Park - 100 units	100	625,000	4,156,102	4,112,315	4,112,315	4,112,315	4,112,315	4,112,315	
21	C2 care scheme - flatted scheme in town centre	60	166,667	-1,593,607	-1,604,001	-1,617,624	-1,753,237	-2,373,742	-3,614,752	
22	C2 care scheme - flatted scheme edge of town/village	80	333,333	-2,124,810	-2,138,668	-2,156,833	-2,337,650	-3,164,990	-4,819,669	
23	C2 care scheme - houses - edge of town/village	50	390,625	3,016,599	3,008,473	2,998,868	2,895,897	2,455,012	1,565,080	
24	Class E (retail) development - town centre	-	4,375	204,474	204,474	203,745	203,745	171,740	107,730	
25	Class E (light industrial) development - town centre	-	35,714	-156,408	-156,408	-158,873	-158,873	-268,355	-487,319	
26	Class E (retail) development - edge of town	-	59,524	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499	
27	Class E (office) development - town centre	-	4,375	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901	
28	Class E (office) development - town centre	-	18,750	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288	
29	Class E (office) development - edge of town	-	44,643	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,384,344	-3,092,147	
30	Industrial (B2/B8) out of town	-	208,333	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651	
31	Industrial (B2/B8) within town/village boundary	-	833,333	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469	
32	Industrial (B2/B8) edge of town/village	-	41,667	368,376	368,376	367,228	367,228	316,596	215,330	
33	Hotel (town centre) 50 rooms	-	31,250	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745	
34	Hotel (town centre) 75 rooms	-	46,875	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866	
35	Hotel (town centre) 100 rooms	-	62,500	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821	
36	Community use/leisure within town/village	-	19,643	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,433	

WEALDEN LOCAL PLAN VIABILITY TESTING

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

BLV 1: Previously Developed Land

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	94,892	318,091	316,756	306,499	299,733	270,479	211,974
2	Five unit development - edge of village	5	253,046	530,151	527,927	510,833	499,555	450,799	353,289
3	Eight unit development - village centre	8	404,874	771,421	767,922	741,043	723,307	646,294	490,453
4	Ten unit development - edge of village	10	506,092	982,796	978,492	945,434	923,621	829,240	637,574
5	Ten unit development - rural site	10	632,615	982,796	978,492	945,434	923,621	829,240	637,574
6	Fifteen unit development - edge of village	15	759,138	1,474,193	1,467,738	1,418,150	1,385,432	1,243,859	956,361
7	Twenty unit development - within town/village boundary	20	843,487	1,888,050	1,879,522	1,814,006	1,770,778	1,583,913	1,210,181
8	Thirty unit development - town centre	78	948,923	6,459,720	6,426,458	6,149,378	5,978,672	5,191,047	3,615,797
9	Fifty unit development within town/village boundary	50	2,108,717	3,531,543	3,510,700	3,345,352	3,238,771	2,767,289	1,811,750
10	One hundred unit development - edge of town	100	5,271,793	6,339,225	6,298,819	6,111,685	5,906,888	4,915,629	2,919,028
11	Three hundred unit scheme - edge of town	300	15,815,379	16,209,273	16,103,513	15,613,693	15,074,715	12,455,291	7,146,812
12	Four hundred unit scheme	400	21,087,172	21,612,364	21,471,350	20,818,258	20,099,621	16,607,055	9,529,083
13	Five hundred unit scheme	500	26,358,965	26,097,406	25,926,419	25,835,045	24,968,396	20,808,665	12,376,941
14	Seven hundred and fifty unit scheme	750	39,538,448	36,503,107	36,265,583	36,138,652	34,934,764	29,124,923	17,378,121
15	One thousand unit scheme	1,000	52,717,931	45,382,991	45,087,108	44,928,991	43,429,310	36,221,264	21,640,972
16	One thousand two hundred and fifty unit scheme	1,250	65,897,414	51,058,218	50,726,823	50,548,808	48,860,406	40,751,504	24,355,209
17	One thousand five hundred unit scheme	1,500	94,892,276	56,103,736	55,738,809	55,543,795	53,694,159	44,773,320	26,742,502
18	Caravan Park - 20 units	20	474,461	944,800	936,042	936,042	936,042	936,042	936,042
19	Caravan Park - 40 units	40	948,923	1,802,024	1,784,509	1,784,509	1,784,509	1,784,509	1,784,509
20	Caravan Park - 100 units	100	2,372,307	4,505,061	4,461,273	4,461,273	4,461,273	4,461,273	4,461,273
21	C2 care scheme - flatted scheme in town centre	60	632,615	-1,123,403	-1,133,797	-1,147,420	-1,283,033	-1,903,538	-3,144,548
22	C2 care scheme - flatted scheme edge of town/village	80	1,265,230	-1,497,870	-1,511,729	-1,529,893	-1,710,711	-2,538,050	-4,192,730
23	C2 care scheme - houses - edge of town/village	50	1,482,692	3,512,167	3,504,041	3,494,437	3,391,466	2,953,661	2,066,594
24	Class E (retail) development - town centre	-	16,606	204,474	204,474	203,745	203,745	171,740	107,730
25	Class E (light industrial) development - town centre	-	135,560	-156,408	-156,408	-158,873	-158,873	-268,355	-487,319
26	Class E (retail) development - edge of town	-	225,934	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499
27	Class E (office) development - town centre	-	16,606	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901
28	Class E (office) development - town centre	-	71,169	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288
29	Class E (office) development - edge of town	-	169,450	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,384,344	-3,092,147
30	Industrial (B2/B8) out of town	-	790,769	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651
31	Industrial (B2/B8) within town/village boundary	-	3,163,076	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469
32	Industrial (B2/B8) edge of town/village	-	158,154	368,376	368,376	367,228	367,228	316,596	215,330
33	Hotel (town centre) 50 rooms	-	118,615	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745
34	Hotel (town centre) 75 rooms	-	177,923	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866
35	Hotel (town centre) 100 rooms	-	237,231	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821
36	Community use/leisure within town/village	-	74,558	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,435

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	318,091	316,756	306,499	299,733	270,479	211,974
2	Five unit development - edge of village	5	98,667	530,151	527,927	510,833	499,555	450,799	353,289
3	Eight unit development - village centre	8	157,867	771,421	767,922	741,043	723,307	646,294	490,453
4	Ten unit development - edge of village	10	197,333	982,796	978,492	945,434	923,621	829,240	637,574
5	Ten unit development - rural site	10	246,667	982,796	978,492	945,434	923,621	829,240	637,574
6	Fifteen unit development - edge of village	15	296,000	1,474,193	1,467,738	1,418,150	1,385,432	1,243,859	956,361
7	Twenty unit development - within town/village boundary	20	328,889	1,888,050	1,879,522	1,814,006	1,770,778	1,583,913	1,210,181
8	Thirty unit development - town centre	78	370,000	6,459,720	6,426,458	6,149,378	5,978,672	5,191,047	3,615,797
9	Fifty unit development within town/village boundary	50	822,222	3,531,543	3,510,700	3,345,352	3,238,771	2,767,289	1,811,750
10	One hundred unit development - edge of town	100	2,055,556	6,339,225	6,298,819	6,111,685	5,906,888	4,915,629	2,919,028
11	Three hundred unit scheme - edge of town	300	6,166,667	16,209,273	16,103,513	15,613,693	15,074,715	12,455,291	7,146,812
12	Four hundred unit scheme	400	8,222,222	21,612,364	21,471,350	20,818,258	20,099,621	16,607,055	9,529,083
13	Five hundred unit scheme	500	10,277,778	26,097,406	25,926,419	25,835,045	24,968,396	20,808,665	12,376,941
14	Seven hundred and fifty unit scheme	750	15,416,667	36,503,107	36,265,583	36,138,652	34,934,764	29,124,923	17,378,121
15	One thousand unit scheme	1,000	20,555,556	45,382,991	45,087,108	44,928,991	43,429,310	36,221,264	21,640,972
16	One thousand two hundred and fifty unit scheme	1,250	25,694,444	51,058,218	50,726,823	50,548,808	48,860,406	40,751,504	24,355,209
17	One thousand five hundred unit scheme	1,500	37,000,000	56,103,736	55,738,809	55,543,795	53,694,159	44,773,320	26,742,502
18	Caravan Park - 20 units	20	185,000	944,800	936,042	936,042	936,042	936,042	936,042
19	Caravan Park - 40 units	40	370,000	1,802,024	1,784,509	1,784,509	1,784,509	1,784,509	1,784,509
20	Caravan Park - 100 units	100	925,000	4,505,061	4,461,273	4,461,273	4,461,273	4,461,273	4,461,273
21	C2 care scheme - flatted scheme in town centre	60	246,667	-1,123,403	-1,133,797	-1,147,420	-1,283,033	-1,903,538	-3,144,548
22	C2 care scheme - flatted scheme edge of town/village	80	493,333	-1,497,870	-1,511,729	-1,529,893	-1,710,711	-2,538,050	-4,192,730
23	C2 care scheme - houses - edge of town/village	50	578,125	3,512,167	3,504,041	3,494,437	3,391,466	2,953,661	2,066,594
24	Class E (retail) development - town centre	-	6,475	204,474	204,474	203,745	203,745	171,740	107,730
25	Class E (light industrial) development - town centre	-	52,857	-156,408	-156,408	-158,873	-158,873	-268,355	-487,319
26	Class E (retail) development - edge of town	-	88,095	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499
27	Class E (office) development - town centre	-	6,475	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901
28	Class E (office) development - town centre	-	27,750	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288
29	Class E (office) development - edge of town	-	66,071	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,384,344	-3,092,147
30	Industrial (B2/B8) out of town	-	308,333	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651
31	Industrial (B2/B8) within town/village boundary	-	1,233,333	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469
32	Industrial (B2/B8) edge of town/village	-	61,667	368,376	368,376	367,228	367,228	316,596	215,330
33	Hotel (town centre) 50 rooms	-	46,250	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745
34	Hotel (town centre) 75 rooms	-	69,375	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866
35	Hotel (town centre) 100 rooms	-	92,500	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821
36	Community use/leisure within town/village	-	29,071	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,435

BLV 3: Lower Greenfield

				Baseline including affordable						
Site ref	Site	No of units	BLV	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	318,091	316,756	306,499	299,733	270,479	211,974	
2	Five unit development - edge of village	5	66,667	530,151	527,927	510,833	499,555	450,799	353,289	
3	Eight unit development - village centre	8	106,667	771,421	767,922	741,043	723,307	646,294	490,453	
4	Ten unit development - edge of village	10	133,333	982,796	978,492	945,434	923,621	829,240	637,574	
5	Ten unit development - rural site	10	166,667	982,796	978,492	945,434	923,621	829,240	637,574	
6	Fifteen unit development - edge of village	15	200,000	1,474,193	1,467,738	1,418,150	1,385,432	1,243,859	956,361	
7	Twenty unit development - within town/village boundary	20	222,222	1,888,050	1,879,522	1,814,006	1,770,778	1,583,913	1,210,181	
8	Thirty unit development - town centre	78	250,000	6,459,720	6,426,458	6,149,378	5,978,672	5,191,047	3,615,797	
9	Fifty unit development within town/village boundary	50	555,556	3,531,543	3,510,700	3,345,352	3,238,771	2,767,289	1,811,750	
10	One hundred unit development - edge of town	100	1,388,889	6,339,225	6,298,819	6,111,685	5,906,888	4,915,629	2,919,028	
11	Three hundred unit scheme - edge of town	300	4,166,667	16,209,273	16,103,513	15,613,693	15,074,715	12,455,291	7,146,812	
12	Four hundred unit scheme	400	5,555,556	21,612,364	21,471,350	20,818,258	20,099,621	16,607,055	9,529,083	
13	Five hundred unit scheme	500	6,944,444	26,097,406	25,926,419	25,835,045	24,968,396	20,808,665	12,376,941	
14	Seven hundred and fifty unit scheme	750	10,416,667	36,503,107	36,265,583	36,138,652	34,934,764	29,124,923	17,378,121	
15	One thousand unit scheme	1,000	13,888,889	45,382,991	45,087,108	44,928,991	43,429,310	36,221,264	21,640,972	
16	One thousand two hundred and fifty unit scheme	1,250	17,361,111	51,058,218	50,726,823	50,548,808	48,860,406	40,751,504	24,355,209	
17	One thousand five hundred unit scheme	1,500	25,000,000	56,103,736	55,738,809	55,543,795	53,694,159	44,773,320	26,742,502	
18	Caravan Park - 20 units	20	125,000	944,800	936,042	936,042	936,042	936,042	936,042	
19	Caravan Park - 40 units	40	250,000	1,802,024	1,784,509	1,784,509	1,784,509	1,784,509	1,784,509	
20	Caravan Park - 100 units	100	625,000	4,505,061	4,461,273	4,461,273	4,461,273	4,461,273	4,461,273	
21	C2 care scheme - flatted scheme in town centre	60	166,667	-1,123,403	-1,133,797	-1,147,420	-1,283,033	-1,903,538	-3,144,548	
22	C2 care scheme - flatted scheme edge of town/village	80	333,333	-1,497,870	-1,511,729	-1,529,893	-1,710,711	-2,538,050	-4,192,730	
23	C2 care scheme - houses - edge of town/village	50	390,625	3,512,167	3,504,041	3,494,437	3,391,466	2,953,661	2,066,594	
24	Class E (retail) development - town centre	-	4,375	204,474	204,474	203,745	203,745	171,740	107,730	
25	Class E (light industrial) development - town centre	-	35,714	-156,408	-156,408	-158,873	-158,873	-268,355	-487,319	
26	Class E (retail) development - edge of town	-	59,524	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499	
27	Class E (office) development - town centre	-	4,375	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901	
28	Class E (office) development - town centre	-	18,750	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288	
29	Class E (office) development - edge of town	-	44,643	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,384,344	-3,092,147	
30	Industrial (B2/B8) out of town	-	208,333	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651	
31	Industrial (B2/B8) within town/village boundary	-	833,333	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469	
32	Industrial (B2/B8) edge of town/village	-	41,667	368,376	368,376	367,228	367,228	316,596	215,330	
33	Hotel (town centre) 50 rooms	-	31,250	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745	
34	Hotel (town centre) 75 rooms	-	46,875	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866	
35	Hotel (town centre) 100 rooms	-	62,500	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821	
36	Community use/leisure within town/village	-	19,643	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,433	

WEALDEN LOCAL PLAN VIABILITY TESTING

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

BLV 1: Previously Developed Land

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	94,892	354,252	352,918	342,661	335,894	306,641	248,136
2	Five unit development - edge of village	5	253,046	590,420	588,195	571,102	559,824	511,069	413,559
3	Eight unit development - village centre	8	404,874	863,381	859,881	833,002	815,266	738,601	583,403
4	Ten unit development - edge of village	10	506,092	1,097,583	1,093,279	1,060,220	1,038,408	944,118	753,597
5	Ten unit development - rural site	10	632,615	1,097,583	1,093,279	1,060,220	1,038,408	944,118	753,597
6	Fifteen unit development - edge of village	15	759,138	1,646,373	1,639,918	1,590,330	1,557,612	1,416,177	1,130,396
7	Twenty unit development - within town/village boundary	20	843,487	2,112,939	2,104,410	2,038,895	1,995,667	1,808,802	1,435,071
8	Thirty unit development - town centre	78	948,923	7,321,609	7,288,347	7,011,267	6,840,561	6,052,936	4,477,686
9	Fifty unit development within town/village boundary	50	2,108,717	4,055,457	4,034,614	3,869,267	3,762,685	3,291,203	2,341,153
10	One hundred unit development - edge of town	100	5,271,793	7,398,757	7,358,352	7,171,217	6,966,419	5,975,161	3,989,537
11	Three hundred unit scheme - edge of town	300	15,815,379	18,971,166	18,865,404	18,375,586	17,839,537	15,238,003	9,974,945
12	Four hundred unit scheme	400	21,087,172	25,294,887	25,153,873	24,500,781	23,786,050	20,317,338	13,299,927
13	Five hundred unit scheme	500	26,358,965	30,535,792	30,366,231	30,275,619	29,416,199	25,272,705	16,911,716
14	Seven hundred and fifty unit scheme	750	39,538,448	42,719,585	42,482,061	42,355,130	41,151,242	35,372,838	23,707,821
15	One thousand unit scheme	1,000	52,717,931	53,099,952	52,805,947	52,648,833	51,158,671	43,979,520	29,508,538
16	One thousand two hundred and fifty unit scheme	1,250	65,897,414	59,748,331	59,417,109	59,240,108	57,561,315	49,489,564	33,214,794
17	One thousand five hundred unit scheme	1,500	94,892,276	65,677,725	65,314,585	65,120,527	63,272,615	54,394,769	36,497,718
18	Caravan Park - 20 units	20	474,461	1,014,592	1,005,834	1,005,834	1,005,834	1,005,834	1,005,834
19	Caravan Park - 40 units	40	948,923	1,941,608	1,924,093	1,924,093	1,924,093	1,924,093	1,924,093
20	Caravan Park - 100 units	100	2,372,307	4,854,019	4,810,231	4,810,231	4,810,231	4,810,231	4,810,231
21	C2 care scheme - flatted scheme in town centre	60	632,615	-655,537	-665,764	-679,167	-812,829	-1,433,334	-2,674,343
22	C2 care scheme - flatted scheme edge of town/village	80	1,265,230	-874,049	-887,684	-905,556	-1,083,772	-1,911,112	-3,565,791
23	C2 care scheme - houses - edge of town/village	50	1,482,692	4,007,736	3,999,610	3,990,006	3,887,035	3,449,229	2,568,109
24	Class E (retail) development - town centre	-	16,606	204,474	204,474	203,745	203,745	171,740	107,730
25	Class E (light industrial) development - town centre	-	135,560	-156,408	-156,408	-158,873	-158,873	-268,355	-487,319
26	Class E (retail) development - edge of town	-	225,934	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499
27	Class E (office) development - town centre	-	16,606	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901
28	Class E (office) development - town centre	-	71,169	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288
29	Class E (office) development - edge of town	-	169,450	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,384,344	-3,092,147
30	Industrial (B2/B8) out of town	-	790,769	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651
31	Industrial (B2/B8) within town/village boundary	-	3,163,076	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469
32	Industrial (B2/B8) edge of town/village	-	158,154	368,376	368,376	367,228	367,228	316,596	215,330
33	Hotel (town centre) 50 rooms	-	118,615	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745
34	Hotel (town centre) 75 rooms	-	177,923	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866
35	Hotel (town centre) 100 rooms	-	237,231	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821
36	Community use/leisure within town/village	-	74,558	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,435

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	354,252	352,918	342,661	335,894	306,641	248,136
2	Five unit development - edge of village	5	98,667	590,420	588,195	571,102	559,824	511,069	413,559
3	Eight unit development - village centre	8	157,867	863,381	859,881	833,002	815,266	738,601	583,403
4	Ten unit development - edge of village	10	197,333	1,097,583	1,093,279	1,060,220	1,038,408	944,118	753,597
5	Ten unit development - rural site	10	246,667	1,097,583	1,093,279	1,060,220	1,038,408	944,118	753,597
6	Fifteen unit development - edge of village	15	296,000	1,646,373	1,639,918	1,590,330	1,557,612	1,416,177	1,130,396
7	Twenty unit development - within town/village boundary	20	328,889	2,112,939	2,104,410	2,038,895	1,995,667	1,808,802	1,435,071
8	Thirty unit development - town centre	78	370,000	7,321,609	7,288,347	7,011,267	6,840,561	6,052,936	4,477,686
9	Fifty unit development within town/village boundary	50	822,222	4,055,457	4,034,614	3,869,267	3,762,685	3,291,203	2,341,153
10	One hundred unit development - edge of town	100	2,055,556	7,398,757	7,358,352	7,171,217	6,966,419	5,975,161	3,989,537
11	Three hundred unit scheme - edge of town	300	6,166,667	18,971,166	18,865,404	18,375,586	17,839,537	15,238,003	9,974,945
12	Four hundred unit scheme	400	8,222,222	25,294,887	25,153,873	24,500,781	23,786,050	20,317,338	13,299,927
13	Five hundred unit scheme	500	10,277,778	30,535,792	30,366,231	30,275,619	29,416,199	25,272,705	16,911,716
14	Seven hundred and fifty unit scheme	750	15,416,667	42,719,585	42,482,061	42,355,130	41,151,242	35,372,838	23,707,821
15	One thousand unit scheme	1,000	20,555,556	53,099,952	52,805,947	52,648,833	51,158,671	43,979,520	29,508,538
16	One thousand two hundred and fifty unit scheme	1,250	25,694,444	59,748,331	59,417,109	59,240,108	57,561,315	49,489,564	33,214,794
17	One thousand five hundred unit scheme	1,500	37,000,000	65,677,725	65,314,585	65,120,527	63,272,615	54,394,769	36,497,718
18	Caravan Park - 20 units	20	185,000	1,014,592	1,005,834	1,005,834	1,005,834	1,005,834	1,005,834
19	Caravan Park - 40 units	40	370,000	1,941,608	1,924,093	1,924,093	1,924,093	1,924,093	1,924,093
20	Caravan Park - 100 units	100	925,000	4,854,019	4,810,231	4,810,231	4,810,231	4,810,231	4,810,231
21	C2 care scheme - flatted scheme in town centre	60	246,667	-655,537	-665,764	-679,167	-812,829	-1,433,334	-2,674,343
22	C2 care scheme - flatted scheme edge of town/village	80	493,333	-874,049	-887,684	-905,556	-1,083,772	-1,911,112	-3,565,791
23	C2 care scheme - houses - edge of town/village	50	578,125	4,007,736	3,999,610	3,990,006	3,887,035	3,449,229	2,568,109
24	Class E (retail) development - town centre	-	6,475	204,474	204,474	203,745	203,745	171,740	107,730
25	Class E (light industrial) development - town centre	-	52,857	-156,408	-156,408	-158,873	-158,873	-268,355	-487,319
26	Class E (retail) development - edge of town	-	88,095	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499
27	Class E (office) development - town centre	-	6,475	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901
28	Class E (office) development - town centre	-	27,750	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288
29	Class E (office) development - edge of town	-	66,071	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,384,344	-3,092,147
30	Industrial (B2/B8) out of town	-	308,333	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651
31	Industrial (B2/B8) within town/village boundary	-	1,233,333	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469
32	Industrial (B2/B8) edge of town/village	-	61,667	368,376	368,376	367,228	367,228	316,596	215,330
33	Hotel (town centre) 50 rooms	-	46,250	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745
34	Hotel (town centre) 75 rooms	-	69,375	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866
35	Hotel (town centre) 100 rooms	-	92,500	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821
36	Community use/leisure within town/village	-	29,071	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,435

BLV 3: Lower Greenfield

				Baseline including affordable						
Site ref	Site	No of units	BLV	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	354,252	352,918	342,661	335,894	306,641	248,136	
2	Five unit development - edge of village	5	66,667	590,420	588,195	571,102	559,824	511,069	413,559	
3	Eight unit development - village centre	8	106,667	863,381	859,881	833,002	815,266	738,601	583,403	
4	Ten unit development - edge of village	10	133,333	1,097,583	1,093,279	1,060,220	1,038,408	944,118	753,597	
5	Ten unit development - rural site	10	166,667	1,097,583	1,093,279	1,060,220	1,038,408	944,118	753,597	
6	Fifteen unit development - edge of village	15	200,000	1,646,373	1,639,918	1,590,330	1,557,612	1,416,177	1,130,396	
7	Twenty unit development - within town/village boundary	20	222,222	2,112,939	2,104,410	2,038,895	1,995,667	1,808,802	1,435,071	
8	Thirty unit development - town centre	78	250,000	7,321,609	7,288,347	7,011,267	6,840,561	6,052,936	4,477,686	
9	Fifty unit development within town/village boundary	50	555,556	4,055,457	4,034,614	3,869,267	3,762,685	3,291,203	2,341,153	
10	One hundred unit development - edge of town	100	1,388,889	7,398,757	7,358,352	7,171,217	6,966,419	5,975,161	3,989,537	
11	Three hundred unit scheme - edge of town	300	4,166,667	18,971,166	18,865,404	18,375,586	17,839,537	15,238,003	9,974,945	
12	Four hundred unit scheme	400	5,555,556	25,294,887	25,153,873	24,500,781	23,786,050	20,317,338	13,299,927	
13	Five hundred unit scheme	500	6,944,444	30,535,792	30,366,231	30,275,619	29,416,199	25,272,705	16,911,716	
14	Seven hundred and fifty unit scheme	750	10,416,667	42,719,585	42,482,061	42,355,130	41,151,242	35,372,838	23,707,821	
15	One thousand unit scheme	1,000	13,888,889	53,099,952	52,805,947	52,648,833	51,158,671	43,979,520	29,508,538	
16	One thousand two hundred and fifty unit scheme	1,250	17,361,111	59,748,331	59,417,109	59,240,108	57,561,315	49,489,564	33,214,794	
17	One thousand five hundred unit scheme	1,500	25,000,000	65,677,725	65,314,585	65,120,527	63,272,615	54,394,769	36,497,718	
18	Caravan Park - 20 units	20	125,000	1,014,592	1,005,834	1,005,834	1,005,834	1,005,834	1,005,834	
19	Caravan Park - 40 units	40	250,000	1,941,608	1,924,093	1,924,093	1,924,093	1,924,093	1,924,093	
20	Caravan Park - 100 units	100	625,000	4,854,019	4,810,231	4,810,231	4,810,231	4,810,231	4,810,231	
21	C2 care scheme - flatted scheme in town centre	60	166,667	-655,537	-665,764	-679,167	-812,829	-1,433,334	-2,674,343	
22	C2 care scheme - flatted scheme edge of town/village	80	333,333	-874,049	-887,684	-905,556	-1,083,772	-1,911,112	-3,565,791	
23	C2 care scheme - houses - edge of town/village	50	390,625	4,007,736	3,999,610	3,990,006	3,887,035	3,449,229	2,568,109	
24	Class E (retail) development - town centre	-	4,375	204,474	204,474	203,745	203,745	171,740	107,730	
25	Class E (light industrial) development - town centre	-	35,714	-156,408	-156,408	-158,873	-158,873	-268,355	-487,319	
26	Class E (retail) development - edge of town	-	59,524	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499	
27	Class E (office) development - town centre	-	4,375	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901	
28	Class E (office) development - town centre	-	18,750	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288	
29	Class E (office) development - edge of town	-	44,643	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,384,344	-3,092,147	
30	Industrial (B2/B8) out of town	-	208,333	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651	
31	Industrial (B2/B8) within town/village boundary	-	833,333	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469	
32	Industrial (B2/B8) edge of town/village	-	41,667	368,376	368,376	367,228	367,228	316,596	215,330	
33	Hotel (town centre) 50 rooms	-	31,250	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745	
34	Hotel (town centre) 75 rooms	-	46,875	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866	
35	Hotel (town centre) 100 rooms	-	62,500	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821	
36	Community use/leisure within town/village	-	19,643	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,433	

WEALDEN LOCAL PLAN VIABILITY TESTING

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

BLV 1: Previously Developed Land

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	94,892	390,414	389,078	378,823	372,055	342,803	284,296
2	Five unit development - edge of village	5	253,046	650,690	648,464	631,370	620,092	571,337	473,828
3	Eight unit development - village centre	8	404,874	955,339	951,839	924,961	907,226	830,559	676,352
4	Ten unit development - edge of village	10	506,092	1,212,370	1,208,066	1,175,007	1,153,195	1,058,905	869,619
5	Ten unit development - rural site	10	632,615	1,212,370	1,208,066	1,175,007	1,153,195	1,058,905	869,619
6	Fifteen unit development - edge of village	15	759,138	1,818,554	1,812,099	1,762,511	1,729,793	1,588,357	1,304,430
7	Twenty unit development - within town/village boundary	20	843,487	2,337,829	2,329,300	2,263,784	2,220,557	2,033,692	1,659,961
8	Thirty unit development - town centre	78	948,923	8,183,499	8,150,237	7,873,157	7,702,451	6,914,825	5,339,574
9	Fifty unit development within town/village boundary	50	2,108,717	4,579,371	4,558,529	4,393,180	4,286,599	3,815,117	2,870,557
10	One hundred unit development - edge of town	100	5,271,793	8,458,290	8,417,884	8,230,749	8,025,952	7,034,693	5,052,176
11	Three hundred unit scheme - edge of town	300	15,815,379	21,730,791	21,625,908	21,137,478	20,601,429	18,006,848	12,781,867
12	Four hundred unit scheme	400	21,087,172	28,974,388	28,834,545	28,183,303	27,468,572	24,009,130	17,042,490
13	Five hundred unit scheme	500	26,358,965	34,970,504	34,800,942	34,710,331	33,850,911	29,725,882	21,410,936
14	Seven hundred and fifty unit scheme	750	39,538,448	48,907,666	48,671,738	48,545,662	47,349,867	41,589,316	29,991,699
15	One thousand unit scheme	1,000	52,717,931	60,807,473	60,513,468	60,356,355	58,866,193	51,713,738	37,314,770
16	One thousand two hundred and fifty unit scheme	1,250	65,897,414	68,420,589	68,091,060	67,914,963	66,244,747	58,193,589	42,006,159
17	One thousand five hundred unit scheme	1,500	94,892,276	75,215,617	74,852,477	74,658,419	72,817,847	63,973,225	46,171,086
18	Caravan Park - 20 units	20	474,461	1,084,383	1,075,626	1,075,626	1,075,626	1,075,626	1,075,626
19	Caravan Park - 40 units	40	948,923	2,081,191	2,063,676	2,063,676	2,063,676	2,063,676	2,063,676
20	Caravan Park - 100 units	100	2,372,307	5,202,978	5,159,189	5,159,189	5,159,189	5,159,189	5,159,189
21	C2 care scheme - flatted scheme in town centre	60	632,615	-193,366	-203,593	-216,997	-350,427	-963,129	-2,204,139
22	C2 care scheme - flatted scheme edge of town/village	80	1,265,230	-257,821	-271,456	-289,328	-467,237	-1,284,172	-2,938,851
23	C2 care scheme - houses - edge of town/village	50	1,482,692	4,503,305	4,495,179	4,485,574	4,382,603	3,944,798	3,069,187
24	Class E (retail) development - town centre	-	16,606	204,474	204,474	203,745	203,745	171,740	107,730
25	Class E (light industrial) development - town centre	-	135,560	-156,408	-156,408	-158,873	-158,873	-268,355	-487,319
26	Class E (retail) development - edge of town	-	225,934	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499
27	Class E (office) development - town centre	-	16,606	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901
28	Class E (office) development - town centre	-	71,169	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288
29	Class E (office) development - edge of town	-	169,450	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,384,344	-3,092,147
30	Industrial (B2/B8) out of town	-	790,769	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651
31	Industrial (B2/B8) within town/village boundary	-	3,163,076	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469
32	Industrial (B2/B8) edge of town/village	-	158,154	368,376	368,376	367,228	367,228	316,596	215,330
33	Hotel (town centre) 50 rooms	-	118,615	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745
34	Hotel (town centre) 75 rooms	-	177,923	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866
35	Hotel (town centre) 100 rooms	-	237,231	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821
36	Community use/leisure within town/village	-	74,558	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,435

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	390,414	389,078	378,823	372,055	342,803	284,296
2	Five unit development - edge of village	5	98,667	650,690	648,464	631,370	620,092	571,337	473,828
3	Eight unit development - village centre	8	157,867	955,339	951,839	924,961	907,226	830,559	676,352
4	Ten unit development - edge of village	10	197,333	1,212,370	1,208,066	1,175,007	1,153,195	1,058,905	869,619
5	Ten unit development - rural site	10	246,667	1,212,370	1,208,066	1,175,007	1,153,195	1,058,905	869,619
6	Fifteen unit development - edge of village	15	296,000	1,818,554	1,812,099	1,762,511	1,729,793	1,588,357	1,304,430
7	Twenty unit development - within town/village boundary	20	328,889	2,337,829	2,329,300	2,263,784	2,220,557	2,033,692	1,659,961
8	Thirty unit development - town centre	78	370,000	8,183,499	8,150,237	7,873,157	7,702,451	6,914,825	5,339,574
9	Fifty unit development within town/village boundary	50	822,222	4,579,371	4,558,529	4,393,180	4,286,599	3,815,117	2,870,557
10	One hundred unit development - edge of town	100	2,055,556	8,458,290	8,417,884	8,230,749	8,025,952	7,034,693	5,052,176
11	Three hundred unit scheme - edge of town	300	6,166,667	21,730,791	21,625,908	21,137,478	20,601,429	18,006,848	12,781,867
12	Four hundred unit scheme	400	8,222,222	28,974,388	28,834,545	28,183,303	27,468,572	24,009,130	17,042,490
13	Five hundred unit scheme	500	10,277,778	34,970,504	34,800,942	34,710,331	33,850,911	29,725,882	21,410,936
14	Seven hundred and fifty unit scheme	750	15,416,667	48,907,666	48,671,738	48,545,662	47,349,867	41,589,316	29,991,699
15	One thousand unit scheme	1,000	20,555,556	60,807,473	60,513,468	60,356,355	58,866,193	51,713,738	37,314,770
16	One thousand two hundred and fifty unit scheme	1,250	25,694,444	68,420,589	68,091,060	67,914,963	66,244,747	58,193,589	42,006,159
17	One thousand five hundred unit scheme	1,500	37,000,000	75,215,617	74,852,477	74,658,419	72,817,847	63,973,225	46,171,086
18	Caravan Park - 20 units	20	185,000	1,084,383	1,075,626	1,075,626	1,075,626	1,075,626	1,075,626
19	Caravan Park - 40 units	40	370,000	2,081,191	2,063,676	2,063,676	2,063,676	2,063,676	2,063,676
20	Caravan Park - 100 units	100	925,000	5,202,978	5,159,189	5,159,189	5,159,189	5,159,189	5,159,189
21	C2 care scheme - flatted scheme in town centre	60	246,667	-193,366	-203,593	-216,997	-350,427	-963,129	-2,204,139
22	C2 care scheme - flatted scheme edge of town/village	80	493,333	-257,821	-271,456	-289,328	-467,237	-1,284,172	-2,938,851
23	C2 care scheme - houses - edge of town/village	50	578,125	4,503,305	4,495,179	4,485,574	4,382,603	3,944,798	3,069,187
24	Class E (retail) development - town centre	-	6,475	204,474	204,474	203,745	203,745	171,740	107,730
25	Class E (light industrial) development - town centre	-	52,857	-156,408	-156,408	-158,873	-158,873	-268,355	-487,319
26	Class E (retail) development - edge of town	-	88,095	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499
27	Class E (office) development - town centre	-	6,475	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901
28	Class E (office) development - town centre	-	27,750	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288
29	Class E (office) development - edge of town	-	66,071	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,384,344	-3,092,147
30	Industrial (B2/B8) out of town	-	308,333	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651
31	Industrial (B2/B8) within town/village boundary	-	1,233,333	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469
32	Industrial (B2/B8) edge of town/village	-	61,667	368,376	368,376	367,228	367,228	316,596	215,330
33	Hotel (town centre) 50 rooms	-	46,250	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745
34	Hotel (town centre) 75 rooms	-	69,375	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866
35	Hotel (town centre) 100 rooms	-	92,500	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821
36	Community use/leisure within town/village	-	29,071	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,435

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	390,414	389,078	378,823	372,055	342,803	284,296
2	Five unit development - edge of village	5	66,667	650,690	648,464	631,370	620,092	571,337	473,828
3	Eight unit development - village centre	8	106,667	955,339	951,839	924,961	907,226	830,559	676,352
4	Ten unit development - edge of village	10	133,333	1,212,370	1,208,066	1,175,007	1,153,195	1,058,905	869,619
5	Ten unit development - rural site	10	166,667	1,212,370	1,208,066	1,175,007	1,153,195	1,058,905	869,619
6	Fifteen unit development - edge of village	15	200,000	1,818,554	1,812,099	1,762,511	1,729,793	1,588,357	1,304,430
7	Twenty unit development - within town/village boundary	20	222,222	2,337,829	2,329,300	2,263,784	2,220,557	2,033,692	1,659,961
8	Thirty unit development - town centre	78	250,000	8,183,499	8,150,237	7,873,157	7,702,451	6,914,825	5,339,574
9	Fifty unit development within town/village boundary	50	555,556	4,579,371	4,558,529	4,393,180	4,286,599	3,815,117	2,870,557
10	One hundred unit development - edge of town	100	1,388,889	8,458,290	8,417,884	8,230,749	8,025,952	7,034,693	5,052,176
11	Three hundred unit scheme - edge of town	300	4,166,667	21,730,791	21,625,908	21,137,478	20,601,429	18,006,848	12,781,867
12	Four hundred unit scheme	400	5,555,556	28,974,388	28,834,545	28,183,303	27,468,572	24,009,130	17,042,490
13	Five hundred unit scheme	500	6,944,444	34,970,504	34,800,942	34,710,331	33,850,911	29,725,882	21,410,936
14	Seven hundred and fifty unit scheme	750	10,416,667	48,907,666	48,671,738	48,545,662	47,349,867	41,589,316	29,991,699
15	One thousand unit scheme	1,000	13,888,889	60,807,473	60,513,468	60,356,355	58,866,193	51,713,738	37,314,770
16	One thousand two hundred and fifty unit scheme	1,250	17,361,111	68,420,589	68,091,060	67,914,963	66,244,747	58,193,589	42,006,159
17	One thousand five hundred unit scheme	1,500	25,000,000	75,215,617	74,852,477	74,658,419	72,817,847	63,973,225	46,171,086
18	Caravan Park - 20 units	20	125,000	1,084,383	1,075,626	1,075,626	1,075,626	1,075,626	1,075,626
19	Caravan Park - 40 units	40	250,000	2,081,191	2,063,676	2,063,676	2,063,676	2,063,676	2,063,676
20	Caravan Park - 100 units	100	625,000	5,202,978	5,159,189	5,159,189	5,159,189	5,159,189	5,159,189
21	C2 care scheme - flatted scheme in town centre	60	166,667	-193,366	-203,593	-216,997	-350,427	-963,129	-2,204,139
22	C2 care scheme - flatted scheme edge of town/village	80	333,333	-257,821	-271,456	-289,328	-467,237	-1,284,172	-2,938,851
23	C2 care scheme - houses - edge of town/village	50	390,625	4,503,305	4,495,179	4,485,574	4,382,603	3,944,798	3,069,187
24	Class E (retail) development - town centre	-	4,375	204,474	204,474	203,745	203,745	171,740	107,730
25	Class E (light industrial) development - town centre	-	35,714	-156,408	-156,408	-158,873	-158,873	-268,355	-487,319
26	Class E (retail) development - edge of town	-	59,524	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499
27	Class E (office) development - town centre	-	4,375	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901
28	Class E (office) development - town centre	-	18,750	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288
29	Class E (office) development - edge of town	-	44,643	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,384,344	-3,092,147
30	Industrial (B2/B8) out of town	-	208,333	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651
31	Industrial (B2/B8) within town/village boundary	-	833,333	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469
32	Industrial (B2/B8) edge of town/village	-	41,667	368,376	368,376	367,228	367,228	316,596	215,330
33	Hotel (town centre) 50 rooms	-	31,250	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745
34	Hotel (town centre) 75 rooms	-	46,875	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866
35	Hotel (town centre) 100 rooms	-	62,500	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821
36	Community use/leisure within town/village	-	19,643	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,433

WEALDEN LOCAL PLAN VIABILITY TESTING

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

BLV 1: Previously Developed Land

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	94,892	426,575	425,240	414,984	408,217	378,964	320,458
2	Five unit development - edge of village	5	253,046	710,958	708,733	691,640	680,361	631,606	534,097
3	Eight unit development - village centre	8	404,874	1,047,298	1,043,799	1,016,919	999,184	922,518	769,186
4	Ten unit development - edge of village	10	506,092	1,327,157	1,322,853	1,289,794	1,267,982	1,173,692	985,111
5	Ten unit development - rural site	10	632,615	1,327,157	1,322,853	1,289,794	1,267,982	1,173,692	985,111
6	Fifteen unit development - edge of village	15	759,138	1,990,734	1,984,279	1,934,691	1,901,973	1,760,538	1,477,665
7	Twenty unit development - within town/village boundary	20	843,487	2,561,272	2,552,854	2,488,188	2,445,447	2,258,581	1,884,850
8	Thirty unit development - town centre	78	948,923	9,045,387	9,012,126	8,735,045	8,564,340	7,776,714	6,201,464
9	Fifty unit development within town/village boundary	50	2,108,717	5,103,285	5,082,442	4,917,095	4,810,513	4,339,031	3,396,067
10	One hundred unit development - edge of town	100	5,271,793	9,510,963	9,470,971	9,285,753	9,083,053	8,094,225	6,111,708
11	Three hundred unit scheme - edge of town	300	15,815,379	24,475,948	24,371,067	23,885,318	23,353,723	20,768,739	15,564,580
12	Four hundred unit scheme	400	21,087,172	32,634,598	32,494,755	31,847,091	31,138,298	27,691,653	20,752,773
13	Five hundred unit scheme	500	26,358,965	39,393,022	39,224,698	39,134,748	38,281,603	34,160,594	25,881,325
14	Seven hundred and fifty unit scheme	750	39,538,448	55,091,309	54,855,382	54,729,305	53,533,511	47,793,956	36,247,563
15	One thousand unit scheme	1,000	52,717,931	68,485,893	68,193,543	68,037,315	66,555,543	59,421,259	45,079,939
16	One thousand two hundred and fifty unit scheme	1,250	65,897,414	77,073,911	76,744,382	76,568,285	74,898,069	66,881,397	50,747,881
17	One thousand five hundred unit scheme	1,500	94,892,276	84,739,086	84,377,542	84,184,337	82,351,854	73,521,394	55,795,988
18	Caravan Park - 20 units	20	474,461	1,154,175	1,145,418	1,145,418	1,145,418	1,145,418	1,145,418
19	Caravan Park - 40 units	40	948,923	2,220,774	2,203,259	2,203,259	2,203,259	2,203,259	2,203,259
20	Caravan Park - 100 units	100	2,372,307	5,551,936	5,508,148	5,508,148	5,508,148	5,508,148	5,508,148
21	C2 care scheme - flatted scheme in town centre	60	632,615	264,480	254,418	241,230	109,946	-498,776	-1,733,934
22	C2 care scheme - flatted scheme edge of town/village	80	1,265,230	352,640	339,224	321,640	146,594	-665,034	-2,311,913
23	C2 care scheme - houses - edge of town/village	50	1,482,692	4,998,873	4,990,747	4,981,143	4,878,172	4,440,367	3,564,756
24	Class E (retail) development - town centre	-	16,606	204,474	204,474	203,745	203,745	171,740	107,730
25	Class E (light industrial) development - town centre	-	135,560	-156,408	-156,408	-158,873	-158,873	-268,355	-487,319
26	Class E (retail) development - edge of town	-	225,934	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499
27	Class E (office) development - town centre	-	16,606	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901
28	Class E (office) development - town centre	-	71,169	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288
29	Class E (office) development - edge of town	-	169,450	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,384,344	-3,092,147
30	Industrial (B2/B8) out of town	-	790,769	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651
31	Industrial (B2/B8) within town/village boundary	-	3,163,076	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469
32	Industrial (B2/B8) edge of town/village	-	158,154	368,376	368,376	367,228	367,228	316,596	215,330
33	Hotel (town centre) 50 rooms	-	118,615	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745
34	Hotel (town centre) 75 rooms	-	177,923	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866
35	Hotel (town centre) 100 rooms	-	237,231	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821
36	Community use/leisure within town/village	-	74,558	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,435

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	426,575	425,240	414,984	408,217	378,964	320,458
2	Five unit development - edge of village	5	98,667	710,958	708,733	691,640	680,361	631,606	534,097
3	Eight unit development - village centre	8	157,867	1,047,298	1,043,799	1,016,919	999,184	922,518	769,186
4	Ten unit development - edge of village	10	197,333	1,327,157	1,322,853	1,289,794	1,267,982	1,173,692	985,111
5	Ten unit development - rural site	10	246,667	1,327,157	1,322,853	1,289,794	1,267,982	1,173,692	985,111
6	Fifteen unit development - edge of village	15	296,000	1,990,734	1,984,279	1,934,691	1,901,973	1,760,538	1,477,665
7	Twenty unit development - within town/village boundary	20	328,889	2,561,272	2,552,854	2,488,188	2,445,447	2,258,581	1,884,850
8	Thirty unit development - town centre	78	370,000	9,045,387	9,012,126	8,735,045	8,564,340	7,776,714	6,201,464
9	Fifty unit development within town/village boundary	50	822,222	5,103,285	5,082,442	4,917,095	4,810,513	4,339,031	3,396,067
10	One hundred unit development - edge of town	100	2,055,556	9,510,963	9,470,971	9,285,753	9,083,053	8,094,225	6,111,708
11	Three hundred unit scheme - edge of town	300	6,166,667	24,475,948	24,371,067	23,885,318	23,353,723	20,768,739	15,564,580
12	Four hundred unit scheme	400	8,222,222	32,634,598	32,494,755	31,847,091	31,138,298	27,691,653	20,752,773
13	Five hundred unit scheme	500	10,277,778	39,393,022	39,224,698	39,134,748	38,281,603	34,160,594	25,881,325
14	Seven hundred and fifty unit scheme	750	15,416,667	55,091,309	54,855,382	54,729,305	53,533,511	47,793,956	36,247,563
15	One thousand unit scheme	1,000	20,555,556	68,485,893	68,193,543	68,037,315	66,555,543	59,421,259	45,079,939
16	One thousand two hundred and fifty unit scheme	1,250	25,694,444	77,073,911	76,744,382	76,568,285	74,898,069	66,881,397	50,747,881
17	One thousand five hundred unit scheme	1,500	37,000,000	84,739,086	84,377,542	84,184,337	82,351,854	73,521,394	55,795,988
18	Caravan Park - 20 units	20	185,000	1,154,175	1,145,418	1,145,418	1,145,418	1,145,418	1,145,418
19	Caravan Park - 40 units	40	370,000	2,220,774	2,203,259	2,203,259	2,203,259	2,203,259	2,203,259
20	Caravan Park - 100 units	100	925,000	5,551,936	5,508,148	5,508,148	5,508,148	5,508,148	5,508,148
21	C2 care scheme - flatted scheme in town centre	60	246,667	264,480	254,418	241,230	109,946	-498,776	-1,733,934
22	C2 care scheme - flatted scheme edge of town/village	80	493,333	352,640	339,224	321,640	146,594	-665,034	-2,311,913
23	C2 care scheme - houses - edge of town/village	50	578,125	4,998,873	4,990,747	4,981,143	4,878,172	4,440,367	3,564,756
24	Class E (retail) development - town centre	-	6,475	204,474	204,474	203,745	203,745	171,740	107,730
25	Class E (light industrial) development - town centre	-	52,857	-156,408	-156,408	-158,873	-158,873	-268,355	-487,319
26	Class E (retail) development - edge of town	-	88,095	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499
27	Class E (office) development - town centre	-	6,475	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901
28	Class E (office) development - town centre	-	27,750	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288
29	Class E (office) development - edge of town	-	66,071	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,384,344	-3,092,147
30	Industrial (B2/B8) out of town	-	308,333	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651
31	Industrial (B2/B8) within town/village boundary	-	1,233,333	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469
32	Industrial (B2/B8) edge of town/village	-	61,667	368,376	368,376	367,228	367,228	316,596	215,330
33	Hotel (town centre) 50 rooms	-	46,250	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745
34	Hotel (town centre) 75 rooms	-	69,375	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866
35	Hotel (town centre) 100 rooms	-	92,500	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821
36	Community use/leisure within town/village	-	29,071	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,435

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	426,575	425,240	414,984	408,217	378,964	320,458
2	Five unit development - edge of village	5	66,667	710,958	708,733	691,640	680,361	631,606	534,097
3	Eight unit development - village centre	8	106,667	1,047,298	1,043,799	1,016,919	999,184	922,518	769,186
4	Ten unit development - edge of village	10	133,333	1,327,157	1,322,853	1,289,794	1,267,982	1,173,692	985,111
5	Ten unit development - rural site	10	166,667	1,327,157	1,322,853	1,289,794	1,267,982	1,173,692	985,111
6	Fifteen unit development - edge of village	15	200,000	1,990,734	1,984,279	1,934,691	1,901,973	1,760,538	1,477,665
7	Twenty unit development - within town/village boundary	20	222,222	2,561,272	2,552,854	2,488,188	2,445,447	2,258,581	1,884,850
8	Thirty unit development - town centre	78	250,000	9,045,387	9,012,126	8,735,045	8,564,340	7,776,714	6,201,464
9	Fifty unit development within town/village boundary	50	555,556	5,103,285	5,082,442	4,917,095	4,810,513	4,339,031	3,396,067
10	One hundred unit development - edge of town	100	1,388,889	9,510,963	9,470,971	9,285,753	9,083,053	8,094,225	6,111,708
11	Three hundred unit scheme - edge of town	300	4,166,667	24,475,948	24,371,067	23,885,318	23,353,723	20,768,739	15,564,580
12	Four hundred unit scheme	400	5,555,556	32,634,598	32,494,755	31,847,091	31,138,298	27,691,653	20,752,773
13	Five hundred unit scheme	500	6,944,444	39,393,022	39,224,698	39,134,748	38,281,603	34,160,594	25,881,325
14	Seven hundred and fifty unit scheme	750	10,416,667	55,091,309	54,855,382	54,729,305	53,533,511	47,793,956	36,247,563
15	One thousand unit scheme	1,000	13,888,889	68,485,893	68,193,543	68,037,315	66,555,543	59,421,259	45,079,939
16	One thousand two hundred and fifty unit scheme	1,250	17,361,111	77,073,911	76,744,382	76,568,285	74,898,069	66,881,397	50,747,881
17	One thousand five hundred unit scheme	1,500	25,000,000	84,739,086	84,377,542	84,184,337	82,351,854	73,521,394	55,795,988
18	Caravan Park - 20 units	20	125,000	1,154,175	1,145,418	1,145,418	1,145,418	1,145,418	1,145,418
19	Caravan Park - 40 units	40	250,000	2,220,774	2,203,259	2,203,259	2,203,259	2,203,259	2,203,259
20	Caravan Park - 100 units	100	625,000	5,551,936	5,508,148	5,508,148	5,508,148	5,508,148	5,508,148
21	C2 care scheme - flatted scheme in town centre	60	166,667	264,480	254,418	241,230	109,946	-498,776	-1,733,934
22	C2 care scheme - flatted scheme edge of town/village	80	333,333	352,640	339,224	321,640	146,594	-665,034	-2,311,913
23	C2 care scheme - houses - edge of town/village	50	390,625	4,998,873	4,990,747	4,981,143	4,878,172	4,440,367	3,564,756
24	Class E (retail) development - town centre	-	4,375	204,474	204,474	203,745	203,745	171,740	107,730
25	Class E (light industrial) development - town centre	-	35,714	-156,408	-156,408	-158,873	-158,873	-268,355	-487,319
26	Class E (retail) development - edge of town	-	59,524	1,460,531	1,460,531	1,455,319	1,455,319	1,226,712	769,499
27	Class E (office) development - town centre	-	4,375	-283,154	-283,154	-284,262	-284,262	-333,808	-432,901
28	Class E (office) development - town centre	-	18,750	-1,213,517	-1,213,517	-1,218,266	-1,218,266	-1,430,607	-1,855,288
29	Class E (office) development - edge of town	-	44,643	-2,022,530	-2,022,530	-2,030,443	-2,030,443	-2,384,344	-3,092,147
30	Industrial (B2/B8) out of town	-	208,333	1,841,881	1,841,881	1,836,144	1,836,144	1,582,980	1,076,651
31	Industrial (B2/B8) within town/village boundary	-	833,333	7,526,764	7,526,764	7,503,286	7,503,286	6,467,347	4,395,469
32	Industrial (B2/B8) edge of town/village	-	41,667	368,376	368,376	367,228	367,228	316,596	215,330
33	Hotel (town centre) 50 rooms	-	31,250	-570,441	-570,441	-575,342	-575,342	-794,810	-1,233,745
34	Hotel (town centre) 75 rooms	-	46,875	-933,822	-933,822	-941,040	-941,040	-1,264,316	-1,910,866
35	Hotel (town centre) 100 rooms	-	62,500	-1,245,095	-1,245,095	-1,254,721	-1,254,721	-1,685,754	-2,547,821
36	Community use/leisure within town/village	-	19,643	-1,214,822	-1,214,822	-1,218,745	-1,218,745	-1,394,307	-1,745,433

Appendix 11 - Maximum CIL rates

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

Wealden District - Impact of alternative CIL rates

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

Site ref	Site	No of units	Baseline RLV - adopted CIL rates	Alternative Rate 1	% change against baseline	Alternative Rate 2	% change against baseline	Alternative Rate 3	% change against baseline
1	Three unit development within town/village boundary	3	£102,198	£96,998	-5%	£92,720	-9%	£88,443	-13%
2	Five unit development - edge of village	5	£170,330	£161,664	-5%	£154,534	-9%	£147,404	-13%
3	Eight unit development - village centre	8	£214,909	£201,057	-6%	£189,662	-12%	£178,268	-17%
4	Ten unit development - edge of village	10	£290,830	£273,515	-6%	£259,271	-11%	£245,028	-16%
5	Ten unit development - rural site	10	£290,830	£273,515	-6%	£259,271	-11%	£245,028	-16%
6	Fifteen unit development - edge of village	15	£436,245	£410,272	-6%	£388,908	-11%	£367,543	-16%
7	Twenty unit development - within town/village boundary	20	£541,167	£506,576	-6%	£478,122	-12%	£449,668	-17%
8	Thirty unit development - town centre	78	£1,175,212	£1,033,152	-12%	£915,927	-22%	£798,703	-32%
9	Fifty unit development within town/village boundary	50	£322,613	£236,231	-27%	£165,176	-49%	£94,122	-71%
10	One hundred unit development - edge of town	100	-£39,214	-£211,587	440%	-£353,377	801%	-£495,167	1163%
11	Three hundred unit scheme - edge of town	300	-£760,729	-£1,264,968	66%	-£1,679,740	121%	-£2,094,512	175%
12	Four hundred unit scheme	400	-£1,014,306	-£1,686,624	66%	-£2,239,653	121%	-£2,792,682	175%
13	Five hundred unit scheme	500	-£327,806	-£1,154,363	252%	-£1,844,095	463%	-£2,533,827	673%
14	Seven hundred and fifty unit scheme	750	-£316,195	-£1,497,968	374%	-£2,478,991	684%	-£3,473,561	999%
15	One thousand unit scheme	1,000	-£308,571	-£1,808,306	486%	-£3,057,321	891%	-£4,319,377	1300%
16	One thousand two hundred and fifty unit scheme	1,250	-£312,820	-£2,052,648	556%	-£3,508,006	1021%	-£4,985,921	1494%
17	One thousand five hundred unit scheme	1,500	-£374,317	-£2,338,823	525%	-£3,987,597	965%	-£5,666,804	1414%
18	Caravan Park - 20 units	20	£692,175	£648,542	-6%	£612,652	-11%	£576,762	-17%
19	Caravan Park - 40 units	40	£1,296,774	£1,209,510	-7%	£1,137,729	-12%	£1,065,948	-18%
20	Caravan Park - 100 units	100	£3,241,934	£3,023,774	-7%	£2,844,322	-12%	£2,664,870	-18%
21	C2 care scheme - flatted scheme in town centre	60	-£4,002,802	-£4,107,328	3%	-£4,193,308	5%	-£4,279,287	7%
22	C2 care scheme - flatted scheme edge of town/village	80	-£5,337,069	-£5,476,437	3%	-£5,591,077	5%	-£5,705,717	7%
23	C2 care scheme - houses - edge of town/village	50	£646,631	£562,212	-13%	£492,772	-24%	£423,331	-35%
24	Class E (retail) development - town centre	-	£171,740	£169,788	-1%	£166,375	-3%	£162,962	-5%
25	Class E (light industrial) development - town centre	-	-£268,355	-£298,087	11%	-£327,820	22%	-£357,552	33%
26	Class E (retail) development - edge of town	-	£1,226,712	£1,212,771	-1%	£1,188,392	-3%	£1,164,014	-5%
27	Class E (office) development - town centre	-	-£333,808	-£340,746	2%	-£347,684	4%	-£354,620	6%
28	Class E (office) development - town centre	-	-£1,430,607	-£1,460,339	2%	-£1,490,071	4%	-£1,519,803	6%
29	Class E (office) development - edge of town	-	-£2,384,344	-£2,433,898	2%	-£2,483,452	4%	-£2,533,005	6%
30	Industrial (B2/B8) out of town	-	£1,582,980	£1,483,670	-6%	£1,384,361	-13%	£1,285,052	-19%
31	Industrial (B2/B8) within town/village boundary	-	£6,467,347	£6,068,690	-6%	£5,668,970	-12%	£5,269,250	-19%
32	Industrial (B2/B8) edge of town/village	-	£316,596	£296,734	-6%	£276,872	-13%	£257,010	-19%
33	Hotel (town centre) 50 rooms	-	-£794,810	-£819,587	3%	-£844,364	6%	-£869,140	9%
34	Hotel (town centre) 75 rooms	-	-£1,264,316	-£1,300,812	3%	-£1,337,308	6%	-£1,373,804	9%
35	Hotel (town centre) 100 rooms	-	-£1,685,754	-£1,734,416	3%	-£1,783,077	6%	-£1,831,739	9%
36	Community use/leisure within town/village	-	-£1,394,307	-£1,416,112	2%	-£1,437,915	3%	-£1,459,719	5%

Wealden District - Impact of alternative CIL rates

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

Site ref	Site	No of units	Baseline RLV - adopted CIL rates	Alternative Rate 1	% change against baseline	Alternative Rate 2	% change against baseline	Alternative Rate 3	% change against baseline
1	Three unit development within town/village boundary	3	£138,360	£133,160	-4%	£128,882	-7%	£124,604	-10%
2	Five unit development - edge of village	5	£230,600	£221,933	-4%	£214,803	-7%	£207,673	-10%
3	Eight unit development - village centre	8	£307,858	£294,006	-4%	£282,612	-8%	£271,218	-12%
4	Ten unit development - edge of village	10	£406,852	£389,538	-4%	£375,295	-8%	£361,051	-11%
5	Ten unit development - rural site	10	£406,852	£389,538	-4%	£375,295	-8%	£361,051	-11%
6	Fifteen unit development - edge of village	15	£610,279	£584,306	-4%	£562,942	-8%	£541,578	-11%
7	Twenty unit development - within town/village boundary	20	£766,330	£732,295	-4%	£704,298	-8%	£676,303	-12%
8	Thirty unit development - town centre	78	£2,048,919	£1,906,859	-7%	£1,789,634	-13%	£1,672,409	-18%
9	Fifty unit development within town/village boundary	50	£854,731	£769,739	-10%	£699,828	-18%	£629,916	-26%
10	One hundred unit development - edge of town	100	£1,045,995	£876,828	-16%	£737,320	-30%	£597,812	-43%
11	Three hundred unit scheme - edge of town	300	£2,223,408	£1,737,864	-22%	£1,336,333	-40%	£934,803	-58%
12	Four hundred unit scheme	400	£2,964,544	£2,317,151	-22%	£1,781,778	-40%	£1,246,405	-58%
13	Five hundred unit scheme	500	£4,422,802	£3,638,781	-18%	£2,992,385	-32%	£2,342,935	-47%
14	Seven hundred and fifty unit scheme	750	£6,294,174	£5,183,235	-18%	£4,263,851	-32%	£3,335,572	-47%
15	One thousand unit scheme	1,000	£7,892,472	£6,490,907	-18%	£5,328,538	-32%	£4,150,538	-47%
16	One thousand two hundred and fifty unit scheme	1,250	£8,922,328	£7,305,190	-18%	£5,957,327	-33%	£4,595,744	-48%
17	One thousand five hundred unit scheme	1,500	£9,795,141	£7,982,162	-19%	£6,469,669	-34%	£4,932,522	-50%
18	Caravan Park - 20 units	20	£761,966	£718,334	-6%	£682,444	-10%	£646,554	-15%
19	Caravan Park - 40 units	40	£1,436,357	£1,349,093	-6%	£1,277,313	-11%	£1,205,532	-16%
20	Caravan Park - 100 units	100	£3,590,893	£3,372,733	-6%	£3,193,281	-11%	£3,013,829	-16%
21	C2 care scheme - flatted scheme in town centre	60	-£3,532,598	-£3,637,123	3%	-£3,723,103	5%	-£3,809,083	8%
22	C2 care scheme - flatted scheme edge of town/village	80	-£4,710,130	-£4,849,498	3%	-£4,964,138	5%	-£5,078,777	8%
23	C2 care scheme - houses - edge of town/village	50	£1,150,525	£1,067,465	-7%	£999,142	-13%	£930,818	-19%
24	Class E (retail) development - town centre	-	£171,740	£169,788	-1%	£166,375	-3%	£162,962	-5%
25	Class E (light industrial) development - town centre	-	-£268,355	-£298,087	11%	-£327,820	22%	-£357,552	33%
26	Class E (retail) development - edge of town	-	£1,226,712	£1,212,771	-1%	£1,188,392	-3%	£1,164,014	-5%
27	Class E (office) development - town centre	-	-£333,808	-£340,746	2%	-£347,684	4%	-£354,620	6%
28	Class E (office) development - town centre	-	-£1,430,607	-£1,460,339	2%	-£1,490,071	4%	-£1,519,803	6%
29	Class E (office) development - edge of town	-	-£2,384,344	-£2,433,898	2%	-£2,483,452	4%	-£2,533,005	6%
30	Industrial (B2/B8) out of town	-	£1,582,980	£1,483,670	-6%	£1,384,361	-13%	£1,285,052	-19%
31	Industrial (B2/B8) within town/village boundary	-	£6,467,347	£6,068,690	-6%	£5,668,970	-12%	£5,269,250	-19%
32	Industrial (B2/B8) edge of town/village	-	£316,596	£296,734	-6%	£276,872	-13%	£257,010	-19%
33	Hotel (town centre) 50 rooms	-	-£794,810	-£819,587	3%	-£844,364	6%	-£869,140	9%
34	Hotel (town centre) 75 rooms	-	-£1,264,316	-£1,300,812	3%	-£1,337,308	6%	-£1,373,804	9%
35	Hotel (town centre) 100 rooms	-	-£1,685,754	-£1,734,416	3%	-£1,783,077	6%	-£1,831,739	9%
36	Community use/leisure within town/village	-	-£1,394,307	-£1,416,112	2%	-£1,437,915	3%	-£1,459,719	5%

Wealden District - Impact of alternative CIL rates

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

Site ref	Site	No of units	Baseline RLV - adopted CIL rates	Alternative Rate 1	% change against baseline	Alternative Rate 2	% change against baseline	Alternative Rate 3	% change against baseline
1	Three unit development within town/village boundary	3	£174,521	£169,321	-3%	£165,043	-5%	£160,765	-8%
2	Five unit development - edge of village	5	£290,869	£282,201	-3%	£275,071	-5%	£267,943	-8%
3	Eight unit development - village centre	8	£400,808	£386,956	-3%	£375,562	-6%	£364,167	-9%
4	Ten unit development - edge of village	10	£522,875	£505,561	-3%	£491,318	-6%	£477,074	-9%
5	Ten unit development - rural site	10	£522,875	£505,561	-3%	£491,318	-6%	£477,074	-9%
6	Fifteen unit development - edge of village	15	£784,313	£758,340	-3%	£736,976	-6%	£715,612	-9%
7	Twenty unit development - within town/village boundary	20	£991,219	£957,185	-3%	£929,188	-6%	£901,192	-9%
8	Thirty unit development - town centre	78	£2,922,626	£2,780,565	-5%	£2,663,341	-9%	£2,546,116	-13%
9	Fifty unit development within town/village boundary	50	£1,384,134	£1,299,143	-6%	£1,229,231	-11%	£1,159,319	-16%
10	One hundred unit development - edge of town	100	£2,116,503	£1,949,632	-8%	£1,812,369	-14%	£1,675,106	-21%
11	Three hundred unit scheme - edge of town	300	£5,111,054	£4,638,497	-9%	£4,249,785	-17%	£3,861,074	-24%
12	Four hundred unit scheme	400	£6,814,737	£6,184,663	-9%	£5,666,380	-17%	£5,148,098	-24%
13	Five hundred unit scheme	500	£9,037,190	£8,276,454	-8%	£7,650,696	-15%	£7,018,466	-22%
14	Seven hundred and fifty unit scheme	750	£12,731,388	£11,651,982	-8%	£10,761,948	-15%	£9,866,361	-23%
15	One thousand unit scheme	1,000	£15,881,859	£14,528,206	-9%	£13,402,946	-16%	£12,273,085	-23%
16	One thousand two hundred and fifty unit scheme	1,250	£17,910,955	£16,354,935	-9%	£15,066,338	-16%	£13,757,013	-23%
17	One thousand five hundred unit scheme	1,500	£19,689,336	£17,950,441	-9%	£16,504,302	-16%	£15,040,097	-24%
18	Caravan Park - 20 units	20	£831,758	£788,126	-5%	£752,236	-10%	£716,345	-14%
19	Caravan Park - 40 units	40	£1,575,940	£1,488,676	-6%	£1,416,895	-10%	£1,345,115	-15%
20	Caravan Park - 100 units	100	£3,939,851	£3,721,691	-6%	£3,542,239	-10%	£3,362,787	-15%
21	C2 care scheme - flatted scheme in town centre	60	-£3,062,394	-£3,166,919	3%	-£3,252,899	6%	-£3,338,879	9%
22	C2 care scheme - flatted scheme edge of town/village	80	-£4,083,191	-£4,222,558	3%	-£4,337,199	6%	-£4,451,839	9%
23	C2 care scheme - houses - edge of town/village	50	£1,652,040	£1,568,979	-5%	£1,500,656	-9%	£1,432,333	-13%
24	Class E (retail) development - town centre	-	£171,740	£169,788	-1%	£166,375	-3%	£162,962	-5%
25	Class E (light industrial) development - town centre	-	-£268,355	-£298,087	11%	-£327,820	22%	-£357,552	33%
26	Class E (retail) development - edge of town	-	£1,226,712	£1,212,771	-1%	£1,188,392	-3%	£1,164,014	-5%
27	Class E (office) development - town centre	-	-£333,808	-£340,746	2%	-£347,684	4%	-£354,620	6%
28	Class E (office) development - town centre	-	-£1,430,607	-£1,460,339	2%	-£1,490,071	4%	-£1,519,803	6%
29	Class E (office) development - edge of town	-	-£2,384,344	-£2,433,898	2%	-£2,483,452	4%	-£2,533,005	6%
30	Industrial (B2/B8) out of town	-	£1,582,980	£1,483,670	-6%	£1,384,361	-13%	£1,285,052	-19%
31	Industrial (B2/B8) within town/village boundary	-	£6,467,347	£6,068,690	-6%	£5,668,970	-12%	£5,269,250	-19%
32	Industrial (B2/B8) edge of town/village	-	£316,596	£296,734	-6%	£276,872	-13%	£257,010	-19%
33	Hotel (town centre) 50 rooms	-	-£794,810	-£819,587	3%	-£844,364	6%	-£869,140	9%
34	Hotel (town centre) 75 rooms	-	-£1,264,316	-£1,300,812	3%	-£1,337,308	6%	-£1,373,804	9%
35	Hotel (town centre) 100 rooms	-	-£1,685,754	-£1,734,416	3%	-£1,783,077	6%	-£1,831,739	9%
36	Community use/leisure within town/village	-	-£1,394,307	-£1,416,112	2%	-£1,437,915	3%	-£1,459,719	5%

Wealden District - Impact of alternative CIL rates

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

Site ref	Site	No of units	Baseline RLV - adopted CIL rates	Alternative Rate 1	% change against baseline	Alternative Rate 2	% change against baseline	Alternative Rate 3	% change against baseline
1	Three unit development within town/village boundary	3	£210,682	£205,482	-2%	£201,205	-4%	£196,927	-7%
2	Five unit development - edge of village	5	£351,138	£342,470	-2%	£335,341	-4%	£328,211	-7%
3	Eight unit development - village centre	8	£493,758	£479,905	-3%	£468,512	-5%	£457,117	-7%
4	Ten unit development - edge of village	10	£638,898	£621,583	-3%	£607,341	-5%	£593,097	-7%
5	Ten unit development - rural site	10	£638,898	£621,583	-3%	£607,341	-5%	£593,097	-7%
6	Fifteen unit development - edge of village	15	£958,348	£932,375	-3%	£911,010	-5%	£889,646	-7%
7	Twenty unit development - within town/village boundary	20	£1,216,109	£1,182,074	-3%	£1,154,078	-5%	£1,126,082	-7%
8	Thirty unit development - town centre	78	£3,786,971	£3,647,197	-4%	£3,531,859	-7%	£3,416,521	-10%
9	Fifty unit development within town/village boundary	50	£1,913,537	£1,828,546	-4%	£1,758,635	-8%	£1,688,723	-12%
10	One hundred unit development - edge of town	100	£3,187,012	£3,020,141	-5%	£2,882,878	-10%	£2,745,615	-14%
11	Three hundred unit scheme - edge of town	300	£7,948,944	£7,486,324	-6%	£7,103,867	-11%	£6,721,411	-15%
12	Four hundred unit scheme	400	£10,598,592	£9,981,764	-6%	£9,471,822	-11%	£8,961,881	-15%
13	Five hundred unit scheme	500	£13,585,450	£12,836,955	-6%	£12,221,266	-10%	£11,605,576	-15%
14	Seven hundred and fifty unit scheme	750	£19,068,714	£18,021,243	-5%	£17,145,791	-10%	£16,270,079	-15%
15	One thousand unit scheme	1,000	£23,757,960	£22,433,653	-6%	£21,341,434	-10%	£20,234,281	-15%
16	One thousand two hundred and fifty unit scheme	1,250	£26,774,698	£25,258,564	-6%	£24,002,995	-10%	£22,735,470	-15%
17	One thousand five hundred unit scheme	1,500	£29,442,365	£27,751,335	-6%	£26,349,974	-11%	£24,932,513	-15%
18	Caravan Park - 20 units	20	£901,550	£857,918	-5%	£822,028	-9%	£786,137	-13%
19	Caravan Park - 40 units	40	£1,715,524	£1,628,260	-5%	£1,556,479	-9%	£1,484,698	-13%
20	Caravan Park - 100 units	100	£4,288,810	£4,070,650	-5%	£3,891,198	-9%	£3,711,746	-13%
21	C2 care scheme - flatted scheme in town centre	60	-£2,592,189	-£2,696,715	4%	-£2,782,695	7%	-£2,868,675	11%
22	C2 care scheme - flatted scheme edge of town/village	80	-£3,456,252	-£3,595,620	4%	-£3,710,259	7%	-£3,824,899	11%
23	C2 care scheme - houses - edge of town/village	50	£2,153,555	£2,070,494	-4%	£2,002,171	-7%	£1,933,848	-10%
24	Class E (retail) development - town centre	-	£171,740	£169,788	-1%	£166,375	-3%	£162,962	-5%
25	Class E (light industrial) development - town centre	-	-£268,355	-£298,087	11%	-£327,820	22%	-£357,552	33%
26	Class E (retail) development - edge of town	-	£1,226,712	£1,212,771	-1%	£1,188,392	-3%	£1,164,014	-5%
27	Class E (office) development - town centre	-	-£333,808	-£340,746	2%	-£347,684	4%	-£354,620	6%
28	Class E (office) development - town centre	-	-£1,430,607	-£1,460,339	2%	-£1,490,071	4%	-£1,519,803	6%
29	Class E (office) development - edge of town	-	-£2,384,344	-£2,433,898	2%	-£2,483,452	4%	-£2,533,005	6%
30	Industrial (B2/B8) out of town	-	£1,582,980	£1,483,670	-6%	£1,384,361	-13%	£1,285,052	-19%
31	Industrial (B2/B8) within town/village boundary	-	£6,467,347	£6,068,690	-6%	£5,668,970	-12%	£5,269,250	-19%
32	Industrial (B2/B8) edge of town/village	-	£316,596	£296,734	-6%	£276,872	-13%	£257,010	-19%
33	Hotel (town centre) 50 rooms	-	-£794,810	-£819,587	3%	-£844,364	6%	-£869,140	9%
34	Hotel (town centre) 75 rooms	-	-£1,264,316	-£1,300,812	3%	-£1,337,308	6%	-£1,373,804	9%
35	Hotel (town centre) 100 rooms	-	-£1,685,754	-£1,734,416	3%	-£1,783,077	6%	-£1,831,739	9%
36	Community use/leisure within town/village	-	-£1,394,307	-£1,416,112	2%	-£1,437,915	3%	-£1,459,719	5%

Wealden District - Impact of alternative CIL rates

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

Site ref	Site	No of units	Baseline RLV - adopted CIL rates	Alternative Rate 1	% change against baseline	Alternative Rate 2	% change against baseline	Alternative Rate 3	% change against baseline
1	Three unit development within town/village boundary	3	£234,319	£228,811	-2%	£224,533	-4%	£220,255	-6%
2	Five unit development - edge of village	5	£390,530	£381,350	-2%	£374,221	-4%	£367,091	-6%
3	Eight unit development - village centre	8	£553,343	£538,672	-3%	£527,278	-5%	£515,883	-7%
4	Ten unit development - edge of village	10	£713,217	£694,877	-3%	£680,634	-5%	£666,391	-7%
5	Ten unit development - rural site	10	£713,217	£694,877	-3%	£680,634	-5%	£666,391	-7%
6	Fifteen unit development - edge of village	15	£1,069,825	£1,042,316	-3%	£1,020,951	-5%	£999,587	-7%
7	Twenty unit development - within town/village boundary	20	£1,359,023	£1,322,975	-3%	£1,294,980	-5%	£1,266,983	-7%
8	Thirty unit development - town centre	78	£4,329,158	£4,181,533	-3%	£4,066,195	-6%	£3,950,856	-9%
9	Fifty unit development within town/village boundary	50	£2,238,232	£2,148,215	-4%	£2,078,303	-7%	£2,008,392	-10%
10	One hundred unit development - edge of town	100	£3,855,601	£3,678,860	-5%	£3,541,597	-8%	£3,404,334	-12%
11	Three hundred unit scheme - edge of town	300	£9,654,782	£9,170,256	-5%	£8,793,382	-9%	£8,410,925	-13%
12	Four hundred unit scheme	400	£12,873,043	£12,227,008	-5%	£11,724,509	-9%	£11,214,567	-13%
13	Five hundred unit scheme	500	£16,311,468	£15,530,232	-5%	£14,914,542	-9%	£14,298,853	-12%
14	Seven hundred and fifty unit scheme	750	£22,847,713	£21,738,291	-5%	£20,873,371	-9%	£19,997,660	-12%
15	One thousand unit scheme	1,000	£28,419,095	£27,016,466	-5%	£25,927,129	-9%	£24,825,516	-13%
16	One thousand two hundred and fifty unit scheme	1,250	£31,961,192	£30,355,391	-5%	£29,100,915	-9%	£27,833,391	-13%
17	One thousand five hundred unit scheme	1,500	£35,099,440	£33,303,686	-5%	£31,898,897	-9%	£30,481,436	-13%
18	Caravan Park - 20 units	20	£866,251	£820,038	-5%	£784,147	-9%	£748,257	-14%
19	Caravan Park - 40 units	40	£1,644,926	£1,552,500	-6%	£1,480,720	-10%	£1,408,939	-14%
20	Caravan Park - 100 units	100	£4,112,315	£3,881,252	-6%	£3,701,800	-10%	£3,522,348	-14%
21	C2 care scheme - flatted scheme in town centre	60	-£2,373,742	-£2,484,450	5%	-£2,570,430	8%	-£2,656,410	12%
22	C2 care scheme - flatted scheme edge of town/village	80	-£3,164,990	-£3,312,600	5%	-£3,427,240	8%	-£3,541,880	12%
23	C2 care scheme - houses - edge of town/village	50	£2,455,012	£2,367,039	-4%	£2,298,716	-6%	£2,230,393	-9%
24	Class E (retail) development - town centre	-	£171,740	£169,788	-1%	£166,375	-3%	£162,962	-5%
25	Class E (light industrial) development - town centre	-	-£268,355	-£298,087	11%	-£327,820	22%	-£357,552	33%
26	Class E (retail) development - edge of town	-	£1,226,712	£1,212,771	-1%	£1,188,392	-3%	£1,164,014	-5%
27	Class E (office) development - town centre	-	-£333,808	-£340,746	2%	-£347,684	4%	-£354,620	6%
28	Class E (office) development - town centre	-	-£1,430,607	-£1,460,339	2%	-£1,490,071	4%	-£1,519,803	6%
29	Class E (office) development - edge of town	-	-£2,384,344	-£2,433,898	2%	-£2,483,452	4%	-£2,533,005	6%
30	Industrial (B2/B8) out of town	-	£1,582,980	£1,483,670	-6%	£1,384,361	-13%	£1,285,052	-19%
31	Industrial (B2/B8) within town/village boundary	-	£6,467,347	£6,068,690	-6%	£5,668,970	-12%	£5,269,250	-19%
32	Industrial (B2/B8) edge of town/village	-	£316,596	£296,734	-6%	£276,872	-13%	£257,010	-19%
33	Hotel (town centre) 50 rooms	-	-£794,810	-£819,587	3%	-£844,364	6%	-£869,140	9%
34	Hotel (town centre) 75 rooms	-	-£1,264,316	-£1,300,812	3%	-£1,337,308	6%	-£1,373,804	9%
35	Hotel (town centre) 100 rooms	-	-£1,685,754	-£1,734,416	3%	-£1,783,077	6%	-£1,831,739	9%
36	Community use/leisure within town/village	-	-£1,394,307	-£1,416,112	2%	-£1,437,915	3%	-£1,459,719	5%

Wealden District - Impact of alternative CIL rates

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

Site ref	Site	No of units	Baseline RLV - adopted CIL rates	Alternative Rate 1	% change against baseline	Alternative Rate 2	% change against baseline	Alternative Rate 3	% change against baseline
1	Three unit development within town/village boundary	3	£270,479	£264,971	-2%	£260,694	-4%	£256,417	-5%
2	Five unit development - edge of village	5	£450,799	£441,620	-2%	£434,490	-4%	£427,360	-5%
3	Eight unit development - village centre	8	£646,294	£631,622	-2%	£620,227	-4%	£608,833	-6%
4	Ten unit development - edge of village	10	£829,240	£810,900	-2%	£796,657	-4%	£782,414	-6%
5	Ten unit development - rural site	10	£829,240	£810,900	-2%	£796,657	-4%	£782,414	-6%
6	Fifteen unit development - edge of village	15	£1,243,859	£1,216,350	-2%	£1,194,985	-4%	£1,173,621	-6%
7	Twenty unit development - within town/village boundary	20	£1,583,913	£1,547,865	-2%	£1,519,869	-4%	£1,491,873	-6%
8	Thirty unit development - town centre	78	£5,191,047	£5,043,422	-3%	£4,928,084	-5%	£4,812,745	-7%
9	Fifty unit development within town/village boundary	50	£2,767,289	£2,677,618	-3%	£2,607,707	-6%	£2,537,795	-8%
10	One hundred unit development - edge of town	100	£4,915,629	£4,741,734	-4%	£4,606,679	-6%	£4,471,624	-9%
11	Three hundred unit scheme - edge of town	300	£12,455,291	£11,977,944	-4%	£11,601,641	-7%	£11,225,340	-10%
12	Four hundred unit scheme	400	£16,607,055	£15,970,592	-4%	£15,468,855	-7%	£14,967,119	-10%
13	Five hundred unit scheme	500	£20,808,665	£20,030,682	-4%	£19,424,900	-7%	£18,819,118	-10%
14	Seven hundred and fifty unit scheme	750	£29,124,923	£28,033,354	-4%	£27,178,578	-7%	£26,316,959	-10%
15	One thousand unit scheme	1,000	£36,221,264	£34,841,205	-4%	£33,769,398	-7%	£32,688,614	-10%
16	One thousand two hundred and fifty unit scheme	1,250	£40,751,504	£39,171,543	-4%	£37,944,483	-7%	£36,699,344	-10%
17	One thousand five hundred unit scheme	1,500	£44,773,320	£43,012,673	-4%	£41,640,465	-7%	£40,250,689	-10%
18	Caravan Park - 20 units	20	£936,042	£889,830	-5%	£853,939	-9%	£818,049	-13%
19	Caravan Park - 40 units	40	£1,784,509	£1,692,084	-5%	£1,620,303	-9%	£1,548,523	-13%
20	Caravan Park - 100 units	100	£4,461,273	£4,230,210	-5%	£4,050,758	-9%	£3,871,306	-13%
21	C2 care scheme - flatted scheme in town centre	60	-£1,903,538	-£2,014,246	6%	-£2,100,226	10%	-£2,186,205	15%
22	C2 care scheme - flatted scheme edge of town/village	80	-£2,538,050	-£2,685,661	6%	-£2,800,301	10%	-£2,914,941	15%
23	C2 care scheme - houses - edge of town/village	50	£2,953,661	£2,867,103	-3%	£2,799,880	-5%	£2,731,906	-8%
24	Class E (retail) development - town centre	-	£171,740	£169,788	-1%	£166,375	-3%	£162,962	-5%
25	Class E (light industrial) development - town centre	-	-£268,355	-£298,087	11%	-£327,820	22%	-£357,552	33%
26	Class E (retail) development - edge of town	-	£1,226,712	£1,212,771	-1%	£1,188,392	-3%	£1,164,014	-5%
27	Class E (office) development - town centre	-	-£333,808	-£340,746	2%	-£347,684	4%	-£354,620	6%
28	Class E (office) development - town centre	-	-£1,430,607	-£1,460,339	2%	-£1,490,071	4%	-£1,519,803	6%
29	Class E (office) development - edge of town	-	-£2,384,344	-£2,433,898	2%	-£2,483,452	4%	-£2,533,005	6%
30	Industrial (B2/B8) out of town	-	£1,582,980	£1,483,670	-6%	£1,384,361	-13%	£1,285,052	-19%
31	Industrial (B2/B8) within town/village boundary	-	£6,467,347	£6,068,690	-6%	£5,668,970	-12%	£5,269,250	-19%
32	Industrial (B2/B8) edge of town/village	-	£316,596	£296,734	-6%	£276,872	-13%	£257,010	-19%
33	Hotel (town centre) 50 rooms	-	-£794,810	-£819,587	3%	-£844,364	6%	-£869,140	9%
34	Hotel (town centre) 75 rooms	-	-£1,264,316	-£1,300,812	3%	-£1,337,308	6%	-£1,373,804	9%
35	Hotel (town centre) 100 rooms	-	-£1,685,754	-£1,734,416	3%	-£1,783,077	6%	-£1,831,739	9%
36	Community use/leisure within town/village	-	-£1,394,307	-£1,416,112	2%	-£1,437,915	3%	-£1,459,719	5%

Wealden District - Impact of alternative CIL rates

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

Site ref	Site	No of units	Baseline RLV - adopted CIL rates	Alternative Rate 1	% change against baseline	Alternative Rate 2	% change against baseline	Alternative Rate 3	% change against baseline
1	Three unit development within town/village boundary	3	£306,641	£301,133	-2%	£296,855	-3%	£292,578	-5%
2	Five unit development - edge of village	5	£511,069	£501,889	-2%	£494,759	-3%	£487,630	-5%
3	Eight unit development - village centre	8	£738,601	£724,165	-2%	£712,954	-3%	£701,743	-5%
4	Ten unit development - edge of village	10	£944,118	£926,073	-2%	£912,060	-3%	£898,046	-5%
5	Ten unit development - rural site	10	£944,118	£926,073	-2%	£912,060	-3%	£898,046	-5%
6	Fifteen unit development - edge of village	15	£1,416,177	£1,389,111	-2%	£1,368,089	-3%	£1,347,069	-5%
7	Twenty unit development - within town/village boundary	20	£1,808,802	£1,772,754	-2%	£1,744,758	-4%	£1,716,763	-5%
8	Thirty unit development - town centre	78	£6,052,936	£5,905,311	-2%	£5,789,973	-4%	£5,674,635	-6%
9	Fifty unit development within town/village boundary	50	£3,291,203	£3,202,633	-3%	£3,133,847	-5%	£3,065,061	-7%
10	One hundred unit development - edge of town	100	£5,975,161	£5,801,266	-3%	£5,666,211	-5%	£5,531,156	-7%
11	Three hundred unit scheme - edge of town	300	£15,238,003	£14,761,274	-3%	£14,391,028	-6%	£14,020,782	-8%
12	Four hundred unit scheme	400	£20,317,338	£19,681,699	-3%	£19,188,036	-6%	£18,694,375	-8%
13	Five hundred unit scheme	500	£25,272,705	£24,505,252	-3%	£23,909,219	-5%	£23,313,184	-8%
14	Seven hundred and fifty unit scheme	750	£35,372,838	£34,289,218	-3%	£33,441,464	-5%	£32,593,709	-8%
15	One thousand unit scheme	1,000	£43,979,520	£42,621,669	-3%	£41,565,477	-5%	£40,493,669	-8%
16	One thousand two hundred and fifty unit scheme	1,250	£49,489,564	£47,935,028	-3%	£46,726,938	-6%	£45,499,878	-8%
17	One thousand five hundred unit scheme	1,500	£54,394,769	£52,659,877	-3%	£51,309,750	-6%	£49,945,820	-8%
18	Caravan Park - 20 units	20	£1,005,834	£959,622	-5%	£923,731	-8%	£887,841	-12%
19	Caravan Park - 40 units	40	£1,924,093	£1,831,668	-5%	£1,759,887	-9%	£1,688,105	-12%
20	Caravan Park - 100 units	100	£4,810,231	£4,579,169	-5%	£4,399,717	-9%	£4,220,265	-12%
21	C2 care scheme - flatted scheme in town centre	60	-£1,433,334	-£1,544,042	8%	-£1,630,021	14%	-£1,716,001	20%
22	C2 care scheme - flatted scheme edge of town/village	80	-£1,911,112	-£2,058,722	8%	-£2,173,362	14%	-£2,288,001	20%
23	C2 care scheme - houses - edge of town/village	50	£3,449,229	£3,362,672	-3%	£3,295,449	-4%	£3,228,224	-6%
24	Class E (retail) development - town centre	-	£171,740	£169,788	-1%	£166,375	-3%	£162,962	-5%
25	Class E (light industrial) development - town centre	-	-£268,355	-£298,087	11%	-£327,820	22%	-£357,552	33%
26	Class E (retail) development - edge of town	-	£1,226,712	£1,212,771	-1%	£1,188,392	-3%	£1,164,014	-5%
27	Class E (office) development - town centre	-	-£333,808	-£340,746	2%	-£347,684	4%	-£354,620	6%
28	Class E (office) development - town centre	-	-£1,430,607	-£1,460,339	2%	-£1,490,071	4%	-£1,519,803	6%
29	Class E (office) development - edge of town	-	-£2,384,344	-£2,433,898	2%	-£2,483,452	4%	-£2,533,005	6%
30	Industrial (B2/B8) out of town	-	£1,582,980	£1,483,670	-6%	£1,384,361	-13%	£1,285,052	-19%
31	Industrial (B2/B8) within town/village boundary	-	£6,467,347	£6,068,690	-6%	£5,668,970	-12%	£5,269,250	-19%
32	Industrial (B2/B8) edge of town/village	-	£316,596	£296,734	-6%	£276,872	-13%	£257,010	-19%
33	Hotel (town centre) 50 rooms	-	-£794,810	-£819,587	3%	-£844,364	6%	-£869,140	9%
34	Hotel (town centre) 75 rooms	-	-£1,264,316	-£1,300,812	3%	-£1,337,308	6%	-£1,373,804	9%
35	Hotel (town centre) 100 rooms	-	-£1,685,754	-£1,734,416	3%	-£1,783,077	6%	-£1,831,739	9%
36	Community use/leisure within town/village	-	-£1,394,307	-£1,416,112	2%	-£1,437,915	3%	-£1,459,719	5%

Wealden District - Impact of alternative CIL rates

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

Site ref	Site	No of units	Baseline RLV - adopted CIL rates	Alternative Rate 1	% change against baseline	Alternative Rate 2	% change against baseline	Alternative Rate 3	% change against baseline
1	Three unit development within town/village boundary	3	£342,803	£337,295	-2%	£333,017	-3%	£328,739	-4%
2	Five unit development - edge of village	5	£571,337	£562,157	-2%	£555,028	-3%	£547,899	-4%
3	Eight unit development - village centre	8	£830,559	£816,123	-2%	£804,912	-3%	£793,701	-4%
4	Ten unit development - edge of village	10	£1,058,905	£1,040,860	-2%	£1,026,847	-3%	£1,012,833	-4%
5	Ten unit development - rural site	10	£1,058,905	£1,040,860	-2%	£1,026,847	-3%	£1,012,833	-4%
6	Fifteen unit development - edge of village	15	£1,588,357	£1,561,291	-2%	£1,540,270	-3%	£1,519,249	-4%
7	Twenty unit development - within town/village boundary	20	£2,033,692	£1,997,644	-2%	£1,969,648	-3%	£1,941,651	-5%
8	Thirty unit development - town centre	78	£6,914,825	£6,767,201	-2%	£6,651,862	-4%	£6,536,524	-5%
9	Fifty unit development within town/village boundary	50	£3,815,117	£3,726,548	-2%	£3,657,762	-4%	£3,588,975	-6%
10	One hundred unit development - edge of town	100	£7,034,693	£6,860,798	-2%	£6,725,744	-4%	£6,590,688	-6%
11	Three hundred unit scheme - edge of town	300	£18,006,848	£17,537,790	-3%	£17,173,501	-5%	£16,803,494	-7%
12	Four hundred unit scheme	400	£24,009,130	£23,383,720	-3%	£22,898,001	-5%	£22,404,658	-7%
13	Five hundred unit scheme	500	£29,725,882	£28,969,293	-3%	£28,373,258	-5%	£27,777,225	-7%
14	Seven hundred and fifty unit scheme	750	£41,589,316	£40,515,313	-3%	£39,681,201	-5%	£38,847,089	-7%
15	One thousand unit scheme	1,000	£51,713,738	£50,370,018	-3%	£49,315,459	-5%	£48,260,899	-7%
16	One thousand two hundred and fifty unit scheme	1,250	£58,193,589	£56,664,067	-3%	£55,460,837	-5%	£54,253,523	-7%
17	One thousand five hundred unit scheme	1,500	£63,973,225	£62,262,776	-3%	£60,934,375	-5%	£59,584,603	-7%
18	Caravan Park - 20 units	20	£1,075,626	£1,029,414	-4%	£993,523	-8%	£957,633	-11%
19	Caravan Park - 40 units	40	£2,063,676	£1,971,251	-4%	£1,899,470	-8%	£1,827,689	-11%
20	Caravan Park - 100 units	100	£5,159,189	£4,928,127	-4%	£4,748,675	-8%	£4,569,223	-11%
21	C2 care scheme - flatted scheme in town centre	60	-£963,129	-£1,073,837	11%	-£1,159,817	20%	-£1,245,797	29%
22	C2 care scheme - flatted scheme edge of town/village	80	-£1,284,172	-£1,431,782	11%	-£1,546,423	20%	-£1,661,063	29%
23	C2 care scheme - houses - edge of town/village	50	£3,944,798	£3,858,240	-2%	£3,791,017	-4%	£3,723,793	-6%
24	Class E (retail) development - town centre	-	£171,740	£169,788	-1%	£166,375	-3%	£162,962	-5%
25	Class E (light industrial) development - town centre	-	-£268,355	-£298,087	11%	-£327,820	22%	-£357,552	33%
26	Class E (retail) development - edge of town	-	£1,226,712	£1,212,771	-1%	£1,188,392	-3%	£1,164,014	-5%
27	Class E (office) development - town centre	-	-£333,808	-£340,746	2%	-£347,684	4%	-£354,620	6%
28	Class E (office) development - town centre	-	-£1,430,607	-£1,460,339	2%	-£1,490,071	4%	-£1,519,803	6%
29	Class E (office) development - edge of town	-	-£2,384,344	-£2,433,898	2%	-£2,483,452	4%	-£2,533,005	6%
30	Industrial (B2/B8) out of town	-	£1,582,980	£1,483,670	-6%	£1,384,361	-13%	£1,285,052	-19%
31	Industrial (B2/B8) within town/village boundary	-	£6,467,347	£6,068,690	-6%	£5,668,970	-12%	£5,269,250	-19%
32	Industrial (B2/B8) edge of town/village	-	£316,596	£296,734	-6%	£276,872	-13%	£257,010	-19%
33	Hotel (town centre) 50 rooms	-	-£794,810	-£819,587	3%	-£844,364	6%	-£869,140	9%
34	Hotel (town centre) 75 rooms	-	-£1,264,316	-£1,300,812	3%	-£1,337,308	6%	-£1,373,804	9%
35	Hotel (town centre) 100 rooms	-	-£1,685,754	-£1,734,416	3%	-£1,783,077	6%	-£1,831,739	9%
36	Community use/leisure within town/village	-	-£1,394,307	-£1,416,112	2%	-£1,437,915	3%	-£1,459,719	5%

Wealden District - Impact of alternative CIL rates

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

Site ref	Site	No of units	Baseline RLV - adopted CIL rates	Alternative Rate 1	% change against baseline	Alternative Rate 2	% change against baseline	Alternative Rate 3	% change against baseline
1	Three unit development within town/village boundary	3	£378,964	£373,456	-1%	£369,178	-3%	£364,900	-4%
2	Five unit development - edge of village	5	£631,606	£622,426	-1%	£615,297	-3%	£608,167	-4%
3	Eight unit development - village centre	8	£922,518	£908,083	-2%	£896,872	-3%	£885,661	-4%
4	Ten unit development - edge of village	10	£1,173,692	£1,155,647	-2%	£1,141,634	-3%	£1,127,620	-4%
5	Ten unit development - rural site	10	£1,173,692	£1,155,647	-2%	£1,141,634	-3%	£1,127,620	-4%
6	Fifteen unit development - edge of village	15	£1,760,538	£1,733,472	-2%	£1,712,450	-3%	£1,691,430	-4%
7	Twenty unit development - within town/village boundary	20	£2,258,581	£2,222,534	-2%	£2,194,538	-3%	£2,166,541	-4%
8	Thirty unit development - town centre	78	£7,776,714	£7,629,090	-2%	£7,513,751	-3%	£7,398,413	-5%
9	Fifty unit development within town/village boundary	50	£4,339,031	£4,250,461	-2%	£4,181,675	-4%	£4,112,889	-5%
10	One hundred unit development - edge of town	100	£8,094,225	£7,920,330	-2%	£7,785,275	-4%	£7,650,220	-5%
11	Three hundred unit scheme - edge of town	300	£20,768,739	£20,299,681	-2%	£19,935,393	-4%	£19,571,104	-6%
12	Four hunded unit scheme	400	£27,691,653	£27,066,242	-2%	£26,580,524	-4%	£26,094,806	-6%
13	Five hundred unit scheme	500	£34,160,594	£33,405,491	-2%	£32,819,048	-4%	£32,232,606	-6%
14	Seven hundred and fifty unit scheme	750	£47,793,956	£46,731,791	-2%	£45,897,679	-4%	£45,063,567	-6%
15	One thousand unit scheme	1,000	£59,421,259	£58,085,260	-2%	£57,047,670	-4%	£56,009,248	-6%
16	One thousand two hundred and fifty unit scheme	1,250	£66,881,397	£65,354,179	-2%	£64,166,294	-4%	£62,978,409	-6%
17	One thousand five hundred unit scheme	1,500	£73,521,394	£71,838,470	-2%	£70,512,831	-4%	£69,184,430	-6%
18	Caravan Park - 20 units	20	£1,145,418	£1,099,205	-4%	£1,063,314	-7%	£1,027,424	-10%
19	Caravan Park - 40 units	40	£2,203,259	£2,110,835	-4%	£2,039,054	-7%	£1,967,273	-11%
20	Caravan Park - 100 units	100	£5,508,148	£5,277,086	-4%	£5,097,634	-7%	£4,918,182	-11%
21	C2 care scheme - flatted scheme in town centre	60	-£498,776	-£607,702	22%	-£692,298	39%	-£776,895	56%
22	C2 care scheme - flatted scheme edge of town/village	80	-£665,034	-£810,270	22%	-£923,064	39%	-£1,035,859	56%
23	C2 care scheme - houses - edge of town/village	50	£4,440,367	£4,353,809	-2%	£4,286,586	-3%	£4,219,362	-5%
24	Class E (retail) development - town centre	-	£171,740	£169,788	-1%	£166,375	-3%	£162,962	-5%
25	Class E (light industrial) development - town centre	-	-£268,355	-£298,087	11%	-£327,820	22%	-£357,552	33%
26	Class E (retail) development - edge of town	-	£1,226,712	£1,212,771	-1%	£1,188,392	-3%	£1,164,014	-5%
27	Class E (office) development - town centre	-	-£333,808	-£340,746	2%	-£347,684	4%	-£354,620	6%
28	Class E (office) development - town centre	-	-£1,430,607	-£1,460,339	2%	-£1,490,071	4%	-£1,519,803	6%
29	Class E (office) development - edge of town	-	-£2,384,344	-£2,433,898	2%	-£2,483,452	4%	-£2,533,005	6%
30	Industrial (B2/B8) out of town	-	£1,582,980	£1,483,670	-6%	£1,384,361	-13%	£1,285,052	-19%
31	Industrial (B2/B8) within town/village boundary	-	£6,467,347	£6,068,690	-6%	£5,668,970	-12%	£5,269,250	-19%
32	Industrial (B2/B8) edge of town/village	-	£316,596	£296,734	-6%	£276,872	-13%	£257,010	-19%
33	Hotel (town centre) 50 rooms	-	-£794,810	-£819,587	3%	-£844,364	6%	-£869,140	9%
34	Hotel (town centre) 75 rooms	-	-£1,264,316	-£1,300,812	3%	-£1,337,308	6%	-£1,373,804	9%
35	Hotel (town centre) 100 rooms	-	-£1,685,754	-£1,734,416	3%	-£1,783,077	6%	-£1,831,739	9%
36	Community use/leisure within town/village	-	-£1,394,307	-£1,416,112	2%	-£1,437,915	3%	-£1,459,719	5%