BNP PARIBAS REAL ESTATE Real Estate for a changing world

West of England Combined Authority: High level assessment of the viability of development typologies

Prepared for

West of England Combined Authority

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1 Introduction

The West of England Combined Authority ('WECA', 'the Authority') - comprising Bristol City Council, South Gloucestershire Council and Bath & North East Somerset Council ('the Unitary Authorities', 'UA') - have commissioned BNP Paribas Real Estate to provide a viability advice to inform the Spatial Development Strategy ('SDS'). The SDS will provide a framework for the long-term provision of housing, employment and infrastructure (including green infrastructure). The SDS is a long term strategic plan covering the period 2022- 2042 intended to provide a clear strategic narrative based on key principles of clean and inclusive recovery and growth, with sub-objectives including carbon reduction; protecting and enhancing the natural environment; placemaking; and affordability.

The SDS will provide a framework for the Local Plans of each of the three local authorities and will therefore set high level policy and also indicate broad locations for growth. Broad locations for growth will be determined taking account of constraints, capacity and deliverability. As part of this exercise, the Authority is seeking to determine the high-level viability of a range of development typologies to inform its assessment of various scenarios as part of the technical process to assist in arrive at the SDS housing requirement. The objectives are summarised as follows:

- **Purpose**: to provide viability advice to assist the Authority in arriving at a preferred scenario that will underpin the housing requirement;
- **Outputs**: undertake a high level assessment of a range of development typologies by value areas;

The Authority will use the results to assist in arriving at a housing requirement. It is important to note that the Study is not intended to address the detail of local plan requirements and this will be addressed by each of the UAs individually at the appropriate time.

This report sets out the inputs to and results of appraisals of the development typologies identified by the Authority. The report has regard to the National Planning Policy Framework and the 'Viability' section of the Planning Practice Guidance. The appraisals test at high level the viability of the development typologies in at a range of values reflecting recently achieved residential sales values in each UA area.

1.1 BNP Paribas Real Estate

BNP Paribas Real Estate is a leading firm of chartered surveyors, town planning and international property consultants. The practice offers an integrated service from nine offices within the United Kingdom and over sixty offices in key commercial centres in Europe, the United States of America and the Asian and Pacific regions.

BNP Paribas Real Estate has a wide ranging client base, acting for international companies and individuals, banks and financial institutions, private companies, public sector corporations, government departments, local authorities and registered providers (RPs).

The full range of property services includes:

- Planning and development consultancy;
- Affordable housing consultancy;
- Valuation and real estate appraisal;
- Property investment;
- Agency and Brokerage;
- Property management;
- Building and project consultancy; and
- Corporate real estate consultancy.

This report has been prepared by Anthony Lee MRTPI MRICS, RICS Registered Valuer.

We have extensive experience of advising landowners, developers, local authorities and RPs on the value of affordable housing and economically and socially sustainable residential developments. We have also advised over sixty authorities on the viability of development in their areas for the purposes

of setting local plan policies and CIL charging schedules.

In 2007, we were appointed by the GLA to review its Development Control Toolkit Model (commonly referred to as the "Three Dragons" model). This review included testing the validity of the Three Dragons' approach to appraising the value of residential and mixed use developments; reviewing the variables used in the model; and advising on areas that required amendment in the re-worked toolkit. In 2011, we were appointed again by the GLA to undertake a further independent review of the toolkit and other available appraisal models. Our report was published by the GLA in October 2012 and as a result of our findings and recommendations the GLA published an updated version of the toolkit in February 2014.

In addition, we were retained by Homes England to advise on better management of procurement of affordable housing through planning obligations. As part of the commission, we developed an Area Wide Viability Model to establish the levels of grant funding required in an area to meet affordable housing targets.

Anthony Lee was a member of the working group under the chairmanship of Sir John Harman which prepared guidance titled 'Viability Testing Local Plans: Advice for Practitioners', published by the Local Housing Delivery Group in 2012. He was a member of the '*Developer Contributions Technical Expert Panel'* established by MHCLG to advise on the use of viability assessments in local plans and development management. This group advised on the viability section of the 2019 Planning Practice Guidance. He is also a member of the RICS Working Group on the valuation of affordable housing.

1.2 Report structure

This report is structured as follows:

Section 2 provides an overview of the role of viability in plan making and outlines the approaches adopted to testing viability, including establishing appraisal inputs and benchmark land values;

Section 3 describes our methodology and approach to testing the development typologies;

Section 4 outlines the inputs adopted in our appraisals of the SDLs;

Section 5 assesses the outputs of the appraisals and the extent to which the development typologies will be viable in each UA area; and

Section 6 sets out our conclusions.

1.3 Disclaimer

In preparing this report and the supporting appraisals, we have given full regard to the RICS Guidance Note ('GN') 'Assessing viability in planning under the National Planning Policy Framework for England 2019' (first edition, March 2021). However, paragraph 2.2.3 of the GN acknowledges that statutory planning guidance takes precedence over RICS guidance. Conflicts may emerge between the GN 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.

In carrying out this assessment, we have acted with objectivity, impartiality, without interference and with reference to all appropriate available sources of information.

We are not aware of any conflicts of interest in relation to this assessment.

In preparing this report, no 'performance-related' or 'contingent' fees have been agreed.

The report is addressed to the West of England Combined Authority only and should not be reproduced without our consent.

2 Viability and plan making

In this section, we consider the viability drivers for local authorities, developers and landowners in the context of plan making. These drivers include the need for development to generate reasonable returns to landowners and developers. We provide an overview of the mechanics of assessing viability and consider the reasons why local planning authorities need to be mindful of viability when developing local plans. We address the requirements set out in the National Planning Policy Framework and Planning Practice Guidance, and the guidance offered on this matter in *'Viability testing local plans: Advice for planning practitioners'* published by the Local Housing Delivery Group. Although the SDS does not seek to introduce detailed policy, nor does it allocate sites for development, the principles for testing its viability are consistent with those applied to testing local plans.

2.1 National guidance

2.1.1 National Planning Policy Framework

In February 2019, the government published a revised NPPF and revised PPG, with subsequent updates to the PPG in May and September 2019. The NPPF has recently been further revised, in July 2021, however there are no changes directly relevant to viability testing.

Paragraph 34 of the NPPF states that "*Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan*".

Paragraph 58 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*".

In Bath and Bristol and other major settlements within the area, 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.

2.1.2 Planning Practice Guidance PPG requirements

The Planning Practice Guidance ('PPG') stresses the need for evidence on viability to ensure that Local Plan vision and policies are realistic. Paragraph 003 stresses that "*assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage*". Evidence should be proportionate and not every site needs to be tested.

The PPG goes on to indicate that local planning authorities should consider the range of costs on development, including those imposed through national and local standards; local policies; the Community Infrastructure Levy; and potential Section 106 obligations.

The PPG indicates that local plan policies should be tested using current costs and current values, and not based on "*an expectation of future rises in values at least for the first five years of the plan period*".

Prior to the publication of the updated NPPF and the revised PPG, the meaning of a "competitive return" had been the subject of considerable debate. For the purposes of testing the viability of a

Local Plan, the Local Housing Delivery Group concluded that the current use value of a site (or a credible alternative use value) plus an appropriate uplift, represents a competitive return to a landowner. Some members of the RICS considered that a competitive return is determined by market value , although there was no consensus around this view. The revised NPPF removes the requirement for "competitive returns" and is silent on how landowner returns should be assessed. The revised PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted , 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; schemes that could have delivered more would not do so.

2.1.3 Local Housing Delivery Group guidance[1]

Section 2 of the Local Housing Delivery Group guidance 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*". The guidance recommends that some form of sensitivity testing is carried out after the first five years of the plan to test the robustness of key outcomes of viability testing.

2.2 Assessing viability

When establishing the extent to which developments in an area are viable and able to meet planning policy requirements, the key issue is the extent to which there is a 'surplus' above the value of the site in existing use (being the lowest value that a landowner would normally accept for their site). The ability of sites to accommodate policy requirements is therefore a key consideration in the plan making process; if the cumulative impact of policy requirements is too high, landowners may not bring their sites forward for development, or there may be a need for additional public investment to support growth to ensure the plan is deliverable. Viability at the plan making stage therefore helps to establish a level of policy requirements that can be viably provided in 'average' circumstances.

It is important to note that sites across a local authority area are typically heterogeneous; variations between sites and site-specific factors will mean that there is no 'one-size fits all' policy and a degree of flexibility is required in the application of plan policies. Most councils' policy requirements for affordable housing are framed as targets which are subject to site-specific circumstances, including the viability of development. When a developer is unable to meet the policy targets in full, the onus is upon them to demonstrate why the scheme cannot do so by submitting a Viability Appraisal with the planning application. The planning authority will then procure valuation advice to validate appraisals submitted by applicants and this process frequently results in a change in the level of affordable housing provision.

There are various appraisal models available to test the viability of developments. These models all share similar characteristics and can produce results in different ways. The main options are as follows:

- A residual land value as an output; or
- Land cost as an input, with profit as the output.

[1] Although this guidance pre-dates the 2019 PPG, the approaches it outlines fully accord with the requirements in the PPG.

The various inputs to an appraisal are summarised in Figures 2.2.1 and 2.2.2. The same approach applies whether the appraisal is used for testing SDS-level policies, local plans or specific schemes submitted for consideration by development management teams. Clearly one of the additional key factors is time and flows of income and cost at various points over the development period, which we consider later. Developments which have large upfront costs of providing on-site infrastructure, with sales revenues received much later will incur more interest than developments which have low upfront costs and early revenue receipts. Interest incurred by the Developer will be a contributing factor to the residual land value; the lower the interest cost, the higher the residual land value (all other factors remaining equal of course).

Figure 2.2.1: Appraisal model (residual land value)

GROSS DEVELOPMENT VALUE ('GDV') **Private house and flat sales values** **Receipt from Registered Provider for affordable units** **Car parking sales** **Ground rents** **Investment value of commercial floorspace**	**A**
LESS	
DEVELOPMENT COSTS **Base build costs** **Site infrastructure** **Contingencies** **Professional fees** **Marketing costs and disposal fees** **Finance** **Planning obligations, CIL and other statutory costs**	**B**
DEVELOPER'S PROFIT	**C**
RESIDUAL LAND VALUE	**= A – (B + C)**

Figure 2.2.2: Appraisal model (profit as output)

GDV **Private house and flat sales values** **Receipt from Registered Provider for affordable units** **Car parking sales** **Ground rents** **Investment value of commercial floorspace**	**A**
LESS	
DEVELOPMENT COSTS **Site value** **Base build costs** **Site infrastructure** **Contingencies** **Professional fees** **Marketing costs and disposal fees** **Finance** **Planning obligations, CIL and other statutory costs**	**B**
SITE VALUE	**C**
PROFIT	**= A – (B + C)**

There are alternative approaches to determining viability which do not rely so heavily on the traditional residual land valuation methodology. During recessionary periods, developers sometimes adopt deferred payment terms, which result in reduced initial outlay (and thus interest savings) as land is

only 'drawn down' when required for building out. Developers may also work on a joint venture basis with landowners with no upfront land payment with the rewards to the landowner taken as a profit-share when the development is completed. This approach reduces finance costs, so there is potentially a greater profit for both parties to share in comparison to a 'traditional' approach of upfront land acquisition. This approach of course requires the landowner to take a share in the risk of development, which not all landowners are prepared to do.

2.2.1 Evidencing inputs to a development appraisal

Developments have unique characteristics that should be reflected in the inputs to a development appraisal. For example, sales values of individual units will be determined by aspect, location, height and internal specification, while build costs will be influenced by design, specification, ground conditions and so on.

When preparing a development appraisal, a valuer normally has regard to scheme-specific characteristics so that the result (in terms of residual land value) is reflective of these characteristics.

Inputs to an appraisal reflect the *current day* situation and circumstances may change very quickly. For example, sales values can change in response to changes in demand (up or down) over short periods of time. Although the impact of changes to inputs can be tested through sensitivity analyses, the base position will always be rooted in today's market conditions. Evidence provided in support of a development appraisal, whether area-wide or site specific, therefore has a short "shelf-life" and any user of an appraisal should have regard to the need to collect new and updated evidence if the viability of a scheme is to be re-visited. This issue can alternatively be addressed through sensitivity testing, which would re-model the scheme with a series of alternative inputs, such as change in sales values and build costs.

Appraisals on specific schemes will have more detailed inputs than those provided for the purpose of area wide or plan testing. When assessing the viability of a development proposal, the following evidence would typically be produced by the Applicant:

- **Sales values:** a unit-by-unit pricing schedule, showing how aspect, height, specification and location have been considered. This pricing schedule would normally be supported by an analysis of comparable sales within the vicinity (if schemes have recently been sold) or other relevant developments that share similar characteristics.

- **Sales rates:** the speed at which units in a development are sold is an important factor in determining viability. Off-plan sales which result in completion of a sale when a unit reaches practical completion will improve the overall cashflow profile of the development. In other words, the sooner a unit is sold, the sooner the developer receives payment and this reduces finance costs.

- **Receipt from affordable housing Registered Provider ('RP')**: developers will typically sell the affordable housing units to an RP which will take responsibility for selling equity stakes in shared ownership units and letting the rented units. The developer would either provide a valuation of the units, based on anticipated rental income and/or the value of equity stakes sold, or provide offers from RPs for the units available.

- **Commercial floorspace:** some developments will include an element of commercial floorspace, such as retail, office or leisure uses. Appraising the residual value of these elements is similar, except that the method for arriving at a capital value is based on capitalising the expected rental income. Developers therefore need to evidence both the rental income and also investment yields, both of which can be demonstrated through comparable lettings and investment sales.

- **Build costs:** a cost plan for the proposed development, reflecting scheme-specific characteristics, including design, ground conditions, access issues and site constraints. Alternatively, the developer could use benchmark data, such as the Building Cost Information Service ('BCIS') database which collates tenders for live developments.

- **Professional fees:** developments typically require professional inputs from a group of specialists, ranging from design to rights of light advice. Schemes do not require an identical level of professional inputs, as they will vary in complexity. For example, the structural engineering input to a 15 storey tower scheme will clearly be greater than would be the case for a 2 storey house. Consequently, professional fees will lie within a range of 6% to 12% (possibly more in very exceptional circumstances). Developers would need to demonstrate why the level of fees used in their appraisal is appropriate to the nature of the scheme under consideration. Developers would normally need to evidence professional fees by providing a breakdown of the total between the different disciplines.

- **Marketing costs:** marketing costs include the Selling Agent's fees, but also the cost of show homes, advertising, brochures and overseas marketing activities. Marketing costs typically account for 3% of GDV, but can sometimes be higher in exceptional circumstances. For example, on schemes being sold out over very long periods, the marketing home and other material may require updating and re-branding to reflect changes in customer requirements.

- **Finance costs:** it is now uncommon for banks to fund the entire development cost and unless developers have access to their own equity, they will need to source the balance elsewhere (either through mezzanine finance or external equity). The cost of funds can vary in relation to the type of developer, their perceived longevity and their experience in the type of scheme they are seeking funding for. Funds may also vary in relation to the type of development, with more complex schemes with lengthy build out periods perhaps attracting higher funding costs than simpler schemes. However, the market accepts a blended 6% finance rate (inclusive of arrangement and exit fees).

- **Development profit:** profits are to an extent scheme-specific but also must have regard to the general stance adopted by banks who might fund the development. The PPG identifies a range of 15% to 20% of GDV for private housing profit and we generally see profits in viability assessments ranging from 17-20%, with a reduced profit on the affordable housing (6% of cost). The primary purposes of profit are to enable the developer to secure a return on capital and to mitigate against risk (i.e. that the sales values anticipated in the appraisal are not achieved). Sales risk on the affordable housing is low, as there is strong demand from RPs for new stock and the developer enters in a binding contract prior to commencement of construction. 'First Homes' are not a traditional affordable tenure and completed units are sold by the developer to individual purchasers and not to a RP. They therefore carry more risk than traditional affordable tenures, but arguably less risk than market housing due to the significant discount which widens the pool of potential purchasers. Profit levels for First Homes are yet to be established as schemes including them are yet to come forward, but a profit of 12% is reflective of the risks.

2.3 Appropriate benchmark land values and viability

The residual land value of a scheme is one half of the equation when testing its viability and ability to deliver affordable housing and other policy requirements. The other half of the equation is the benchmark or 'threshold' land value, i.e. the value that will be sufficient to bring the site forward for development. There has been considerable debate over the past few years on what constitutes an appropriate benchmark land value, which to an extent has not been assisted by the 2012 National Planning Policy Framework ('NPPF') which talked in general terms about "*competitive returns*" to landowners. The notion of a "competitive return" is clearly open to considerable variation in interpretation. The 2019 PPG has provided significant clarity on the matter, indicating that benchmark land value should be based on existing use value plus a premium to incentivise a reasonable landowner to release land for development.

There are broadly speaking two approaches to determining an appropriate benchmark land value for testing the viability of a development:

- Existing Use Value plus an appropriate uplift, or an Alternative Use Value; which are the preferred and recommended approaches of many local authorities and

- Market Value.

2.3.1 Existing Use Value plus appropriate uplift, or Alternative Use Value

An existing use value is literally the value of the site assuming that the existing use continues and there is no change of use or redevelopment. In other words, it reflects the current situation with regards to the income that the existing buildings on site generate (or do not generate). If the building were to remain in its existing use, the landowner could continue to receive the income for as long as demand for the building remains. If the existing building is not currently let and there is doubtful future demand, clearly the landowner will be keener to release the site for development to avoid the burden of keeping the building empty (including empty rates, insurance costs, security costs etc).

If a development proposal fails to generate a residual land value that *at least* exceeds the existing use value, then it is unlikely to come forward, as the landowner would be better off retaining the existing building and continuing to receive the rental income. If the proposal generates a residual land value that is the same as the existing use value, then the decision to sell will be based on the landowner's assessment of likely future demand for the building, which will clearly include the age and facilities of the building in comparison to others, as well as demand for the particular type of space in the location. It is therefore important to consider the extent to which a 'premium' above existing use value is required to incentivise a sale for development. This premium is likely to range from zero to as much as 30%, but should always be based on site-specific factors and characteristics.

Taking the existing use value plus an appropriate premium is an objective "floor" below which the residual land value of a scheme cannot fall if it is to be viable. It is readily understood and can be easily measured and tested. Developers often comment that "land does not trade at existing use value plus a premium" which is correct; developers will work from the other 'end of the telescope' (i.e. they will calculate what they can pay for a site based on a scheme and factoring in planning requirements). The issue from a plan making perspective that these transactions will be based on the current suite of planning policy requirements and the approach tells us nothing about whether currently unadopted policies would be viable.

A variant to existing use value is to consider an alternative use value (i.e. a scheme that the landowner might consider in place of a residential scheme). For example, rather than selling for residential development, the landowner could sell the site for a hotel. Alternative use values may be valid providing the proposed use would be acceptable in planning terms and also that the appraisal fully reflects any policy requirements that would attach to such a scheme. Furthermore, the alternative use would need to be realistic in commercial terms. Adding an incentive to an alternative use value would be inappropriate, as the landowner does not currently have the benefit of the income that derives from this use; it needs to be considered alongside other competing alternatives that would also require planning consent.

2.3.2 Market Value

Prior to the publication of the 2019 PPG, some members of the RICS advocate the use of 'Market Value' as a benchmark land value when testing viability of development proposals. The main difficulty with this measure is the extent to which individual valuers interpret the meaning of this term and how it should be applied to individual sites.

In 2012, the RICS published guidance[2] on testing viability[3] which at paragraph 3.3.4 took as its starting point the existing (or current) use value of a site:

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

The Guidance went on to state that "*it would be inappropriate to assume an uplift based on set*

[2] This guidance was subsequently abandoned in 2021 following criticism by Justice Holgate in his decision on the Parkhurst Road case in which the Appellant had adopted a market value based benchmark land value.
[3] '*Viability in Planning: Advice to Practitioners'* August 2012

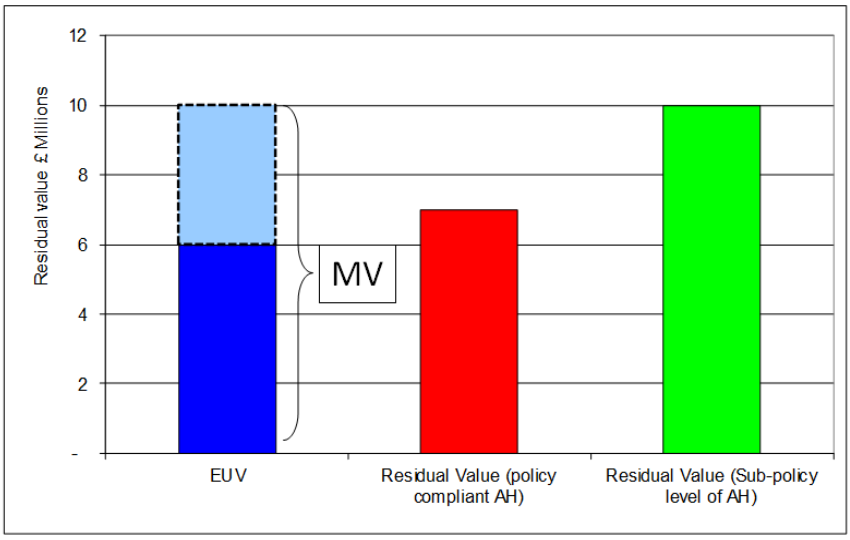
percentages … given the diversity of individual development sites" and that the uplift from current use value should be determined by "*market value*" which would include "*market/transactional evidence*". There are considerable dangers in relying upon transactional data, as follows:

- Transactions are often based on bids that 'take a view' on squeezing planning policy requirements below target levels, contrary to paragraph 23 of NPPG, which states that "*In all cases, land or site value should reflect policy requirements and planning obligations and, where applicable, any Community Infrastructure Levy charge*";
- This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to set a benchmark land value, 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.
- There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
- Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that viability 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.

2.3.3 Impact of benchmark on affordable housing and other planning benefits secured

Ultimately, the choice of benchmark will be a key determinant in the level of affordable housing and other planning benefits that schemes can provide. The higher the benchmark land value, the lower the amount of value uplift arising from development that councils can secure to secure for affordable housing provision and infrastructure funding. This is illustrated in Figure 2.3.3.1 below. The chart compares the benchmark land value (which is represented by the blue bar) to the residual land value generated by two schemes, one of which provides a policy compliant level of affordable housing (the red bar) and one providing a reduced proportion of affordable housing (the green bar).
In the chart, the existing use value plus margin is shown as the dark blue segment of the bar. If this is adopted as the benchmark land value, then a policy compliant scheme (represented by the red bar) is sufficiently high for the scheme to come forward. However, if the Market Value is adopted as the benchmark (represented by the combined total of the dark and light blue segments), then the policy compliant scheme is no longer viable. This would be likely to force the planning authority to agree a scheme with reduced levels of affordable housing (represented by the green bar).

Figure 2.3.3.1: Impact of benchmark land value on affordable housing



Every scheme generates a finite amount of value that must be divided between the various interests (the landowner, developer and local planning authority). In almost all cases, the Developer's interests are secured through inclusion of a profit in the development appraisal. The planning system must therefore mediate between the public interest (in terms of affordable housing and other obligations) and private interests (in terms of land value to the landowner). Under the market value approach historically advocated by the RICS, the bulk of any uplift in land value goes to the landowner, by squeezing the amount of affordable housing provided. Under the existing use value plus premium approach, the uplift in land value is divided between the landowner and the public interest.

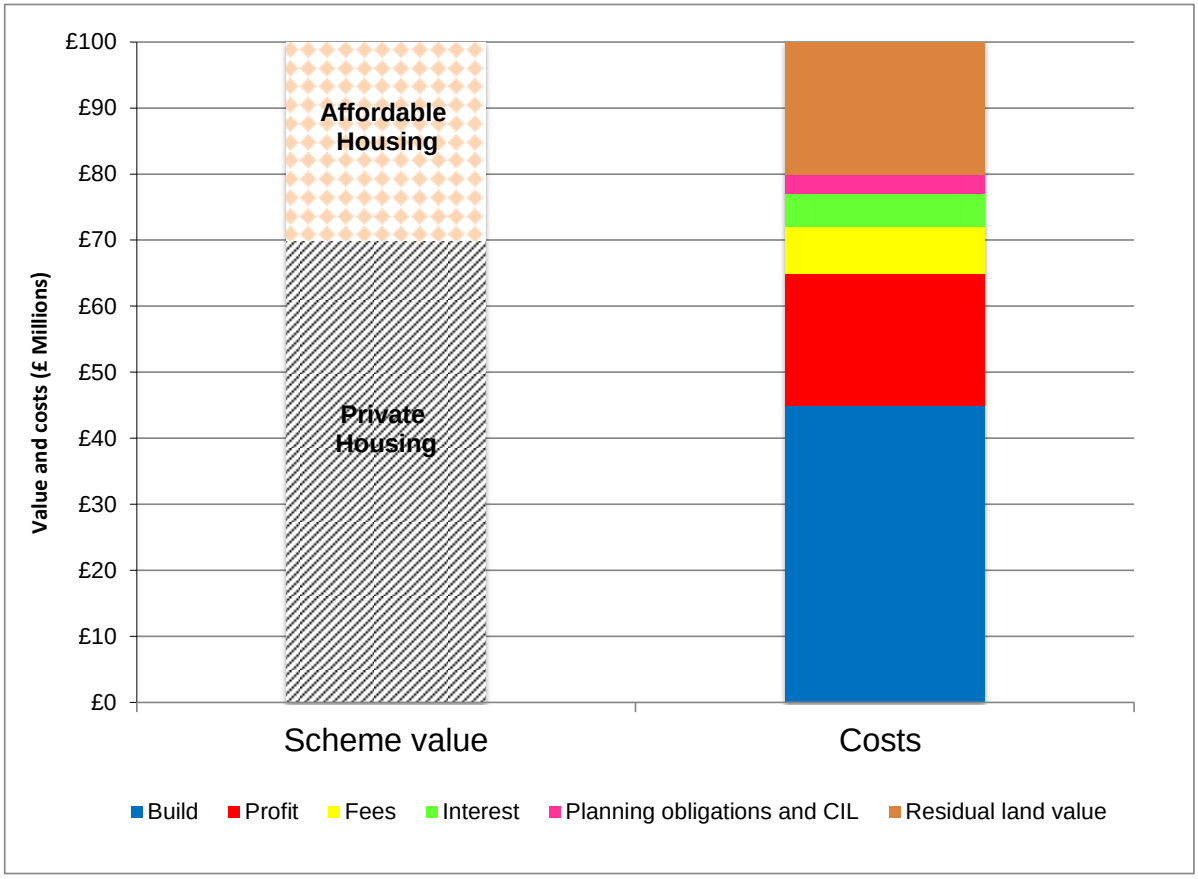
3 Methodology

Our methodology follows standard development appraisal conventions, using locally-based assumptions that reflect local market and planning policy circumstances across the sub-region. The approach is consistent with the methodology adopted for viability testing of affordable housing policies and CIL charging schedules in the three UAs.

3.1 Approach to testing development viability

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

Figure 3.1.1: Components of a residual valuation



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'.

Problems with key appraisal variables can be summarised as follows:

- Development costs are subject to national and local monitoring and can be reasonably accurately

assessed in 'normal' circumstances (i.e. non-recessionary markets). Historically, many of the sites in City and town centres have been previously developed and can sometimes encounter 'exceptional' costs such as decontamination. In turn, large greenfield sites are may require greater upfront investment in infrastructure such as drainage. Such costs can be very difficult to anticipate before detailed site surveys and infrastructure planning are undertaken;

- Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of the obligations are deferred, then normally the less 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 profit on private housing will range from 15% to 20% and most financial viability assessments submitted with planning applications adopt a mid point in this range.

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[4]' 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 particular reasons why the premium to the landowner should be lower or higher than other sites.

Clearly, however, landowners have expectations of the value of their land which often exceed the value of the current use. Ultimately, if landowners' expectations are not met, they may choose not to sell their land and (unless a Local Authority is prepared and/or in a position to use its compulsory purchase powers) some may hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, communities in which new development takes place also have legitimate expectations about the provision of new community infrastructure and affordable housing, which in turn reduce land values. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

3.2 Testing viability of the development typologies

The UAs have identified a range of typologies which reflect the types of development that may come forward over the period covered by the SDS. The typologies reflect a range of development scenarios including central urban flatted schemes (Bath and Bristol City centres); mixed housing and flatted schemes in market towns; urban extensions to market towns; rural developments; employment led mixed use schemes; a range of size-based typologies on sites ranging from 0.18 to 175 hectares; extra-care schemes; care homes; student housing; and employment developments.

The development typologies are tested with sales values reflective of local market conditions within each UA area. Build costs will vary between developments to some degree, but not across the sub-region. Other common inputs include rates of finance, professional fees, developer's profit and disposal costs.

The residual land values are compared to a benchmark land value, which is detailed in Section 4. The benchmark land value is deducted from the residual land value to provide a broad indication of (a) the viability of each typology and (b) the extent of potential 'surplus' available to fund infrastructure and other planning benefits.

[4] 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', which is a definition used for valuations undertaken for accounting purposes.

4 Typology characteristics and appraisal inputs

In this section, we outline the characteristics of the development typologies and the inputs to the appraisals.

4.1 The development typologies

We have appraised 30 development typologies tested across the WECA area representing the types of schemes that the Authority expects to come forward over the life of the SDS.

The development typologies are identified in Table 4.1.1 overleaf with additional detail provided in Appendix 1. The typologies are informed by schemes that the UAs expect to come forward within their areas. Some of these typologies are only expected to come forward in Bath and Bristol as they reflect the higher density forms of development that are only viable and appropriate in high value city centre locations.

The typologies reflect a range of scheme sizes from 30 units to 4,375 units and include both flatted and housing schemes, specialist housing schemes (student and older persons' care), mixed use schemes and employment schemes. Densities range from 20 to 500 units per gross hectare.

4.2 Appraisal inputs

4.2.1 Residential sales values

We have drawn upon Land Registry sold price data for the three UAs between 1 January 2020 and November 2021, which reflects the most recently available 18 month period (attached as Appendix 2). The numbers of transactions vary between the three UAs; there were 3,842 sales in Bristol; 3,365 sales in Bath and North East Somerset; and 3,446 sales in South Gloucestershire. These sales include transactions of both new build and second hand properties.

We have matched the transacted sales values with the unit areas recorded on each properties' Energy Performance Certificate, which enables us to assess each transaction on a value per square metre basis for comparison purposes. For each transaction, we have applied the change in the Land Registry House Price Index in each authority over the intervening period so that the agreed price is reflective of current values.

The average values for each postcode sector are summarised in Table 4.2.1.1 and Appendix 2. From this dataset.

Table 4.2.1.1: Residential sales values in each postcode sector (per square metre)

Value Band	Value per square metre	Postcode Sectors (South Gloucestershire)	Postcode Sectors (Bath and North East Somerset)	Postcode Sectors (Bristol)
A	£3,200	-	-	BS15, BS13
B	£3,400	-	BA3	BS14, BS11, BS10
C	£3,530	BS15	BS39	BS5, BS4, BS16
D	£3,750	BS37, GL12, BS7, BS34, BS16, BS35	-	-
E	£4,000	BS10, BS30, BS36	-	-
F	£4,250	GL9, BS32	BS14, BS31	BS7, BS3, BS2
G	£4,500	SN14	BS40, BA2	-
H	£4,750	-	-	BS9
I	£5,100	-	BA1	BS1, BS6, BS8

Table 4.1.1: Development typologies – all areas in square metre unless otherwise stated

Site	Description	Gross site area HA	Net site area HA	Units	Residential floorspace	Retail	Office	Light Ind/Ind	Inst res (care home)	Comm-unity
1	Central (500 dph - all flats)	1.0	1.0	500	37,500	1,000	5,000	-	-	
2	Central / urban (300 dph - 100% flats)	1.0	1.0	300	24,900	1,000	5,000	-	-	
3	Central / urban (200 dph - 100% flats)	1.0	1.0	200	16,600	500	2,000	-	-	
4	Central urban (100 dph - 100% flats)	1.0	1.0	100	9,400	-	1,500	-	-	
5	Inner urban (100 dph - 75% flats, 25% houses)	1.0	1.0	100	9,800	-	500	-	-	
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	1.0	1.0	70	6,177	-	-	-	-	
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	1.0	1.0	50	5,260	-	-	-	-	
8	Rural - 40 dph - (90% Houses/ 10% flats)	1.0	1.0	40	4,624	-	-	-	-	
9	Central urban (100 dph - 100% flats)	0.3	0.3	30	3,000	-	-	-	-	
10	Central/ outer central (200dph 100% Flats)	0.2	0.2	40	3,320	-	-	-	-	
11	Central (300 dph - 100% flats)	0.18	0.18	53	3,938	-	-	-	-	
12	Employment-led MU	1.0	1.0	145	12,035	200	16,800	-	-	
13	Employment-led MU	8.0	8.0	160	13,280	3,000	112,000	-	-	
14	Size based 2-10 ha - 75% net to gross, 200 dph	2.0	1.5	300	24,900	3,000	8,000	-	-	
15	Size based 2-10 ha - 50% net to gross, 40 dph use rural assumptions. 90% houses / 10% flats	5.0	2.5	100	11,560	-	3,000	-	-	
16	Size based 2-10 ha - 75% net to gross, 50 dph use suburban/extension assumptions. 15% flats / 85% houses	3.0	2.25	112	11,768	-	-	-	-	
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	7.0	5.25	525	49,350	500	7,875	-	-	
18	Size based 2-10 ha - 75% net to gross, 200 dph	9.0	6.75	1,350	112,050	500	10,125	-	-	
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	10.0	5.0	200	21,360	-	7,875	-	-	
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	42.5	21.25	1,063	111,138	1,500	14,500	7,500	-	500
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	100.0	50.0	2,500	261,500	2,500	34,000	17,000	-	1,000
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	175.0	87.5	4,375	457,625	3,500	59,500	29,750	-	1,500
23	C2 scheme (84 ensuite spaces, 22 sqm each)	0.56	0.56	-	-	-	-	-	4,800	

24	C3 ECH scheme (60 units)	0.8	0.80	60	6,480	-	-	-	-	
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	1.0	1.0	325	9,750	-	-	-	-	
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	1.0	1.0	200	21,600	-	-	-	-	
27	Class E (office) central/inner 70% plot ratio - BF	1.0	1.0	-		-	28,000	-	-	
28	Class E (office) suburban/edge 50% plot ratio - GF	1.0	1.0	-		-	20,000	-	-	
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	1.0	1.0	-		-	0	4,200	-	
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	1.0	1.0	-		-	0	3,000	-	

4.2.2 Affordable housing tenure and values

Affordable housing policies – both in terms of overall percentage and tenure mix - vary to some degree between the three UAs, as summarised in Table 4.2.2.1. Clearly the SDS is likely to adopt a common approach to affordable housing targets which with the individual UA Local Plans will be required to be in general conformity.

Table 4.2.2.1: Currently adopted affordable housing targets

Authority	Overall unit target	Of which rented	Of which intermediate
Bath and North East Somerset	Two zones – 30% and 40%	75%	25%
Bristol	Two zones – 30% and 40%	77%	23%
South Gloucestershire	35%	78%	22%

The authorities have agreed to amend the tenure split above to facilitate the inclusion of the emerging requirement for First Homes and also reflects the findings of the Local Housing Needs Assessment June 2021 assessment for the West of England Combined Authority. The revise tenure split is as follows:

- Social Rented: 49%
- Affordable Rent: 14%
- Affordable Home Ownership: 37%

We have tested the development typologies with varying affordable housing levels between 0% and 50% in percentage increments. We have applied a tenure split of 49% Social Rented, 14% Affordable Rent and 37% Affordable Home Ownership (incorporating 25% First Homes). We have assumed that First Homes are sold at up to 70% of market value, with lower proportions where required if the price to the purchaser would otherwise have exceeded the £250,000 cap set by the PPG.

The UAs have supplied an analysis of offers from RPs for affordable housing secured through planning obligations. Shared ownership values are based on initial equity sales of 40% and a rent on the retained equity of 1.5%. Given that our appraisals are run using market values and not by UA area, we have ascribed the blended values to each market value as summarised in Table 4.2.2.3.

Table 4.2.2.3: Affordable housing values applied in each Market Value Band (per square metre)

Value Band	Market value	Social Rent	Affordable Rent	Shared Ownership @40% and 1.5% residual rent
A	£3,200	£1,679	£2,048	£2,044
B	£3,400	£1,840	£2,195	£2,349
C	£3,530	£1,914	£2,264	£2,534
D	£3,750	£1,977	£2,307	£2,629
E	£4,000	£2,040	£2,383	£2,825
F	£4,250	£2,212	£2,540	£3,274
G	£4,500	£2,361	£2,689	£3,423
H	£4,750	£2,510	£2,838	£3,571
I	£5,100	£2,659	£2,986	£3,720

The Homes England 'Affordable Homes Programme 2021 – 2026' document clearly states that RPs will not receive grant funding for any affordable housing secured through a legal agreement under Section 106 of the 1990 Town & Country Planning. Consequently, all our appraisals assume nil grant.

4.2.3 Rents and yields for commercial development

As noted earlier in this section, some of our development typologies incorporate commercial floorspace (offices, retail supermarkets and light industrial), either at ground floor of mixed use buildings or within separate buildings within the developments. In addition, some of the typologies are also pure commercial schemes, again incorporating offices, light industrial/industrial and retail).

Our assumptions on rents and yields for the retail, office and light industrial floorspace are summarised in Table 4.2.3.1. These assumptions are informed by lettings of similar floorspace in the area over the past two years. Our appraisals assume a 12-month rent-free period for offices and light industrial and 6 months for supermarkets. We deduct 6.8% of capital value to reflect deduction of purchaser's costs.

Table 4.2.3.1: Commercial rents (£s per square metre) and yields

Commercial floorspace	Rent per square metre	Investment yield	Rent free period (months)
Retail supermarkets	£220	3.75%	6
Offices	£301	5%	12
Light industrial	£160	4.5%	6

4.2.4 Build costs

We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes (see Appendix 3). This is a standard approach for viability studies for planning policy testing and is an approach identified by the PPG (paragraph 012 Reference ID 10-012-20180724). The build costs are summarised in Table 4.2.4.1. It should be noted that there is potential for developers of schemes on large greenfield sites to reduce build costs to a degree. We have adopted a cautious approach by not reflecting this potential reduction.

Table 4.2.4.1: Base build costs (per square metre)

Use (BCIS cost code)	BCIS base build costs	External works	Total build costs
Residential – houses (810.1)	£1,314	15%	£1,511
Residential – flats (816)	£1,523	10%	£1,675
Care Homes (447)	£1,853	10%	£2,038
Student accommodation (856.2)	£2,069	10%	£2,276
Shops (345)	£1,212	10%	£1,333
Offices (320)	£1,990	10%	£2,189
Light industrial / industrial (282.12)	£1,205	10%	£1,326

On urban extensions and large greenfield sites (typologies 15, 16, 19, 20, 21 and 22), we have included an additional 15% of base costs to account for on-site infrastructure (utilities, estate roads, laying out of open space etc).

We have also included a contingency equating to 5% of build costs in line with standard market practice.

We are aware that densities of flatted developments are likely to increase in the future and this will result in an increase in build costs, which the UAs will need to address in their own Local Plan viability testing. For example, typologies 1, 2 and 11 are for high density development of 300+ dph, and where these come forward, particularly in Inner Bristol growth areas, they may well comprise buildings that are six or more storeys high. Build costs in these cases will be higher (the BCIS median figure for flats of 6 storeys or above is currently £1,804 per square metre) which may impact on scheme viability. It may be appropriate for the more detailed viability testing required to support individual Local Plans to consider including typologies that reflect the potential for tall buildings, in areas where high density development is proposed.

4.2.5 Net carbon zero

Bath and North East Somerset have done a considerable amount of work on the costs of net zero carbon for their Local Plan Partial Review. They have drawn capital cost figures from the '*Cornwall Climate Emergency DPD – Energy review and modelling'* by Currie Brown and Etude (February 2021). The following uplifts are for the lowest cost modelled route to net zero (Cornwall Scenario 2) from a range of baselines:

- 2.1% uplift from a baseline of Part L 2025 or from a baseline of BNES existing policy (19% CO2 reduction) which is the equivalent of Cornwall's scenario 1a;
- 2.8% uplift from a baseline of Part L 2021;
- 4.9% uplift from a baseline of Part L 2013;
- 6% uplift based on Currie & Brown route to net zero regulated and unregulated emissions using SAP 10 emissions factors and air sourced heat pumps.

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

- Energy efficiency (Minimum carbon reduction of 15%): 2%;
- On-site saving (total carbon reduction of 35%): 1%;
- Allowable solutions (offset 65% of regulated CO2 emissions): 2-4%;
- BREEAM (BREEAM Excellent rating): 1-2%. (Not applicable)

WECA has reviewed the Bath assessments, alongside ongoing work to assess the costs of operational and embodied carbon and have provided the following estimates from a range of emerging study results:

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

The Draft SDS policy assumes operational carbon only but encourages the LPAs to also consider adopting embodied carbon requirements. We have therefore run two scenarios. The first factors in the additional costs of operational carbon only and the second factors in the cost of both operational and embodied carbon.

4.2.6 Bio-diversity net gain

We have tested the requirement for a 10% increase in biodiversity in perpetuity by applying an increase in build costs ranging from 0.2% to 0.8%[5], as indicated in the '*Biodiversity net gain and local nature recovery strategies Impact Assessment*' (DEFRA, 2019).

4.2.7 Electric vehicle charging

The UAs have advised that developers have applied costs of £500 per charging point for electric vehicle charging. The numbers of spaces that developments will require will vary between typologies, ranging from 10% to 100%. Our appraisals assume provision of one charging point per space, with the number of space varying between typologies, depending on likely location.

4.2.8 Professional fees

In addition to base build costs, schemes will incur professional fees, covering design, valuation,

[5] Table 19 of the DEFRA Impact Assessment Study shows a central estimate of 0.8% of build costs for greenfield sites and 0.2% for brownfield sites.

highways consultants and so on. Our appraisals incorporate an 8% allowance, which is at the middle of the range for most schemes.

4.2.9 Development finance

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

4.2.10 Marketing costs

Our appraisals incorporate an allowance of 2.5% for marketing costs of the private units, which includes show homes, agents' fees, plus 0.25% for sales legal fees.

4.2.11 Section 106 costs and CIL

Section 106 obligations for items not addressed through CIL will be determined on a site-specific basis and will be determined at the development management stage. We have incorporated a notional amount of £1,000 per residential unit and £20 per square metre for non-residential development. This would account for direct obligations/site mitigation only; if developments are unable to contribute towards wider strategic infrastructure requirements, these would need to be funded from other sources.

On development typologies providing between 900 and 4,375 units, the UAs have advised that a primary school would be required[6]. Development typologies providing more than 3,500 units would require a primary school and a secondary school. Benchmarking data indicates that a primary school can be constructed for circa £6.4 million[7] at the end of 2020. For modelling purposes we have assumed an increased cost of £8 million. The precise amount will depend upon the specification and size of school required. We have assumed that a secondary school will be approximately three times the scale of a primary school and would therefore incur a cost of £24 million.

There may be a need for the UAs to consider whether developments brought forward in low value areas can deliver both schools as well as the level of affordable housing sought in emerging policies. In some cases, the UAs may need to consider deploying CIL funds to deliver schools as an alternative to direct developer contributions if the 'pot' of available value generated by individual developments is insufficient to deliver all planning requirements.

There are various rates of CIL charged by each of the UAs, as summarised in tables 4.2.11.1 to 4.2.11.3.

Table 4.2.11.1: Bath and North East Somerset CIL

Type of development	Location/criteria	CIL per square metre	Indexed rate per square metre
Residential (Class C3) including Specialised, Extra Care and Retirement Accommodation	District wide	£100	£128.57
Residential (Class C3) including Specialised, Extra Care and Retirement Accommodation	Strategic Sites/ Urban Extensions	£50	£64.29
Residential (Class C3) including Specialised, Extra Care and Retirement Accommodation	Bath Western Riverside	£0	£0
Hotel (Class C1)	In Bath	£100	£128.57
Hotel (Class C1)	Bath Western Riverside	£0	£0
Hotel (Class C1)	Rest of District	£0	£0

[6] Excluding typology 18 as flatted developments generate a lower child yield than developments of houses

[7] Building, 30 October 2020 – see https://www.building.co.uk/features/cost-model-school-buildings/5108686.article

Type of development	Location/criteria	CIL per square metre	Indexed rate per square metre
Retail In-centre / High Street Retail	Bath city centre	£150	£192.86
Retail In-centre / High Street Retail	Other centres	£0	£0
Retail In-centre / High Street Retail	Bath Western Riverside	£0	£0
Supermarkets, superstores and retail warehouse (over 280m2)	District wide	£150	£192.86
Supermarkets, superstores and retail warehouse (over 280m2)	Bath Western Riverside	£0	£0
Student accommodation	Schemes with market rents	£200	£257.14
Student accommodation	With sub-market rents	£0	£0
Offices (Class B1)	District wide	£0	£0
Industrial and warehousing	District wide	£0	£0

Table 4.2.11.2: Bristol CIL rates

Type of development	CIL per square metre	Indexed rate per square metre
Residential – Inner Zone	£70	£104.60
Residential – Outer Zone	£50	£74.33
Hotels	£70	£104.06
Retail	£120	£178.39
Student accommodation	£100	£148.66
Commercial (former B1, B2 and B8), residential and non residential institutions and development by emergency services	£0	£0
Other chargeable development	£50	£74.33

Table 4.2.11.3: South Gloucestershire CIL rates

Type of development	CIL per square metre	Indexed rate per square metre
Residential – Higher value	£80	£101.31
Residential – Lower value	£55	£69.65
Offices – prime locations only	£30	£37.99
Retail – prime locations	£160	£202.63
Retail – non-prime	£120	£151.97
Hotels – prime locations only	£90	£113.98
Students – prime locations only	£60	£75.98
Car showrooms	£90	£113.97
Residential care homes, Extra care housing, Offices – non prime, Other former B uses, Hotels – non prime, Student – non prime	£0	£0
All other uses	£10	

In order to run a set of appraisals across the whole area, we have adopted a common set of CIL rates

which are applied in each of the value bands. This requires some of the rates to be combined and adjusted upwards or downwards to provide a broad fit across all three charging authorities. These rates are summarised in Table 4.2.11.4.

Table 4.2.11.4: Composite rates for application to each Value Band (£s per square metre)

Type of development	Value Bands A, B and C	Value Bands D, E and F	Value Bands G, H and I
Residential	£70	£100	£130
Residential – extra care	£0	£0	£130
Residential – care homes	£0	£0	£130
Student housing	£75	£115	£150
Retail	£100	£150	£185
Offices	£0	£0	£30
Industrial/warehousing	£0	£0	£0

4.2.12 Accessibility standards

We have tested the impact of applying accessible and adaptable dwellings standards (Category 2 and Category 3) at the rates summarised in Table 4.2.12.1. These costs are based on the MHCLG 'Housing Standards Review: Cost Impacts' study, but converted into percentages of base construction costs (see calculations at Appendix 4).

Table 4.2.12.1: 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%

Although the Authority has pointed to the '*West of England Local Housing Needs Assessment: Report of Findings (June 2021)*" as a reference for the percentages of accessible units that will be required, this document does not yet quantify need as a percentage of anticipated housing supply and will be updated when further evidence becomes available. For the purposes of this assessment, we have applied the accessibility standards that Bath and North East Somerset are seeking to apply in their Local Plan Partial Review (as follows):

- Private units: M4(3)(a) 5.6% of units and M4(2) 48% of units;
- Affordable units: M4(3)(b) 7.8% of units and M4(2) 92.2% of units.

4.2.13 Development and sales periods

Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of between 8 and 10 units per month, reflecting multiple sales outlets on the larger sites.

It should be noted that sales rate is not the same as total sales completions, as total completions will also include the affordable housing, a contract for which will be entered into prior to commencement of construction.

4.2.14 Acquisition costs

The appraisals apply the following acquisition costs to the residual land values:

- 5% stamp duty;
- 1% agents fees; and

- 0.8% legal fees.

4.2.15 Developer's profit

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).

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.

The PPG indicates that viability testing for plan making should assume profits on private housing ranging from 15% to 20%. Perceived risk in the UK housing market is receding following the economic recovery in the second half of 2020 which continued into 2021, albeit a degree of caution remains regarding the short term economic outlook as the furlough scheme closes. We have therefore adopted a profit margin of 17.5% of private residential GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. Profit on commercial development is applied at 15% of GDV in line with normal market assumptions.

Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer. 'First Homes' are not a traditional affordable tenure and completed units are sold by the developer to individual purchasers and not to a RP. They therefore carry more risk than traditional affordable tenures, but arguably less risk than market housing due to the significant discount which widens the pool of potential purchasers. Profit levels for First Homes are yet to be established as schemes including them are yet to come forward, but a profit of 12% is reflective of the risks.

4.2.16 Sensitivity analyses

As noted earlier in the report, Savills predict that sales values will increase over the medium term (i.e. the next four 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 4.2.16.1. 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 run a year 5 scenario which utilises the growth rates in Table 4.2.16.1.

Table 4.2.16.1 Growth scenario (5 year)

Year	1 2021	2 2022	3 2023	4 2024	5 2025	6 2026 and each year thereafter
Values	5.0%	4.0%	3.5%	3.0%	2.0%	4.0%
Costs	2.0%	2.0%	2.5%	2.5%	2.5%	2.5%

In light of the current uncertainty as the UK emerges from measures associated reducing the spread of coronavirus, we have also run a downside scenario which would see values falling in 2021 (contrary to current forecasts) and recovering slowly over the subsequent years (see Table 4.16.2).

Table 4.2.16.2: Downside scenario

Year	1 2021	2 2022	3 2023	4 2024	5 2025	6 2026 and each year thereafter
Values	-2.0%	0.0%	1.0%	2.0%	3.0%	4.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

The growth and inflation rates in Table 4.2.16.1 are intended to provide an illustration of the impact of a potential set of growth and inflation rates on the appraisals, but should be viewed with a degree of

caution. Markets are cyclical and clearly values could rise as well as fall, but the long term trend over the period post 1945 has been real growth of 3% per annum (i.e. net of inflation) when the peaks and troughs are smoothed.

4.2.17 Exceptional costs

Exceptional costs can be an issue for development viability on previously developed land. Exceptional 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 estimate reliably what exceptional costs might be. Furthermore, the PPG indicates that exceptional costs should be reflected in the benchmark land value, so their impact is broadly neutral.

4.2.18 Benchmark land values

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) that results from a scheme 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.

Sites will be in various existing uses and we have adopted a range of benchmark land values from £150,000 to £2,500,000 per gross hectare, inclusive of any premium deemed to be required to incentivise release of land for development. Larger sites will be predominantly greenfield or vacant urban land, which will have an existing use value at the lower end of the range. Secondary brownfield sites (e.g. open storage, low grade industrial sites etc) will either be vacant and generating no rental income, or let at very low rents on a short term basis. Higher brownfield benchmark land values will be reflective of secondary office buildings in Bath/Bristol and similar uses which are reaching the end of their economic life.

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.

Lettings of office space in the area between January 2020 and December 2021 have achieved rents ranging from £2.22 per square foot to £46.15 per square foot, with lettings in the bottom 20% averaging £11.28 per square foot. These rents are reflective of offices that are likely to have come to the end of their economic life and require significant refurbishment and reconfiguration to continue to be lettable. We have established the capital value of a site extending to one hectare by adopting the following assumptions:

- 35% plot ratio
- 2 storeys
- Yield 8.5%, reflecting the risk of securing lettings in a building which is economically and functionally obsolete
- 2.5 year void and rent free period
- £775 per square metre (£72 per square foot) including fees for essential refurbishment including M&E
- Purchaser's costs deducted at 6.8%
- 15% letting agent and letting legal fees
- 20% premium.

The capital value generated is £2.46 million, including premium.

We have adopted the same approach for industrial buildings. We have applied a rent of £4.03 per square foot reflecting the lower quartile of lettings of industrial space between January 2020 and

December 2021. We have established the capital value of a site extending to one hectare by adopting the following assumptions:

- 30% plot ratio
- 1 storey
- Yield 6%
- 2.5 year void and rent free period
- £0.5 million refurbishment works package including fees
- Purchaser's costs deducted at 6.8%
- 15% letting agent and letting legal fees
- 20% premium.

The capital value generated is £1.47 million, including premium.

We have run a second calculation for poorer quality industrial buildings using the following assumptions, which are reflective of the lower end of the range for industrial lettings (£3.25 per square foot).

- 30% plot ratio
- 1 storey
- Yield 6%
- 2.5 year void and rent free period
- £0.75 million refurbishment works package including fees
- Purchaser's costs deducted at 6.8%
- 15% letting agent and letting legal fees
- 20% premium.

The capital value generated is £0.77 million, including premium.

For greenfield sites, we have adopted a benchmark land value of £0.15 million and £0.25 million per gross hectare, which is reflective of typical minimum option pricing for greenfield development land. This represents a multiple of 10 times agricultural land value, which is within the 10 to 15 times multiple typically applied in policy testing studies. This provides a significant premium above existing use value of £22,000 - £25,000 agricultural land value to the landowner to incentivise them to bring forward land for development.

In summary, we have adopted five benchmark land values, as follows:

- Higher value employment: £2,500,000 per hectare;
- Medium value employment: £1,500,000 per hectare;
- Low value employment: £750,000 per hectare;
- Higher Greenfield: £250,000 per hectare;
- Lower Greenfield: £150,000 per hectare.

Table 4.2.18.1 provides an indication of the typical benchmark land values for each typology and residential value band.

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Table 4.2.18.1: Typical benchmark land values for each typology and value band

No	Description	No of units	Site area	Value Band									
				A	B	C	D	E	F	G	H (BS9)	I (BA1)	I (BS1, BS6, BS8)
				£3,200	£3,400	£3,530	£3,750	£4,000	£4,250	£4,500	£4,750	£5,100	£5,100
1	Central (500 dph - all flats)	500	1.00	*LB**	*LB**	*LB**	*LB**	MB	MB	MB	HB	HB	HB
2	Central / urban (300 dph - 100% flats)	300	1.00	*LB**	*LB**	*LB**	*LB**	MB	MB	MB	HB	HB	HB
3	Central / urban (200 dph - 100% flats)	200	1.00	*LB**	*LB**	*LB**	*LB**	MB	MB	MB	HB	HB	HB
4	Central urban (100 dph - 100% flats)	100	1.00	*LB**	*LB**	*LB**	*LB**	MB	MB	MB	HB	HB	HB
5	Inner urban (100 dph - 75% flats, 25% houses)	100	1.00	LB	LB	LB	LB	MB	MB	MB	HB	HB	HB
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	1.00	LB	LB	LB	LB	MB	MB	MB	HB	HB	HB
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	1.00	LG	LG	LG	HG	HG	HG	HG	HG	HG	HG
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	1.00	LG	LG	LG	HG	HG	HG	HG	HG	HG	HG
9	Central urban (100 dph - 100% flats)	30	0.30	*LB**	*LB**	*LB**	*LB**	MB	MB	MB	HB	MB	HB
10	Central/ outer central (200dph 100% Flats)	40	0.20	*LB**	*LB**	*LB**	*LB**	MB	MB	MB	MB	MB	MB
11	Central (300 dph - 100% flats)	53	0.18	*LB**	*LB**	*LB**	*LB**	MB	MB	MB	HB	MB	HB
12	Employment-led MU	145	1.00	LB	LB	LB	LB	MB	MB	MB	HB	MB	HB
13	Employment-led MU	160	8.00	LB	LB	LB	LB	MB	MB	MB	HB	MB	HB
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	2.00	*LB**	*LB**	*LB**	*LB**	MB	MB	MB	HB	MB	HB
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	5.00	LG	LG	LG	HG	HG	HG	HG	HG	HG	HG
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	3.00	LG	LG	LG	HG	HG	HG	HG	HG	HG	HG
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	7.00	*LB**	*LB**	*LB**	*LB**	MB	MB	MB	HB	MB	HB
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	9.00	*LB**	*LB**	*LB**	*LB**	MB	MB	MB	HB	MB	HB
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	10.00	LG	LG	LG	HG	HG	HG	HG	HG	HG	HG
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	42.50	LG	LG	LG	HG	HG	HG	HG	HG	HG	HG
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	100.00	LG	LG	LG	HG	HG	HG	HG	HG	HG	HG
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	175.00	LG	LG	LG	HG	HG	HG	HG	HG	HG	HG
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	0.56	LB	LB	LB	LB	MB	MB	MB	MB	MB	MB
24	C3 ECH scheme (60 units)	60	0.80	LB	LB	LB	LB	MB	MB	MB	MB	MB	MB
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	1.00	LB	LB	LB	LB	LB	LB	LB	LB	LB	LB
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	1.00	LB	LB	LB	LB	LB	LB	LB	LB	LB	LB
27	Class E (office) central/inner 70% plot ratio - BF	-	1.00	MB	MB	MB	MB	MB	MB	MB	MB	MB	MB
28	Class E (office) suburban/edge 50% plot ratio - GF	-	1.00	LB	LB	LB	LB	LB	LB	LB	LB	LB	LB
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	1.00	HG	HG	HG	HG	HG	HG	HG	HG	HG	HG
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	1.00	HG	HG	HG	HG	HG	HG	HG	HG	HG	HG

HB	Higher Brownfield
MB	Medium Brownfield
LB	Lower Brownfield
HG	Higher Greenfield
LG	Lower Greenfield

* These typologies are unlikely to be brought forward in these lower value areas

5 Appraisal outputs

In this section, we present the results of our appraisals. The full results are set out over the following pages, showing the residual land values for each development typology at a range of sales values and comparing them to the four benchmark land values (as discussed in Section 4.2.18).

The results for the appraisals of each development typology are summarised in a series of tables. For each development typology which includes residential units, we have run the appraisals with varying levels of affordable housing (ranging from 0% to 50%) assuming a tenure split of 63% rented and 37% affordable home ownership, including shared ownership. It should be noted that the emerging SDS policy framework assumes that student housing and C2 developments will not be required to provide affordable housing.

Each table shows the residual land value (in millions) generated by each development typology and a colour coding is used to show whether the residual land value is higher than or lower than the benchmark land value. Where the residual land values exceeds the benchmark land value, the cell is shaded green (meaning viable). If the residual land value is lower than the benchmark land value, the cell is shaded red (meaning unviable) or orange (where the residual land value is within 10% of the Benchmark Land Value and therefore on the margins on being viable).

5.1 Build for sale schemes

All of the typologies are tested against all four benchmark land values. In reading the results, it is important to bear in mind that certain typologies will typically come forward only on sites which share the characteristics of only one or two of the benchmark land values. For example, central urban sites (typologies 1, 2, 3, 4, 9 and 11) are likely to come forward on sites with brownfield land benchmarks (£750,000, £1,500,000 and £2,500,000 per hectare). However, the ‘size based’ typologies (numbers 15, 16, 19, 20, 21 and 22) will typically come forward on previously undeveloped land (£150,000 and £250,000 per gross hectare). Student housing and housing for older people will come forward on a range of sites, including both previously developed urban sites and greenfield sites adjacent to campuses.

The full results are attached as Appendix 5. We have extracted some of the results to provide a broad indication of viability at each value band in tables 5.1.1 to 5.1.9. A second and third set of appraisal outputs are attached as Appendix 6 and 7, showing the results of the sensitivity analysis outlined in Section 4.2.16 (growth scenario and ‘downside’ scenarios respectively).

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Table 5.1.2: Value Band A: £3,200 per square metre

WEST OF ENGLAND - HIGH LEVEL DELIVERABILITY ASSESSMENT

Sales value (£ psm): £3,200 | AH tenure 63% 12% 25% | CTL + X to run macro (Macro 5)

BLVs	BLV per ha
Higher value brownfield	£2,500,000
Medium value brownfield	£1,500,000
Lower value brownfield	£750,000
Higher value greenfield	£250,000
Lower value greenfield	£150,000

BLVs incorporate 20% premium

Key

Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BLV:	£X.XX

BLV: HIGHER VALUE BROWNFIELD				Residual land values (£m)							Site area	BLV per ha	Residual land values (£m per hectare)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£2.50	-£12.65	-£14.14	-£15.62	-£17.11	-£17.85	-£18.59	-£20.08	1.00	£2.50	-£12.65	-£14.14	-£15.62	-£17.11	-£17.85	-£18.59	-£20.08
2	Central / urban (300 dph - 100% flats)	300	£2.50	-£6.73	-£7.43	-£8.14	-£8.85	-£9.21	-£9.57	-£10.30	1.00	£2.50	-£6.73	-£7.43	-£8.14	-£8.85	-£9.21	-£9.57	-£10.30
3	Central / urban (200 dph - 100% flats)	200	£2.50	-£4.70	-£5.17	-£5.64	-£6.12	-£6.36	-£6.60	-£7.08	1.00	£2.50	-£4.70	-£5.17	-£5.64	-£6.12	-£6.36	-£6.60	-£7.08
4	Central urban (100 dph - 100% flats)	100	£2.50	-£2.72	-£2.97	-£3.22	-£3.48	-£3.60	-£3.73	-£3.99	1.00	£2.50	-£2.72	-£2.97	-£3.22	-£3.48	-£3.60	-£3.73	-£3.99
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£2.50	-£0.73	-£1.01	-£1.30	-£1.59	-£1.73	-£1.88	-£2.17	1.00	£2.50	-£0.73	-£1.01	-£1.30	-£1.59	-£1.73	-£1.88	-£2.17
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£2.50	£0.34	£0.14	-£0.06	-£0.27	-£0.37	-£0.48	-£0.69	1.00	£2.50	£0.34	£0.14	-£0.06	-£0.27	-£0.37	-£0.48	-£0.69
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£2.50	£1.75	£1.48	£1.22	£0.95	£0.82	£0.69	£0.42	1.00	£2.50	£1.75	£1.48	£1.22	£0.95	£0.82	£0.69	£0.42
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£2.50	£0.71	£0.49	£0.27	£0.05	-£0.07	-£0.18	-£0.42	1.00	£2.50	£0.71	£0.49	£0.27	£0.05	-£0.07	-£0.18	-£0.42
9	Central urban (100 dph - 100% flats)	30	£0.75	-£0.85	-£0.92	-£0.99	-£1.07	-£1.10	-£1.14	-£1.22	0.30	£2.50	-£2.82	-£3.06	-£3.31	-£3.56	-£3.68	-£3.81	-£4.06
10	Central/ outer central (200dph 100% Flats)	40	£0.50	-£0.91	-£1.01	-£1.12	-£1.22	-£1.28	-£1.33	-£1.44	0.20	£2.50	-£4.53	-£5.06	-£5.58	-£6.11	-£6.38	-£6.65	-£7.18
11	Central (300 dph - 100% flats)	53	£0.44	-£1.49	-£1.64	-£1.80	-£1.96	-£2.04	-£2.12	-£2.28	0.18	£2.50	-£8.49	-£9.40	-£10.31	-£11.22	-£11.67	-£12.12	-£13.03
12	Employment-led MU	145	£2.50	-£3.29	-£3.65	-£4.01	-£4.37	-£4.56	-£4.74	-£5.11	1.00	£2.50	-£3.29	-£3.65	-£4.01	-£4.37	-£4.56	-£4.74	-£5.11
13	Employment-led MU	160	£20.00	-£1.11	-£1.51	-£1.91	-£2.31	-£2.51	-£2.72	-£3.12	8.00	£2.50	-£0.14	-£0.19	-£0.24	-£0.29	-£0.31	-£0.34	-£0.39
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£5.00	-£4.72	-£5.46	-£6.21	-£6.96	-£7.34	-£7.72	-£8.48	2.00	£2.50	-£2.36	-£2.73	-£3.11	-£3.48	-£3.67	-£3.86	-£4.24
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£12.50	£1.77	£1.21	£0.65	£0.09	-£0.20	-£0.49	-£1.07	5.00	£2.50	£0.35	£0.24	£0.13	£0.02	-£0.04	-£0.10	-£0.21
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£7.50	£1.55	£0.99	£0.43	-£0.15	-£0.44	-£0.73	-£1.32	3.00	£2.50	£0.52	£0.33	£0.14	-£0.05	-£0.15	-£0.24	-£0.44
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£17.50	-£11.50	-£12.97	-£14.46	-£15.96	-£16.71	-£17.47	-£19.01	7.00	£2.50	-£1.64	-£1.85	-£2.07	-£2.28	-£2.39	-£2.50	-£2.72
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£22.50	-£25.37	-£28.92	-£32.50	-£36.10	-£37.91	-£39.73	-£43.39	9.00	£2.50	-£2.82	-£3.21	-£3.61	-£4.01	-£4.21	-£4.41	-£4.82
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£25.00	£3.31	£2.28	£1.23	£0.18	-£0.36	-£0.90	-£2.00	10.00	£2.50	£0.33	£0.23	£0.12	£0.02	-£0.04	-£0.09	-£0.20
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£106.25	£9.33	£4.75	£0.15	-£4.60	-£6.98	-£9.41	-£14.32	42.50	£2.50	£0.22	£0.11	£0.00	-£0.11	-£0.16	-£0.22	-£0.34
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£250.00	£25.89	£15.93	£5.87	-£4.39	-£9.63	-£14.93	-£25.80	100.00	£2.50	£0.26	£0.16	£0.06	-£0.04	-£0.10	-£0.15	-£0.26
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£437.50	£40.58	£24.54	£8.27	-£8.43	-£16.99	-£25.69	-£43.76	175.00	£2.50	£0.23	£0.14	£0.05	-£0.05	-£0.10	-£0.15	-£0.25
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£1.40	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	0.56	£2.50	£8.35	£8.35	£8.35	£8.35	£8.35	£8.35	£8.35
24	C3 ECH scheme (60 units)	60	£2.00	-£3.85	-£4.06	-£4.28	-£4.49	-£4.60	-£4.70	-£4.92	0.80	£2.50	-£4.81	-£5.08	-£5.35	-£5.61	-£5.75	-£5.88	-£6.15
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£2.50	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	1.00	£2.50	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£2.50	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	1.00	£2.50	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85
27	Class E (office) central/inner 70% plot ratio - BF	-	£2.50	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	1.00	£2.50	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£2.50	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	1.00	£2.50	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£2.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£2.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£2.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£2.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLV: MEDIUM VALUE BROWNFIELD				Residual land values (£m)							Site area	BLV per ha	Residual land values (£m per hectare)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£1.50	-£12.65	-£14.14	-£15.62	-£17.11	-£17.85	-£18.59	-£20.08	1.00	£1.50	-£12.65	-£14.14	-£15.62	-£17.11	-£17.85	-£18.59	-£20.08
2	Central / urban (300 dph - 100% flats)	300	£1.50	-£6.73	-£7.43	-£8.14	-£8.85	-£9.21	-£9.57	-£10.30	1.00	£1.50	-£6.73	-£7.43	-£8.14	-£8.85	-£9.21	-£9.57	-£10.30
3	Central / urban (200 dph - 100% flats)	200	£1.50	-£4.70	-£5.17	-£5.64	-£6.12	-£6.36	-£6.60	-£7.08	1.00	£1.50	-£4.70	-£5.17	-£5.64	-£6.12	-£6.36	-£6.60	-£7.08
4	Central urban (100 dph - 100% flats)	100	£1.50	-£2.72	-£2.97	-£3.22	-£3.48	-£3.60	-£3.73	-£3.99	1.00	£1.50	-£2.72	-£2.97	-£3.22	-£3.48	-£3.60	-£3.73	-£3.99
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£1.50	-£0.73	-£1.01	-£1.30	-£1.59	-£1.73	-£1.88	-£2.17	1.00	£1.50	-£0.73	-£1.01	-£1.30	-£1.59	-£1.73	-£1.88	-£2.17
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£1.50	£0.34	£0.14	-£0.06	-£0.27	-£0.37	-£0.48	-£0.69	1.00	£1.50	£0.34	£0.14	-£0.06	-£0.27	-£0.37	-£0.48	-£0.69
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£1.50	£1.75	£1.48	£1.22	£0.95	£0.82	£0.69	£0.42	1.00	£1.50	£1.75	£1.48	£1.22	£0.95	£0.82	£0.69	£0.42
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£1.50	£0.71	£0.49	£0.27	£0.05	-£0.07	-£0.18	-£0.42	1.00	£1.50	£0.71	£0.49	£0.27	£0.05	-£0.07	-£0.18	-£0.42
9	Central urban (100 dph - 100% flats)	30	£0.45	-£0.85	-£0.92	-£0.99	-£1.07	-£1.10	-£1.14	-£1.22	0.30	£1.50	-£2.82	-£3.06	-£3.31	-£3.56	-£3.68	-£3.81	-£4.06
10	Central/ outer central (200dph 100% Flats)	40	£0.30	-£0.91	-£1.01	-£1.12	-£1.22	-£1.28	-£1.33	-£1.44	0.20	£1.50	-£4.53	-£5.06	-£5.58	-£6.11	-£6.38	-£6.65	-£7.18
11	Central (300 dph - 100% flats)	53	£0.26	-£1.49	-£1.64	-£1.80	-£1.96	-£2.04	-£2.12	-£2.28	0.18	£1.50	-£8.49	-£9.40	-£10.31	-£11.22	-£11.67	-£12.12	-£13.03
12	Employment-led MU	145	£1.50	-£3.29	-£3.65	-£4.01	-£4.37	-£4.56	-£4.74	-£5.11	1.00	£1.50	-£3.29	-£3.65	-£4.01	-£4.37	-£4.56	-£4.74	-£5.11
13	Employment-led MU	160	£12.00	-£1.11	-£1.51	-£1.91	-£2.31	-£2.51	-£2.72	-£3.12	8.00	£1.50	-£0.14	-£0.19	-£0.24	-£0.29	-£0.31	-£0.34	-£0.39
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£3.00	-£4.72	-£5.46	-£6.21	-£6.96	-£7.34	-£7.72	-£8.48	2.00	£1.50	-£2.36	-£2.73	-£3.11	-£3.48	-£3.67	-£3.86	-£4.24
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£7.50	£1.77	£1.21	£0.65	£0.09	-£0.20	-£0.49	-£1.07	5.00	£1.50	£0.35	£0.24	£0.13	£0.02	-£0.04	-£0.10	-£0.21
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£4.50	£1.55	£0.99	£0.43	-£0.15	-£0.44	-£0.73	-£1.32	3.00	£1.50	£0.52	£0.33	£0.14	-£0.05	-£0.15	-£0.24	-£0.44
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£10.50	-£11.50	-£12.97	-£14.46	-£15.96	-£16.71	-£17.47	-£19.01	7.00	£1.50	-£1.64	-£1.85	-£2.07	-£2.28	-£2.39	-£2.50	-£2.72
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£13.50	-£25.37	-£28.92	-£32.50	-£36.10	-£37.91	-£39.73	-£43.39	9.00	£1.50	-£2.82	-£3.21	-£3.61	-£4.01	-£4.21	-£4.41	-£4.82
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£15.00	£3.31	£2.28	£1.23	£0.18	-£0.36	-£0.90	-£2.00	10.00	£1.50	£0.33	£0.23	£0.12	£0.02	-£0.04	-£0.09	-£0.20
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£63.75	£9.33	£4.75	£0.15	-£4.60	-£6.98	-£9.41	-£14.32	42.50	£1.50	£0.22	£0.11	£0.00	-£0.11	-£0.16	-£0.22	-£0.34
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£150.00	£25.89	£15.93	£5.87	-£4.39	-£9.63	-£14.93	-£25.80	100.00	£1.50	£0.26	£0.16	£0.06	-£0.04	-£0.10	-£0.15	-£0.26
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£262.50	£40.58	£24.54	£8.27	-£8.43	-£16.99	-£25.69	-£43.76	175.00	£1.50	£0.23	£0.14	£0.05	-£0.05	-£0.10	-£0.15	-£0.25
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£0.84	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	0.56	£1.50	£8.35	£8.35	£8.35	£8.35	£8.35	£8.35	£8.35
24	C3 ECH scheme (60 units)	60	£1.20	-£3.85	-£4.06	-£4.28	-£4.49	-£4.60	-£4.70	-£4.92	0.80	£1.50	-£4.81	-£5.08	-£5.35	-£5.61	-£5.75	-£5.88	-£6.15
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£1.50	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	1.00	£1.50	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£1.50	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	1.00	£1.50	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85
27	Class E (office) central/inner 70% plot ratio - BF	-	£1.50	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	1.00	£1.50	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£1.50	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	1.00	£1.50	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£1.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£1.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£1.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£1.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLV: LOWER VALUE BROWNFIELD				Residual land values (£m)							Site area	BLV per ha	Residual land values (£m per hectare)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.75	-£12.65	-£14.14	-£15.62	-£17.11	-£17.85	-£18.59	-£20.08	1.00	£0.75	-£12.65	-£14.14	-£15.62	-£17.11	-£17.85	-£18.59	-£20.08
2	Central / urban (300 dph - 100% flats)	300	£0.75	-£6.73	-£7.43	-£8.14	-£8.85	-£9.21	-£9.57	-£10.30	1.00	£0.75	-£6.73	-£7.43	-£8.14	-£8.85	-£9.21	-£9.57	-£10.30
3	Central / urban (200 dph - 100% flats)	200	£0.75	-£4.70	-£5.17	-£5.64	-£6.12	-£6.36	-£6.60	-£7.08	1.00	£0.75	-£4.70	-£5.17	-£5.64	-£6.12	-£6.36	-£6.60	-£7.08
4	Central urban (100 dph - 100% flats)	100	£0.75	-£2.72	-£2.97	-£3.22	-£3.48	-£3.60	-£3.73	-£3.99	1.00	£0.75	-£2.72	-£2.97	-£3.22	-£3.48	-£3.60	-£3.73	-£3.99
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.75	-£0.73	-£1.01	-£1.30	-£1.59	-£1.73	-£1.88	-£2.17	1.00	£0.75	-£0.73	-£1.01	-£1.30	-£1.59	-£1.73	-£1.88	-£2.17
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.75	£0.34	£0.14	-£0.06	-£0.27	-£0.37	-£0.48	-£0.69	1.00	£0.75	£0.34	£0.14	-£0.06	-£0.27	-£0.37	-£0.48	-£0.69
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.75	£1.75	£1.48	£1.22	£0.95	£0.82	£0.69	£0.42	1.00	£0.75	£1.75	£1.48	£1.22	£0.95	£0.82	£0.69	£0.42
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.75	£0.71	£0.49	£0.27	£0.05	-£0.07	-£0.18	-£0.42	1.00	£0.75	£0.71	£0.49	£0.27	£0.05	-£0.07	-£0.18	-£0.42
9	Central urban (100 dph - 100% flats)	30	£0.23	-£0.85	-£0.92	-£0.99	-£1.07	-£1.10	-£1.14	-£1.22	0.30	£0.75	-£2.82	-£3.06	-£3.31	-£3.56	-£3.68	-£3.81	-£4.06
10	Central/ outer central (200dph 100% Flats)	40	£0.15	-£0.91	-£1.01	-£1.12	-£1.22	-£1.28	-£1.33	-£1.44	0.20	£0.75	-£4.53	-£5.06	-£5.58	-£6.11	-£6.38	-£6.65	-£7.18
11	Central (300 dph - 100% flats)	53	£0.13	-£1.49	-£1.64	-£1.80	-£1.96	-£2.04	-£2.12	-£2.28	0.18	£0.75	-£8.49	-£9.40	-£10.31	-£11.22	-£11.67	-£12.12	-£13.03
12	Employment-led MU	145	£0.75	-£3.29	-£3.65	-£4.01	-£4.37	-£4.56	-£4.74	-£5.11	1.00	£0.75	-£3.29	-£3.65	-£4.01	-£4.37	-£4.56	-£4.74	-£5.11
13	Employment-led MU	160	£6.00	-£1.11	-£1.51	-£1.91	-£2.31	-£2.51	-£2.72	-£3.12	8.00	£0.75	-£0.14	-£0.19	-£0.24	-£0.29	-£0.31	-£0.34	-£0.39
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£1.50	-£4.72	-£5.46	-£6.21	-£6.96	-£7.34	-£7.72	-£8.48	2.00	£0.75	-£2.36	-£2.73	-£3.11	-£3.48	-£3.67	-£3.86	-£4.24
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£3.75	£1.77	£1.21	£0.65	£0.09	-£0.20	-£0.49	-£1.07	5.00	£0.75	£0.35	£0.24	£0.13	£0.02	-£0.04	-£0.10	-£0.21
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£2.25	£1.55	£0.99	£0.43	-£0.15	-£0.44	-£0.73	-£1.32	3.00	£0.75	£0.52	£0.33	£0.14	-£0.05	-£0.15	-£0.24	-£0.44
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£5.25	-£11.50	-£12.97	-£14.46	-£15.96	-£16.71	-£17.47	-£19.01	7.00	£0.75	-£1.64	-£1.85	-£2.07	-£2.28	-£2.39	-£2.50	-£2.72
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£6.75	-£25.37	-£28.92	-£32.50	-£36.10	-£37.91	-£39.73	-£43.39	9.00	£0.75	-£2.82	-£3.21	-£3.61	-£4.01	-£4.21	-£4.41	-£4.82
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£7.50	£3.31	£2.28	£1.23	£0.18	-£0.36	-£0.90	-£2.00	10.00	£0.75	£0.33	£0.23	£0.12	£0.02	-£0.04	-£0.09	-£0.20
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£31.88	£9.33	£4.75	£0.15	-£4.60	-£6.98	-£9.41	-£14.32	42.50	£0.75	£0.22	£0.11	£0.00	-£0.11	-£0.16	-£0.22	-£0.34
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£75.00	£25.89	£15.93	£5.87	-£4.39	-£9.63	-£14.93	-£25.80	100.00	£0.75	£0.26	£0.16	£0.06	-£0.04	-£0.10	-£0.15	-£0.26
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£131.25	£40.58	£24.54	£8.27	-£8.43	-£16.99	-£25.69	-£43.76	175.00	£0.75	£0.23	£0.14	£0.05	-£0.05	-£0.10	-£0.15	-£0.25
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£0.42	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	0.56	£0.75	£8.35	£8.35	£8.35	£8.35	£8.35	£8.35	£8.35
24	C3 ECH scheme (60 units)	60	£0.60	-£3.85	-£4.06	-£4.28	-£4.49	-£4.60	-£4.70	-£4.92	0.80	£0.75	-£4.81	-£5.08	-£5.35	-£5.61	-£5.75	-£5.88	-£6.15
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.75	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	1.00	£0.75	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.75	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	1.00	£0.75	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85
27	Class E (office) central/inner 70% plot ratio - BF	-	£0.75	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	1.00	£0.75	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£0.75	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	1.00	£0.75	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£0.75	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.75	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£0.75	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.75	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLV: HIGHER GREENFIELD				Residual land values (£m)							Site area	BLV per ha	Residual land values (£m per hectare)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.25	-£12.65	-£14.14	-£15.62	-£17.11	-£17.85	-£18.59	-£20.08	1.00	£0.25	-£12.65	-£14.14	-£15.62	-£17.11	-£17.85	-£18.59	-£20.08
2	Central / urban (300 dph - 100% flats)	300	£0.25	-£6.73	-£7.43	-£8.14	-£8.85	-£9.21	-£9.57	-£10.30	1.00	£0.25	-£6.73	-£7.43	-£8.14	-£8.85	-£9.21	-£9.57	-£10.30
3	Central / urban (200 dph - 100% flats)	200	£0.25	-£4.70	-£5.17	-£5.64	-£6.12	-£6.36	-£6.60	-£7.08	1.00	£0.25	-£4.70	-£5.17	-£5.64	-£6.12	-£6.36	-£6.60	-£7.08
4	Central urban (100 dph - 100% flats)	100	£0.25	-£2.72	-£2.97	-£3.22	-£3.48	-£3.60	-£3.73	-£3.99	1.00	£0.25	-£2.72	-£2.97	-£3.22	-£3.48	-£3.60	-£3.73	-£3.99
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.25	-£0.73	-£1.01	-£1.30	-£1.59	-£1.73	-£1.88	-£2.17	1.00	£0.25	-£0.73	-£1.01	-£1.30	-£1.59	-£1.73	-£1.88	-£2.17
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.25	£0.34	£0.14	-£0.06	-£0.27	-£0.37	-£0.48	-£0.69	1.00	£0.25	£0.34	£0.14	-£0.06	-£0.27	-£0.37	-£0.48	-£0.69
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.25	£1.75	£1.48	£1.22	£0.95	£0.82	£0.69	£0.42	1.00	£0.25	£1.75	£1.48	£1.22	£0.95	£0.82	£0.69	£0.42
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.25	£0.71	£0.49	£0.27	£0.05	-£0.07	-£0.18	-£0.42	1.00	£0.25	£0.71	£0.49	£0.27	£0.05	-£0.07	-£0.18	-£0.42
9	Central urban (100 dph - 100% flats)	30	£0.08	-£0.85	-£0.92	-£0.99	-£1.07	-£1.10	-£1.14	-£1.22	0.30	£0.25	-£2.82	-£3.06	-£3.31	-£3.56	-£3.68	-£3.81	-£4.06
10	Central/ outer central (200dph 100% Flats)	40	£0.05	-£0.91	-£1.01	-£1.12	-£1.22	-£1.28	-£1.33	-£1.44	0.20	£0.25	-£4.53	-£5.06	-£5.58	-£6.11	-£6.38	-£6.65	-£7.18
11	Central (300 dph - 100% flats)	53	£0.04	-£1.49	-£1.64	-£1.80	-£1.96	-£2.04	-£2.12	-£2.28	0.18	£0.25	-£8.49	-£9.40	-£10.31	-£11.22	-£11.67	-£12.12	-£13.03
12	Employment-led MU	145	£0.25	-£3.29	-£3.65	-£4.01	-£4.37	-£4.56	-£4.74	-£5.11	1.00	£0.25	-£3.29	-£3.65	-£4.01	-£4.37	-£4.56	-£4.74	-£5.11
13	Employment-led MU	160	£2.00	-£1.11	-£1.51	-£1.91	-£2.31	-£2.51	-£2.72	-£3.12	8.00	£0.25	-£0.14	-£0.19	-£0.24	-£0.29	-£0.31	-£0.34	-£0.39
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£0.50	-£4.72	-£5.46	-£6.21	-£6.96	-£7.34	-£7.72	-£8.48	2.00	£0.25	-£2.36	-£2.73	-£3.11	-£3.48	-£3.67	-£3.86	-£4.24
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£1.25	£1.77	£1.21	£0.65	£0.09	-£0.20	-£0.49	-£1.07	5.00	£0.25	£0.35	£0.24	£0.13	£0.02	-£0.04	-£0.10	-£0.21
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£0.75	£1.55	£0.99	£0.43	-£0.15	-£0.44	-£0.73	-£1.32	3.00	£0.25	£0.52	£0.33	£0.14	-£0.05	-£0.15	-£0.24	-£0.44
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£1.75	-£11.50	-£12.97	-£14.46	-£15.96	-£16.71	-£17.47	-£19.01	7.00	£0.25	-£1.64	-£1.85	-£2.07	-£2.28	-£2.39	-£2.50	-£2.72
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£2.25	-£25.37	-£28.92	-£32.50	-£36.10	-£37.91	-£39.73	-£43.39	9.00	£0.25	-£2.82	-£3.21	-£3.61	-£4.01	-£4.21	-£4.41	-£4.82
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£2.50	£3.31	£2.28	£1.23	£0.18	-£0.36	-£0.90	-£2.00	10.00	£0.25	£0.33	£0.23	£0.12	£0.02	-£0.04	-£0.09	-£0.20
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£10.63	£9.33	£4.75	£0.15	-£4.60	-£6.98	-£9.41	-£14.32	42.50	£0.25	£0.22	£0.11	£0.00	-£0.11	-£0.16	-£0.22	-£0.34
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£25.00	£25.89	£15.93	£5.87	-£4.39	-£9.63	-£14.93	-£25.80	100.00	£0.25	£0.26	£0.16	£0.06	-£0.04	-£0.10	-£0.15	-£0.26
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£43.75	£40.58	£24.54	£8.27	-£8.43	-£16.99	-£25.69	-£43.76	175.00	£0.25	£0.23	£0.14	£0.05	-£0.05	-£0.10	-£0.15	-£0.25
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£0.14	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	0.56	£0.25	£8.35	£8.35	£8.35	£8.35	£8.35	£8.35	£8.35
24	C3 ECH scheme (60 units)	60	£0.20	-£3.85	-£4.06	-£4.28	-£4.49	-£4.60	-£4.70	-£4.92	0.80	£0.25	-£4.81	-£5.08	-£5.35	-£5.61	-£5.75	-£5.88	-£6.15
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.25	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	1.00	£0.25	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.25	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	1.00	£0.25	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85
27	Class E (office) central/inner 70% plot ratio - BF	-	£0.25	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	1.00	£0.25	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£0.25	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	1.00	£0.25	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£0.25	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.25	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£0.25	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.25	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLV: LOWER GREENFIELD				Residual land values (£m)							Site area	BLV per ha	Residual land values (£m per hectare)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.15	-£12.65	-£14.14	-£15.62	-£17.11	-£17.85	-£18.59	-£20.08	1.00	£0.15	-£12.65	-£14.14	-£15.62	-£17.11	-£17.85	-£18.59	-£20.08
2	Central / urban (300 dph - 100% flats)	300	£0.15	-£6.73	-£7.43	-£8.14	-£8.85	-£9.21	-£9.57	-£10.30	1.00	£0.15	-£6.73	-£7.43	-£8.14	-£8.85	-£9.21	-£9.57	-£10.30
3	Central / urban (200 dph - 100% flats)	200	£0.15	-£4.70	-£5.17	-£5.64	-£6.12	-£6.36	-£6.60	-£7.08	1.00	£0.15	-£4.70	-£5.17	-£5.64	-£6.12	-£6.36	-£6.60	-£7.08
4	Central urban (100 dph - 100% flats)	100	£0.15	-£2.72	-£2.97	-£3.22	-£3.48	-£3.60	-£3.73	-£3.99	1.00	£0.15	-£2.72	-£2.97	-£3.22	-£3.48	-£3.60	-£3.73	-£3.99
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.15	-£0.73	-£1.01	-£1.30	-£1.59	-£1.73	-£1.88	-£2.17	1.00	£0.15	-£0.73	-£1.01	-£1.30	-£1.59	-£1.73	-£1.88	-£2.17
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.15	£0.34	£0.14	-£0.06	-£0.27	-£0.37	-£0.48	-£0.69	1.00	£0.15	£0.34	£0.14	-£0.06	-£0.27	-£0.37	-£0.48	-£0.69
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.15	£1.75	£1.48	£1.22	£0.95	£0.82	£0.69	£0.42	1.00	£0.15	£1.75	£1.48	£1.22	£0.95	£0.82	£0.69	£0.42
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.15	£0.71	£0.49	£0.27	£0.05	-£0.07	-£0.18	-£0.42	1.00	£0.15	£0.71	£0.49	£0.27	£0.05	-£0.07	-£0.18	-£0.42
9	Central urban (100 dph - 100% flats)	30	£0.05	-£0.85	-£0.92	-£0.99	-£1.07	-£1.10	-£1.14	-£1.22	0.30	£0.15	-£2.82	-£3.06	-£3.31	-£3.56	-£3.68	-£3.81	-£4.06
10	Central/ outer central (200dph 100% Flats)	40	£0.03	-£0.91	-£1.01	-£1.12	-£1.22	-£1.28	-£1.33	-£1.44	0.20	£0.15	-£4.53	-£5.06	-£5.58	-£6.11	-£6.38	-£6.65	-£7.18
11	Central (300 dph - 100% flats)	53	£0.03	-£1.49	-£1.64	-£1.80	-£1.96	-£2.04	-£2.12	-£2.28	0.18	£0.15	-£8.49	-£9.40	-£10.31	-£11.22	-£11.67	-£12.12	-£13.03
12	Employment-led MU	145	£0.15	-£3.29	-£3.65	-£4.01	-£4.37	-£4.56	-£4.74	-£5.11	1.00	£0.15	-£3.29	-£3.65	-£4.01	-£4.37	-£4.56	-£4.74	-£5.11
13	Employment-led MU	160	£1.20	-£1.11	-£1.51	-£1.91	-£2.31	-£2.51	-£2.72	-£3.12	8.00	£0.15	-£0.14	-£0.19	-£0.24	-£0.29	-£0.31	-£0.34	-£0.39
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£0.30	-£4.72	-£5.46	-£6.21	-£6.96	-£7.34	-£7.72	-£8.48	2.00	£0.15	-£2.36	-£2.73	-£3.11	-£3.48	-£3.67	-£3.86	-£4.24
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£0.75	£1.77	£1.21	£0.65	£0.09	-£0.20	-£0.49	-£1.07	5.00	£0.15	£0.35	£0.24	£0.13	£0.02	-£0.04	-£0.10	-£0.21
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£0.45	£1.55	£0.99	£0.43	-£0.15	-£0.44	-£0.73	-£1.32	3.00	£0.15	£0.52	£0.33	£0.14	-£0.05	-£0.15	-£0.24	-£0.44
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£1.05	-£11.50	-£12.97	-£14.46	-£15.96	-£16.71	-£17.47	-£19.01	7.00	£0.15	-£1.64	-£1.85	-£2.07	-£2.28	-£2.39	-£2.50	-£2.72
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£1.35	-£25.37	-£28.92	-£32.50	-£36.10	-£37.91	-£39.73	-£43.39	9.00	£0.15	-£2.82	-£3.21	-£3.61	-£4.01	-£4.21	-£4.41	-£4.82
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£1.50	£3.31	£2.28	£1.23	£0.18	-£0.36	-£0.90	-£2.00	10.00	£0.15	£0.33	£0.23	£0.12	£0.02	-£0.04	-£0.09	-£0.20
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£6.38	£9.33	£4.75	£0.15	-£4.60	-£6.98	-£9.41	-£14.32	42.50	£0.15	£0.22	£0.11	£0.00	-£0.11	-£0.16	-£0.22	-£0.34
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£15.00	£25.89	£15.93	£5.87	-£4.39	-£9.63	-£14.93	-£25.80	100.00	£0.15	£0.26	£0.16	£0.06	-£0.04	-£0.10	-£0.15	-£0.26
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£26.25	£40.58	£24.54	£8.27	-£8.43	-£16.99	-£25.69	-£43.76	175.00	£0.15	£0.23	£0.14	£0.05	-£0.05	-£0.10	-£0.15	-£0.25
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£0.08	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	0.56	£0.15	£8.35	£8.35	£8.35	£8.35	£8.35	£8.35	£8.35
24	C3 ECH scheme (60 units)	60	£0.12	-£3.85	-£4.06	-£4.28	-£4.49	-£4.60	-£4.70	-£4.92	0.80	£0.15	-£4.81	-£5.08	-£5.35	-£5.61	-£5.75	-£5.88	-£6.15
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.15	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	1.00	£0.15	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.15	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	1.00	£0.15	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85
27	Class E (office) central/inner 70% plot ratio - BF	-	£0.15	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	1.00	£0.15	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£0.15	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	1.00	£0.15	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£0.15	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.15	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£0.15	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.15	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

Table 5.1.3: Value Band B: £3,400 per square metre

WEST OF ENGLAND - HIGH LEVEL DELIVERABILITY ASSESSMENT

Sales value (£ psm): £3,400 | AH tenure 63% 12% 25% | CTL + X to run macro (Macro 5)

BLV: HIGHER VALUE BROWNFIELD				Residual land values (£m)							Site area	BLV per ha	Residual land values (£m per hectare)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£2.50	-£9.11	-£10.57	-£12.04	-£13.50	-£14.24	-£14.97	-£16.43	1.00	£2.50	-£9.11	-£10.57	-£12.04	-£13.50	-£14.24	-£14.97	-£16.43
2	Central / urban (300 dph - 100% flats)	300	£2.50	-£4.24	-£4.97	-£5.70	-£6.44	-£6.81	-£7.18	-£7.92	1.00	£2.50	-£4.24	-£4.97	-£5.70	-£6.44	-£6.81	-£7.18	-£7.92
3	Central / urban (200 dph - 100% flats)	200	£2.50	-£3.03	-£3.51	-£4.00	-£4.49	-£4.74	-£4.99	-£5.49	1.00	£2.50	-£3.03	-£3.51	-£4.00	-£4.49	-£4.74	-£4.99	-£5.49
4	Central urban (100 dph - 100% flats)	100	£2.50	-£1.77	-£2.03	-£2.30	-£2.56	-£2.70	-£2.83	-£3.11	1.00	£2.50	-£1.77	-£2.03	-£2.30	-£2.56	-£2.70	-£2.83	-£3.11
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£2.50	£0.37	£0.07	-£0.23	-£0.54	-£0.69	-£0.85	-£1.16	1.00	£2.50	£0.37	£0.07	-£0.23	-£0.54	-£0.69	-£0.85	-£1.16
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£2.50	£1.07	£0.86	£0.65	£0.44	£0.33	£0.22	£0.01	1.00	£2.50	£1.07	£0.86	£0.65	£0.44	£0.33	£0.22	£0.01
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£2.50	£2.42	£2.14	£1.87	£1.59	£1.46	£1.32	£1.04	1.00	£2.50	£2.42	£2.14	£1.87	£1.59	£1.46	£1.32	£1.04
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£2.50	£1.31	£1.07	£0.83	£0.60	£0.49	£0.37	£0.13	1.00	£2.50	£1.31	£1.07	£0.83	£0.60	£0.49	£0.37	£0.13
9	Central urban (100 dph - 100% flats)	30	£0.75	-£0.54	-£0.62	-£0.70	-£0.78	-£0.82	-£0.86	-£0.94	0.30	£2.50	-£1.79	-£2.05	-£2.32	-£2.59	-£2.73	-£2.87	-£3.14
10	Central/ outer central (200dph 100% Flats)	40	£0.50	-£0.56	-£0.67	-£0.78	-£0.89	-£0.95	-£1.00	-£1.11	0.20	£2.50	-£2.82	-£3.36	-£3.91	-£4.46	-£4.73	-£5.01	-£5.56
11	Central (300 dph - 100% flats)	53	£0.44	-£1.10	-£1.26	-£1.42	-£1.57	-£1.65	-£1.73	-£1.89	0.18	£2.50	-£6.31	-£7.21	-£8.10	-£9.00	-£9.44	-£9.89	-£10.79
12	Employment-led MU	145	£2.50	-£2.06	-£2.43	-£2.81	-£3.18	-£3.37	-£3.56	-£3.95	1.00	£2.50	-£2.06	-£2.43	-£2.81	-£3.18	-£3.37	-£3.56	-£3.95
13	Employment-led MU	160	£20.00	£0.24	-£0.17	-£0.58	-£1.00	-£1.21	-£1.42	-£1.84	8.00	£2.50	£0.03	-£0.02	-£0.07	-£0.12	-£0.15	-£0.18	-£0.23
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£5.00	-£2.20	-£2.97	-£3.74	-£4.52	-£4.91	-£5.30	-£6.09	2.00	£2.50	-£1.10	-£1.48	-£1.87	-£2.26	-£2.46	-£2.65	-£3.05
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£12.50	£3.28	£2.67	£2.07	£1.48	£1.20	£0.91	£0.31	5.00	£2.50	£0.66	£0.53	£0.41	£0.30	£0.24	£0.18	£0.06
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£7.50	£3.06	£2.48	£1.90	£1.31	£1.01	£0.72	£0.12	3.00	£2.50	£1.02	£0.83	£0.63	£0.44	£0.34	£0.24	£0.04
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£17.50	-£6.45	-£8.01	-£9.58	-£11.17	-£11.97	-£12.78	-£14.40	7.00	£2.50	-£0.92	-£1.14	-£1.37	-£1.60	-£1.71	-£1.83	-£2.06
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£22.50	-£14.50	-£18.12	-£21.80	-£25.54	-£27.42	-£29.31	-£33.11	9.00	£2.50	-£1.61	-£2.01	-£2.42	-£2.84	-£3.05	-£3.26	-£3.68
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£25.00	£6.11	£5.00	£3.92	£2.83	£2.27	£1.72	£0.60	10.00	£2.50	£0.61	£0.50	£0.39	£0.28	£0.23	£0.17	£0.06
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£106.25	£22.06	£17.33	£12.58	£7.79	£5.38	£2.95	-£1.96	42.50	£2.50	£0.52	£0.41	£0.30	£0.18	£0.13	£0.07	-£0.05
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£250.00	£52.34	£42.07	£31.71	£21.28	£16.02	£10.73	£0.05	100.00	£2.50	£0.52	£0.42	£0.32	£0.21	£0.16	£0.11	£0.00
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£437.50	£83.29	£66.79	£50.12	£33.31	£24.85	£16.30	-£0.99	175.00	£2.50	£0.48	£0.38	£0.29	£0.19	£0.14	£0.09	-£0.01
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£1.40	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	0.56	£2.50	£8.35	£8.35	£8.35	£8.35	£8.35	£8.35	£8.35
24	C3 ECH scheme (60 units)	60	£2.00	-£3.31	-£3.52	-£3.73	-£3.94	-£4.05	-£4.15	-£4.36	0.80	£2.50	-£4.14	-£4.40	-£4.66	-£4.93	-£5.06	-£5.19	-£5.45
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£2.50	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	1.00	£2.50	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£2.50	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	1.00	£2.50	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85
27	Class E (office) central/inner 70% plot ratio - BF	-	£2.50	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	1.00	£2.50	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£2.50	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	1.00	£2.50	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£2.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£2.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£2.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£2.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLV: MEDIUM VALUE BROWNFIELD				Residual land values (£m)							Site area	BLV per ha	Residual land values (£m per hectare)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£1.50	-£9.11	-£10.57	-£12.04	-£13.50	-£14.24	-£14.97	-£16.43	1.00	£1.50	-£9.11	-£10.57	-£12.04	-£13.50	-£14.24	-£14.97	-£16.43
2	Central / urban (300 dph - 100% flats)	300	£1.50	-£4.24	-£4.97	-£5.70	-£6.44	-£6.81	-£7.18	-£7.92	1.00	£1.50	-£4.24	-£4.97	-£5.70	-£6.44	-£6.81	-£7.18	-£7.92
3	Central / urban (200 dph - 100% flats)	200	£1.50	-£3.03	-£3.51	-£4.00	-£4.49	-£4.74	-£4.99	-£5.49	1.00	£1.50	-£3.03	-£3.51	-£4.00	-£4.49	-£4.74	-£4.99	-£5.49
4	Central urban (100 dph - 100% flats)	100	£1.50	-£1.77	-£2.03	-£2.30	-£2.56	-£2.70	-£2.83	-£3.11	1.00	£1.50	-£1.77	-£2.03	-£2.30	-£2.56	-£2.70	-£2.83	-£3.11
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£1.50	£0.37	£0.07	-£0.23	-£0.54	-£0.69	-£0.85	-£1.16	1.00	£1.50	£0.37	£0.07	-£0.23	-£0.54	-£0.69	-£0.85	-£1.16
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£1.50	£1.07	£0.86	£0.65	£0.44	£0.33	£0.22	£0.01	1.00	£1.50	£1.07	£0.86	£0.65	£0.44	£0.33	£0.22	£0.01
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£1.50	£2.42	£2.14	£1.87	£1.59	£1.46	£1.32	£1.04	1.00	£1.50	£2.42	£2.14	£1.87	£1.59	£1.46	£1.32	£1.04
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£1.50	£1.31	£1.07	£0.83	£0.60	£0.49	£0.37	£0.13	1.00	£1.50	£1.31	£1.07	£0.83	£0.60	£0.49	£0.37	£0.13
9	Central urban (100 dph - 100% flats)	30	£0.45	-£0.54	-£0.62	-£0.70	-£0.78	-£0.82	-£0.86	-£0.94	0.30	£1.50	-£1.79	-£2.05	-£2.32	-£2.59	-£2.73	-£2.87	-£3.14
10	Central/ outer central (200dph 100% Flats)	40	£0.30	-£0.56	-£0.67	-£0.78	-£0.89	-£0.95	-£1.00	-£1.11	0.20	£1.50	-£2.82	-£3.36	-£3.91	-£4.46	-£4.73	-£5.01	-£5.56
11	Central (300 dph - 100% flats)	53	£0.26	-£1.10	-£1.26	-£1.42	-£1.57	-£1.65	-£1.73	-£1.89	0.18	£1.50	-£6.31	-£7.21	-£8.10	-£9.00	-£9.44	-£9.89	-£10.79
12	Employment-led MU	145	£1.50	-£2.06	-£2.43	-£2.81	-£3.18	-£3.37	-£3.56	-£3.95	1.00	£1.50	-£2.06	-£2.43	-£2.81	-£3.18	-£3.37	-£3.56	-£3.95
13	Employment-led MU	160	£12.00	£0.24	-£0.17	-£0.58	-£1.00	-£1.21	-£1.42	-£1.84	8.00	£1.50	£0.03	-£0.02	-£0.07	-£0.12	-£0.15	-£0.18	-£0.23
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£3.00	-£2.20	-£2.97	-£3.74	-£4.52	-£4.91	-£5.30	-£6.09	2.00	£1.50	-£1.10	-£1.48	-£1.87	-£2.26	-£2.46	-£2.65	-£3.05
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£7.50	£3.28	£2.67	£2.07	£1.48	£1.20	£0.91	£0.31	5.00	£1.50	£0.66	£0.53	£0.41	£0.30	£0.24	£0.18	£0.06
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£4.50	£3.06	£2.48	£1.90	£1.31	£1.01	£0.72	£0.12	3.00	£1.50	£1.02	£0.83	£0.63	£0.44	£0.34	£0.24	£0.04
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£10.50	-£6.45	-£8.01	-£9.58	-£11.17	-£11.97	-£12.78	-£14.40	7.00	£1.50	-£0.92	-£1.14	-£1.37	-£1.60	-£1.71	-£1.83	-£2.06
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£13.50	-£14.50	-£18.12	-£21.80	-£25.54	-£27.42	-£29.31	-£33.11	9.00	£1.50	-£1.61	-£2.01	-£2.42	-£2.84	-£3.05	-£3.26	-£3.68
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£15.00	£6.11	£5.00	£3.92	£2.83	£2.27	£1.72	£0.60	10.00	£1.50	£0.61	£0.50	£0.39	£0.28	£0.23	£0.17	£0.06
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£63.75	£22.06	£17.33	£12.58	£7.79	£5.38	£2.95	-£1.96	42.50	£1.50	£0.52	£0.41	£0.30	£0.18	£0.13	£0.07	-£0.05
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£150.00	£52.34	£42.07	£31.71	£21.28	£16.02	£10.73	£0.05	100.00	£1.50	£0.52	£0.42	£0.32	£0.21	£0.16	£0.11	£0.00
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£262.50	£83.29	£66.79	£50.12	£33.31	£24.85	£16.30	-£0.99	175.00	£1.50	£0.48	£0.38	£0.29	£0.19	£0.14	£0.09	-£0.01
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£0.84	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	0.56	£1.50	£8.35	£8.35	£8.35	£8.35	£8.35	£8.35	£8.35
24	C3 ECH scheme (60 units)	60	£1.20	-£3.31	-£3.52	-£3.73	-£3.94	-£4.05	-£4.15	-£4.36	0.80	£1.50	-£4.14	-£4.40	-£4.66	-£4.93	-£5.06	-£5.19	-£5.45
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£1.50	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	1.00	£1.50	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£1.50	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	1.00	£1.50	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85
27	Class E (office) central/inner 70% plot ratio - BF	-	£1.50	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	1.00	£1.50	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£1.50	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	1.00	£1.50	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£1.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£1.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£1.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£1.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLV: LOWER VALUE BROWNFIELD				Residual land values (£m)							Site area	BLV per ha	Residual land values (£m per hectare)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.75	-£9.11	-£10.57	-£12.04	-£13.50	-£14.24	-£14.97	-£16.43	1.00	£0.75	-£9.11	-£10.57	-£12.04	-£13.50	-£14.24	-£14.97	-£16.43
2	Central / urban (300 dph - 100% flats)	300	£0.75	-£4.24	-£4.97	-£5.70	-£6.44	-£6.81	-£7.18	-£7.92	1.00	£0.75	-£4.24	-£4.97	-£5.70	-£6.44	-£6.81	-£7.18	-£7.92
3	Central / urban (200 dph - 100% flats)	200	£0.75	-£3.03	-£3.51	-£4.00	-£4.49	-£4.74	-£4.99	-£5.49	1.00	£0.75	-£3.03	-£3.51	-£4.00	-£4.49	-£4.74	-£4.99	-£5.49
4	Central urban (100 dph - 100% flats)	100	£0.75	-£1.77	-£2.03	-£2.30	-£2.56	-£2.70	-£2.83	-£3.11	1.00	£0.75	-£1.77	-£2.03	-£2.30	-£2.56	-£2.70	-£2.83	-£3.11
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.75	£0.37	£0.07	-£0.23	-£0.54	-£0.69	-£0.85	-£1.16	1.00	£0.75	£0.37	£0.07	-£0.23	-£0.54	-£0.69	-£0.85	-£1.16
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.75	£1.07	£0.86	£0.65	£0.44	£0.33	£0.22	£0.01	1.00	£0.75	£1.07	£0.86	£0.65	£0.44	£0.33	£0.22	£0.01
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.75	£2.42	£2.14	£1.87	£1.59	£1.46	£1.32	£1.04	1.00	£0.75	£2.42	£2.14	£1.87	£1.59	£1.46	£1.32	£1.04
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.75	£1.31	£1.07	£0.83	£0.60	£0.49	£0.37	£0.13	1.00	£0.75	£1.31	£1.07	£0.83	£0.60	£0.49	£0.37	£0.13
9	Central urban (100 dph - 100% flats)	30	£0.23	-£0.54	-£0.62	-£0.70	-£0.78	-£0.82	-£0.86	-£0.94	0.30	£0.75	-£1.79	-£2.05	-£2.32	-£2.59	-£2.73	-£2.87	-£3.14
10	Central/ outer central (200dph 100% Flats)	40	£0.15	-£0.56	-£0.67	-£0.78	-£0.89	-£0.95	-£1.00	-£1.11	0.20	£0.75	-£2.82	-£3.36	-£3.91	-£4.46	-£4.73	-£5.01	-£5.56
11	Central (300 dph - 100% flats)	53	£0.13	-£1.10	-£1.26	-£1.42	-£1.57	-£1.65	-£1.73	-£1.89	0.18	£0.75	-£6.31	-£7.21	-£8.10	-£9.00	-£9.44	-£9.89	-£10.79
12	Employment-led MU	145	£0.75	-£2.06	-£2.43	-£2.81	-£3.18	-£3.37	-£3.56	-£3.95	1.00	£0.75	-£2.06	-£2.43	-£2.81	-£3.18	-£3.37	-£3.56	-£3.95
13	Employment-led MU	160	£6.00	£0.24	-£0.17	-£0.58	-£1.00	-£1.21	-£1.42	-£1.84	8.00	£0.75	£0.03	-£0.02	-£0.07	-£0.12	-£0.15	-£0.18	-£0.23
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£1.50	-£2.20	-£2.97	-£3.74	-£4.52	-£4.91	-£5.30	-£6.09	2.00	£0.75	-£1.10	-£1.48	-£1.87	-£2.26	-£2.46	-£2.65	-£3.05
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£3.75	£3.28	£2.67	£2.07	£1.48	£1.20	£0.91	£0.31	5.00	£0.75	£0.66	£0.53	£0.41	£0.30	£0.24	£0.18	£0.06
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£2.25	£3.06	£2.48	£1.90	£1.31	£1.01	£0.72	£0.12	3.00	£0.75	£1.02	£0.83	£0.63	£0.44	£0.34	£0.24	£0.04
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£5.25	-£6.45	-£8.01	-£9.58	-£11.17	-£11.97	-£12.78	-£14.40	7.00	£0.75	-£0.92	-£1.14	-£1.37	-£1.60	-£1.71	-£1.83	-£2.06
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£6.75	-£14.50	-£18.12	-£21.80	-£25.54	-£27.42	-£29.31	-£33.11	9.00	£0.75	-£1.61	-£2.01	-£2.42	-£2.84	-£3.05	-£3.26	-£3.68
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£7.50	£6.11	£5.00	£3.92	£2.83	£2.27	£1.72	£0.60	10.00	£0.75	£0.61	£0.50	£0.39	£0.28	£0.23	£0.17	£0.06
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£31.88	£22.06	£17.33	£12.58	£7.79	£5.38	£2.95	-£1.96	42.50	£0.75	£0.52	£0.41	£0.30	£0.18	£0.13	£0.07	-£0.05
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£75.00	£52.34	£42.07	£31.71	£21.28	£16.02	£10.73	£0.05	100.00	£0.75	£0.52	£0.42	£0.32	£0.21	£0.16	£0.11	£0.00
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£131.25	£83.29	£66.79	£50.12	£33.31	£24.85	£16.30	-£0.99	175.00	£0.75	£0.48	£0.38	£0.29	£0.19	£0.14	£0.09	-£0.01
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£0.42	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	0.56	£0.75	£8.35	£8.35	£8.35	£8.35	£8.35	£8.35	£8.35
24	C3 ECH scheme (60 units)	60	£0.60	-£3.31	-£3.52	-£3.73	-£3.94	-£4.05	-£4.15	-£4.36	0.80	£0.75	-£4.14	-£4.40	-£4.66	-£4.93	-£5.06	-£5.19	-£5.45
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.75	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	1.00	£0.75	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.75	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	1.00	£0.75	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85
27	Class E (office) central/inner 70% plot ratio - BF	-	£0.75	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	1.00	£0.75	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£0.75	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	1.00	£0.75	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£0.75	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.75	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£0.75	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.75	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLV: HIGHER GREENFIELD				Residual land values (£m)							Site area	BLV per ha	Residual land values (£m per hectare)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.25	-£9.11	-£10.57	-£12.04	-£13.50	-£14.24	-£14.97	-£16.43	1.00	£0.25	-£9.11	-£10.57	-£12.04	-£13.50	-£14.24	-£14.97	-£16.43
2	Central / urban (300 dph - 100% flats)	300	£0.25	-£4.24	-£4.97	-£5.70	-£6.44	-£6.81	-£7.18	-£7.92	1.00	£0.25	-£4.24	-£4.97	-£5.70	-£6.44	-£6.81	-£7.18	-£7.92
3	Central / urban (200 dph - 100% flats)	200	£0.25	-£3.03	-£3.51	-£4.00	-£4.49	-£4.74	-£4.99	-£5.49	1.00	£0.25	-£3.03	-£3.51	-£4.00	-£4.49	-£4.74	-£4.99	-£5.49
4	Central urban (100 dph - 100% flats)	100	£0.25	-£1.77	-£2.03	-£2.30	-£2.56	-£2.70	-£2.83	-£3.11	1.00	£0.25	-£1.77	-£2.03	-£2.30	-£2.56	-£2.70	-£2.83	-£3.11
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.25	£0.37	£0.07	-£0.23	-£0.54	-£0.69	-£0.85	-£1.16	1.00	£0.25	£0.37	£0.07	-£0.23	-£0.54	-£0.69	-£0.85	-£1.16
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.25	£1.07	£0.86	£0.65	£0.44	£0.33	£0.22	£0.01	1.00	£0.25	£1.07	£0.86	£0.65	£0.44	£0.33	£0.22	£0.01
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.25	£2.42	£2.14	£1.87	£1.59	£1.46	£1.32	£1.04	1.00	£0.25	£2.42	£2.14	£1.87	£1.59	£1.46	£1.32	£1.04
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.25	£1.31	£1.07	£0.83	£0.60	£0.49	£0.37	£0.13	1.00	£0.25	£1.31	£1.07	£0.83	£0.60	£0.49	£0.37	£0.13
9	Central urban (100 dph - 100% flats)	30	£0.08	-£0.54	-£0.62	-£0.70	-£0.78	-£0.82	-£0.86	-£0.94	0.30	£0.25	-£1.79	-£2.05	-£2.32	-£2.59	-£2.73	-£2.87	-£3.14
10	Central/ outer central (200dph 100% Flats)	40	£0.05	-£0.56	-£0.67	-£0.78	-£0.89	-£0.95	-£1.00	-£1.11	0.20	£0.25	-£2.82	-£3.36	-£3.91	-£4.46	-£4.73	-£5.01	-£5.56
11	Central (300 dph - 100% flats)	53	£0.04	-£1.10	-£1.26	-£1.42	-£1.57	-£1.65	-£1.73	-£1.89	0.18	£0.25	-£6.31	-£7.21	-£8.10	-£9.00	-£9.44	-£9.89	-£10.79
12	Employment-led MU	145	£0.25	-£2.06	-£2.43	-£2.81	-£3.18	-£3.37	-£3.56	-£3.95	1.00	£0.25	-£2.06	-£2.43	-£2.81	-£3.18	-£3.37	-£3.56	-£3.95
13	Employment-led MU	160	£2.00	£0.24	-£0.17	-£0.58	-£1.00	-£1.21	-£1.42	-£1.84	8.00	£0.25	£0.03	-£0.02	-£0.07	-£0.12	-£0.15	-£0.18	-£0.23
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£0.50	-£2.20	-£2.97	-£3.74	-£4.52	-£4.91	-£5.30	-£6.09	2.00	£0.25	-£1.10	-£1.48	-£1.87	-£2.26	-£2.46	-£2.65	-£3.05
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£1.25	£3.28	£2.67	£2.07	£1.48	£1.20	£0.91	£0.31	5.00	£0.25	£0.66	£0.53	£0.41	£0.30	£0.24	£0.18	£0.06
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£0.75	£3.06	£2.48	£1.90	£1.31	£1.01	£0.72	£0.12	3.00	£0.25	£1.02	£0.83	£0.63	£0.44	£0.34	£0.24	£0.04
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£1.75	-£6.45	-£8.01	-£9.58	-£11.17	-£11.97	-£12.78	-£14.40	7.00	£0.25	-£0.92	-£1.14	-£1.37	-£1.60	-£1.71	-£1.83	-£2.06
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£2.25	-£14.50	-£18.12	-£21.80	-£25.54	-£27.42	-£29.31	-£33.11	9.00	£0.25	-£1.61	-£2.01	-£2.42	-£2.84	-£3.05	-£3.26	-£3.68
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£2.50	£6.11	£5.00	£3.92	£2.83	£2.27	£1.72	£0.60	10.00	£0.25	£0.61	£0.50	£0.39	£0.28	£0.23	£0.17	£0.06
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£10.63	£22.06	£17.33	£12.58	£7.79	£5.38	£2.95	-£1.96	42.50	£0.25	£0.52	£0.41	£0.30	£0.18	£0.13	£0.07	-£0.05
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£25.00	£52.34	£42.07	£31.71	£21.28	£16.02	£10.73	£0.05	100.00	£0.25	£0.52	£0.42	£0.32	£0.21	£0.16	£0.11	£0.00
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£43.75	£83.29	£66.79	£50.12	£33.31	£24.85	£16.30	-£0.99	175.00	£0.25	£0.48	£0.38	£0.29	£0.19	£0.14	£0.09	-£0.01
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£0.14	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	0.56	£0.25	£8.35	£8.35	£8.35	£8.35	£8.35	£8.35	£8.35
24	C3 ECH scheme (60 units)	60	£0.20	-£3.31	-£3.52	-£3.73	-£3.94	-£4.05	-£4.15	-£4.36	0.80	£0.25	-£4.14	-£4.40	-£4.66	-£4.93	-£5.06	-£5.19	-£5.45
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.25	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	1.00	£0.25	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.25	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	1.00	£0.25	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85
27	Class E (office) central/inner 70% plot ratio - BF	-	£0.25	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	1.00	£0.25	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£0.25	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	1.00	£0.25	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£0.25	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.25	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£0.25	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.25	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLV: LOWER GREENFIELD				Residual land values (£m)							Site area	BLV per ha	Residual land values (£m per hectare)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.15	-£9.11	-£10.57	-£12.04	-£13.50	-£14.24	-£14.97	-£16.43	1.00	£0.15	-£9.11	-£10.57	-£12.04	-£13.50	-£14.24	-£14.97	-£16.43
2	Central / urban (300 dph - 100% flats)	300	£0.15	-£4.24	-£4.97	-£5.70	-£6.44	-£6.81	-£7.18	-£7.92	1.00	£0.15	-£4.24	-£4.97	-£5.70	-£6.44	-£6.81	-£7.18	-£7.92
3	Central / urban (200 dph - 100% flats)	200	£0.15	-£3.03	-£3.51	-£4.00	-£4.49	-£4.74	-£4.99	-£5.49	1.00	£0.15	-£3.03	-£3.51	-£4.00	-£4.49	-£4.74	-£4.99	-£5.49
4	Central urban (100 dph - 100% flats)	100	£0.15	-£1.77	-£2.03	-£2.30	-£2.56	-£2.70	-£2.83	-£3.11	1.00	£0.15	-£1.77	-£2.03	-£2.30	-£2.56	-£2.70	-£2.83	-£3.11
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.15	£0.37	£0.07	-£0.23	-£0.54	-£0.69	-£0.85	-£1.16	1.00	£0.15	£0.37	£0.07	-£0.23	-£0.54	-£0.69	-£0.85	-£1.16
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.15	£1.07	£0.86	£0.65	£0.44	£0.33	£0.22	£0.01	1.00	£0.15	£1.07	£0.86	£0.65	£0.44	£0.33	£0.22	£0.01
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.15	£2.42	£2.14	£1.87	£1.59	£1.46	£1.32	£1.04	1.00	£0.15	£2.42	£2.14	£1.87	£1.59	£1.46	£1.32	£1.04
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.15	£1.31	£1.07	£0.83	£0.60	£0.49	£0.37	£0.13	1.00	£0.15	£1.31	£1.07	£0.83	£0.60	£0.49	£0.37	£0.13
9	Central urban (100 dph - 100% flats)	30	£0.05	-£0.54	-£0.62	-£0.70	-£0.78	-£0.82	-£0.86	-£0.94	0.30	£0.15	-£1.79	-£2.05	-£2.32	-£2.59	-£2.73	-£2.87	-£3.14
10	Central/ outer central (200dph 100% Flats)	40	£0.03	-£0.56	-£0.67	-£0.78	-£0.89	-£0.95	-£1.00	-£1.11	0.20	£0.15	-£2.82	-£3.36	-£3.91	-£4.46	-£4.73	-£5.01	-£5.56
11	Central (300 dph - 100% flats)	53	£0.03	-£1.10	-£1.26	-£1.42	-£1.57	-£1.65	-£1.73	-£1.89	0.18	£0.15	-£6.31	-£7.21	-£8.10	-£9.00	-£9.44	-£9.89	-£10.79
12	Employment-led MU	145	£0.15	-£2.06	-£2.43	-£2.81	-£3.18	-£3.37	-£3.56	-£3.95	1.00	£0.15	-£2.06	-£2.43	-£2.81	-£3.18	-£3.37	-£3.56	-£3.95
13	Employment-led MU	160	£1.20	£0.24	-£0.17	-£0.58	-£1.00	-£1.21	-£1.42	-£1.84	8.00	£0.15	£0.03	-£0.02	-£0.07	-£0.12	-£0.15	-£0.18	-£0.23
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£0.30	-£2.20	-£2.97	-£3.74	-£4.52	-£4.91	-£5.30	-£6.09	2.00	£0.15	-£1.10	-£1.48	-£1.87	-£2.26	-£2.46	-£2.65	-£3.05
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£0.75	£3.28	£2.67	£2.07	£1.48	£1.20	£0.91	£0.31	5.00	£0.15	£0.66	£0.53	£0.41	£0.30	£0.24	£0.18	£0.06
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£0.45	£3.06	£2.48	£1.90	£1.31	£1.01	£0.72	£0.12	3.00	£0.15	£1.02	£0.83	£0.63	£0.44	£0.34	£0.24	£0.04
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£1.05	-£6.45	-£8.01	-£9.58	-£11.17	-£11.97	-£12.78	-£14.40	7.00	£0.15	-£0.92	-£1.14	-£1.37	-£1.60	-£1.71	-£1.83	-£2.06
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£1.35	-£14.50	-£18.12	-£21.80	-£25.54	-£27.42	-£29.31	-£33.11	9.00	£0.15	-£1.61	-£2.01	-£2.42	-£2.84	-£3.05	-£3.26	-£3.68
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£1.50	£6.11	£5.00	£3.92	£2.83	£2.27	£1.72	£0.60	10.00	£0.15	£0.61	£0.50	£0.39	£0.28	£0.23	£0.17	£0.06
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£6.38	£22.06	£17.33	£12.58	£7.79	£5.38	£2.95	-£1.96	42.50	£0.15	£0.52	£0.41	£0.30	£0.18	£0.13	£0.07	-£0.05
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£15.00	£52.34	£42.07	£31.71	£21.28	£16.02	£10.73	£0.05	100.00	£0.15	£0.52	£0.42	£0.32	£0.21	£0.16	£0.11	£0.00
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£26.25	£83.29	£66.79	£50.12	£33.31	£24.85	£16.30	-£0.99	175.00	£0.15	£0.48	£0.38	£0.29	£0.19	£0.14	£0.09	-£0.01
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£0.08	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	0.56	£0.15	£8.35	£8.35	£8.35	£8.35	£8.35	£8.35	£8.35
24	C3 ECH scheme (60 units)	60	£0.12	-£3.31	-£3.52	-£3.73	-£3.94	-£4.05	-£4.15	-£4.36	0.80	£0.15	-£4.14	-£4.40	-£4.66	-£4.93	-£5.06	-£5.19	-£5.45
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.15	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	1.00	£0.15	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.15	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	1.00	£0.15	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85
27	Class E (office) central/inner 70% plot ratio - BF	-	£0.15	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	1.00	£0.15	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£0.15	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	1.00	£0.15	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£0.15	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.15	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£0.15	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.15	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLVs	BLV per ha
Higher value brownfield	£2,500,000
Medium value brownfield	£1,500,000
Lower value brownfield	£750,000
Higher value greenfield	£250,000
Lower value greenfield	£150,000

BLVs incorporate 20% premium

Key	
Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BLV:	£X.XX

BNP PARIBAS REAL ESTATE

Table 5.1.4: Value Band C: £3,530 per square metre

WEST OF ENGLAND - HIGH LEVEL DELIVERABILITY ASSESSMENT — Sales value (£ psm): £3,530 — AH tenure 63% 12% 25% — CTL + X to run macro (Macro 5)

BLVs	BLV per ha
Higher value brownfield	£2,500,000
Medium value brownfield	£1,500,000
Lower value brownfield	£750,000
Higher value greenfield	£250,000
Lower value greenfield	£150,000

BLVs incorporate 20% premium

Key

Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BLV:	£X.XX

BLV: HIGHER VALUE BROWNFIELD

				Residual land values (£m)									Residual land values (£m per hectare)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£2.50	-£5.54	-£7.04	-£8.54	-£10.04	-£10.79	-£11.54	-£13.03	1.00	£2.50	-£5.54	-£7.04	-£8.54	-£10.04	-£10.79	-£11.54	-£13.03
2	Central / urban (300 dph - 100% flats)	300	£2.50	-£1.36	-£2.13	-£2.90	-£3.68	-£4.07	-£4.47	-£5.25	1.00	£2.50	-£1.36	-£2.13	-£2.90	-£3.68	-£4.07	-£4.47	-£5.25
3	Central / urban (200 dph - 100% flats)	200	£2.50	-£1.43	-£1.95	-£2.47	-£2.99	-£3.25	-£3.51	-£4.04	1.00	£2.50	-£1.43	-£1.95	-£2.47	-£2.99	-£3.25	-£3.51	-£4.04
4	Central urban (100 dph - 100% flats)	100	£2.50	-£0.76	-£1.05	-£1.33	-£1.62	-£1.76	-£1.91	-£2.20	1.00	£2.50	-£0.76	-£1.05	-£1.33	-£1.62	-£1.76	-£1.91	-£2.20
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£2.50	£1.20	£0.88	£0.56	£0.24	£0.07	-£0.09	-£0.42	1.00	£2.50	£1.20	£0.88	£0.56	£0.24	£0.07	-£0.09	-£0.42
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£2.50	£1.54	£1.32	£1.10	£0.87	£0.76	£0.65	£0.42	1.00	£2.50	£1.54	£1.32	£1.10	£0.87	£0.76	£0.65	£0.42
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£2.50	£2.85	£2.56	£2.28	£1.99	£1.85	£1.70	£1.41	1.00	£2.50	£2.85	£2.56	£2.28	£1.99	£1.85	£1.70	£1.41
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£2.50	£1.70	£1.43	£1.18	£0.93	£0.80	£0.68	£0.45	1.00	£2.50	£1.70	£1.43	£1.18	£0.93	£0.80	£0.68	£0.45
9	Central urban (100 dph - 100% flats)	30	£0.75	-£0.34	-£0.42	-£0.51	-£0.60	-£0.64	-£0.69	-£0.78	0.30	£2.50	-£1.12	-£1.41	-£1.70	-£1.99	-£2.14	-£2.29	-£2.59
10	Central/ outer central (200dph 100% Flats)	40	£0.50	-£0.34	-£0.46	-£0.57	-£0.69	-£0.75	-£0.80	-£0.92	0.20	£2.50	-£1.71	-£2.28	-£2.86	-£3.44	-£3.73	-£4.02	-£4.61
11	Central (300 dph - 100% flats)	53	£0.44	-£0.86	-£1.02	-£1.18	-£1.34	-£1.42	-£1.50	-£1.66	0.18	£2.50	-£4.90	-£5.81	-£6.73	-£7.64	-£8.10	-£8.56	-£9.47
12	Employment-led MU	145	£2.50	£2.94	£2.55	£2.16	£1.77	£1.58	£1.38	£0.98	1.00	£2.50	£2.94	£2.55	£2.16	£1.77	£1.58	£1.38	£0.98
13	Employment-led MU	160	£20.00	£28.26	£27.82	£27.37	£26.92	£26.70	£26.47	£26.02	8.00	£2.50	£3.53	£3.48	£3.42	£3.37	£3.34	£3.31	£3.25
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£5.00	£1.44	£0.64	-£0.17	-£0.99	-£1.40	-£1.82	-£2.65	2.00	£2.50	£0.72	£0.32	-£0.08	-£0.49	-£0.70	-£0.91	-£1.32
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£12.50	£5.02	£4.35	£3.70	£3.07	£2.76	£2.45	£1.85	5.00	£2.50	£1.00	£0.87	£0.74	£0.61	£0.55	£0.49	£0.37
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£7.50	£4.05	£3.44	£2.82	£2.21	£1.90	£1.59	£0.97	3.00	£2.50	£1.35	£1.15	£0.94	£0.74	£0.63	£0.53	£0.32
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£17.50	-£1.23	-£2.87	-£4.53	-£6.22	-£7.08	-£7.93	-£9.66	7.00	£2.50	-£0.18	-£0.41	-£0.65	-£0.89	-£1.01	-£1.13	-£1.38
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£22.50	-£5.02	-£8.79	-£12.63	-£16.51	-£18.46	-£20.45	-£24.46	9.00	£2.50	-£0.56	-£0.98	-£1.40	-£1.83	-£2.05	-£2.27	-£2.72
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£25.00	£9.84	£8.64	£7.47	£6.32	£5.76	£5.21	£4.04	10.00	£2.50	£0.98	£0.86	£0.75	£0.63	£0.58	£0.52	£0.40
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£106.25	£33.60	£28.67	£23.71	£18.72	£16.22	£13.70	£8.64	42.50	£2.50	£0.79	£0.67	£0.56	£0.44	£0.38	£0.32	£0.20
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£250.00	£76.31	£65.56	£54.77	£43.93	£38.48	£33.00	£22.00	100.00	£2.50	£0.76	£0.66	£0.55	£0.44	£0.38	£0.33	£0.22
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£437.50	£122.02	£104.80	£87.52	£70.09	£61.35	£52.56	£34.90	175.00	£2.50	£0.70	£0.60	£0.50	£0.40	£0.35	£0.30	£0.20
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£1.40	£5.48	£5.48	£5.48	£5.48	£5.48	£5.48	£5.48	0.56	£2.50	£9.78	£9.78	£9.78	£9.78	£9.78	£9.78	£9.78
24	C3 ECH scheme (60 units)	60	£2.00	-£2.96	-£3.18	-£3.39	-£3.61	-£3.71	-£3.82	-£4.03	0.80	£2.50	-£3.70	-£3.97	-£4.24	-£4.51	-£4.64	-£4.77	-£5.04
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£2.50	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	1.00	£2.50	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£2.50	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	1.00	£2.50	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85
27	Class E (office) central/inner 70% plot ratio - BF	-	£2.50	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	1.00	£2.50	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£2.50	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	1.00	£2.50	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£2.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£2.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£2.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£2.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLV: MEDIUM VALUE BROWNFIELD

				Residual land values (£m)									Residual land values (£m per hectare)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£1.50	-£5.54	-£7.04	-£8.54	-£10.04	-£10.79	-£11.54	-£13.03	1.00	£1.50	-£5.54	-£7.04	-£8.54	-£10.04	-£10.79	-£11.54	-£13.03
2	Central / urban (300 dph - 100% flats)	300	£1.50	-£1.36	-£2.13	-£2.90	-£3.68	-£4.07	-£4.47	-£5.25	1.00	£1.50	-£1.36	-£2.13	-£2.90	-£3.68	-£4.07	-£4.47	-£5.25
3	Central / urban (200 dph - 100% flats)	200	£1.50	-£1.43	-£1.95	-£2.47	-£2.99	-£3.25	-£3.51	-£4.04	1.00	£1.50	-£1.43	-£1.95	-£2.47	-£2.99	-£3.25	-£3.51	-£4.04
4	Central urban (100 dph - 100% flats)	100	£1.50	-£0.76	-£1.05	-£1.33	-£1.62	-£1.76	-£1.91	-£2.20	1.00	£1.50	-£0.76	-£1.05	-£1.33	-£1.62	-£1.76	-£1.91	-£2.20
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£1.50	£1.20	£0.88	£0.56	£0.24	£0.07	-£0.09	-£0.42	1.00	£1.50	£1.20	£0.88	£0.56	£0.24	£0.07	-£0.09	-£0.42
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£1.50	£1.54	£1.32	£1.10	£0.87	£0.76	£0.65	£0.42	1.00	£1.50	£1.54	£1.32	£1.10	£0.87	£0.76	£0.65	£0.42
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£1.50	£2.85	£2.56	£2.28	£1.99	£1.85	£1.70	£1.41	1.00	£1.50	£2.85	£2.56	£2.28	£1.99	£1.85	£1.70	£1.41
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£1.50	£1.70	£1.43	£1.18	£0.93	£0.80	£0.68	£0.45	1.00	£1.50	£1.70	£1.43	£1.18	£0.93	£0.80	£0.68	£0.45
9	Central urban (100 dph - 100% flats)	30	£0.45	-£0.34	-£0.42	-£0.51	-£0.60	-£0.64	-£0.69	-£0.78	0.30	£1.50	-£1.12	-£1.41	-£1.70	-£1.99	-£2.14	-£2.29	-£2.59
10	Central/ outer central (200dph 100% Flats)	40	£0.30	-£0.34	-£0.46	-£0.57	-£0.69	-£0.75	-£0.80	-£0.92	0.20	£1.50	-£1.71	-£2.28	-£2.86	-£3.44	-£3.73	-£4.02	-£4.61
11	Central (300 dph - 100% flats)	53	£0.26	-£0.86	-£1.02	-£1.18	-£1.34	-£1.42	-£1.50	-£1.66	0.18	£1.50	-£4.90	-£5.81	-£6.73	-£7.64	-£8.10	-£8.56	-£9.47
12	Employment-led MU	145	£1.50	£2.94	£2.55	£2.16	£1.77	£1.58	£1.38	£0.98	1.00	£1.50	£2.94	£2.55	£2.16	£1.77	£1.58	£1.38	£0.98
13	Employment-led MU	160	£12.00	£28.26	£27.82	£27.37	£26.92	£26.70	£26.47	£26.02	8.00	£1.50	£3.53	£3.48	£3.42	£3.37	£3.34	£3.31	£3.25
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£3.00	£1.44	£0.64	-£0.17	-£0.99	-£1.40	-£1.82	-£2.65	2.00	£1.50	£0.72	£0.32	-£0.08	-£0.49	-£0.70	-£0.91	-£1.32
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£7.50	£5.02	£4.35	£3.70	£3.07	£2.76	£2.45	£1.85	5.00	£1.50	£1.00	£0.87	£0.74	£0.61	£0.55	£0.49	£0.37
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£4.50	£4.05	£3.44	£2.82	£2.21	£1.90	£1.59	£0.97	3.00	£1.50	£1.35	£1.15	£0.94	£0.74	£0.63	£0.53	£0.32
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£10.50	-£1.23	-£2.87	-£4.53	-£6.22	-£7.08	-£7.93	-£9.66	7.00	£1.50	-£0.18	-£0.41	-£0.65	-£0.89	-£1.01	-£1.13	-£1.38
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£13.50	-£5.02	-£8.79	-£12.63	-£16.51	-£18.46	-£20.45	-£24.46	9.00	£1.50	-£0.56	-£0.98	-£1.40	-£1.83	-£2.05	-£2.27	-£2.72
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£15.00	£9.84	£8.64	£7.47	£6.32	£5.76	£5.21	£4.04	10.00	£1.50	£0.98	£0.86	£0.75	£0.63	£0.58	£0.52	£0.40
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£63.75	£33.60	£28.67	£23.71	£18.72	£16.22	£13.70	£8.64	42.50	£1.50	£0.79	£0.67	£0.56	£0.44	£0.38	£0.32	£0.20
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£150.00	£76.31	£65.56	£54.77	£43.93	£38.48	£33.00	£22.00	100.00	£1.50	£0.76	£0.66	£0.55	£0.44	£0.38	£0.33	£0.22
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£262.50	£122.02	£104.80	£87.52	£70.09	£61.35	£52.56	£34.90	175.00	£1.50	£0.70	£0.60	£0.50	£0.40	£0.35	£0.30	£0.20
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£0.84	£5.48	£5.48	£5.48	£5.48	£5.48	£5.48	£5.48	0.56	£1.50	£9.78	£9.78	£9.78	£9.78	£9.78	£9.78	£9.78
24	C3 ECH scheme (60 units)	60	£1.20	-£2.96	-£3.18	-£3.39	-£3.61	-£3.71	-£3.82	-£4.03	0.80	£1.50	-£3.70	-£3.97	-£4.24	-£4.51	-£4.64	-£4.77	-£5.04
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£1.50	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	1.00	£1.50	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£1.50	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	1.00	£1.50	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85
27	Class E (office) central/inner 70% plot ratio - BF	-	£1.50	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	1.00	£1.50	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£1.50	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	1.00	£1.50	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£1.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£1.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£1.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£1.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLV: LOWER VALUE BROWNFIELD

				Residual land values (£m)									Residual land values (£m per hectare)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.75	-£5.54	-£7.04	-£8.54	-£10.04	-£10.79	-£11.54	-£13.03	1.00	£0.75	-£5.54	-£7.04	-£8.54	-£10.04	-£10.79	-£11.54	-£13.03
2	Central / urban (300 dph - 100% flats)	300	£0.75	-£1.36	-£2.13	-£2.90	-£3.68	-£4.07	-£4.47	-£5.25	1.00	£0.75	-£1.36	-£2.13	-£2.90	-£3.68	-£4.07	-£4.47	-£5.25
3	Central / urban (200 dph - 100% flats)	200	£0.75	-£1.43	-£1.95	-£2.47	-£2.99	-£3.25	-£3.51	-£4.04	1.00	£0.75	-£1.43	-£1.95	-£2.47	-£2.99	-£3.25	-£3.51	-£4.04
4	Central urban (100 dph - 100% flats)	100	£0.75	-£0.76	-£1.05	-£1.33	-£1.62	-£1.76	-£1.91	-£2.20	1.00	£0.75	-£0.76	-£1.05	-£1.33	-£1.62	-£1.76	-£1.91	-£2.20
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.75	£1.20	£0.88	£0.56	£0.24	£0.07	-£0.09	-£0.42	1.00	£0.75	£1.20	£0.88	£0.56	£0.24	£0.07	-£0.09	-£0.42
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.75	£1.54	£1.32	£1.10	£0.87	£0.76	£0.65	£0.42	1.00	£0.75	£1.54	£1.32	£1.10	£0.87	£0.76	£0.65	£0.42
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.75	£2.85	£2.56	£2.28	£1.99	£1.85	£1.70	£1.41	1.00	£0.75	£2.85	£2.56	£2.28	£1.99	£1.85	£1.70	£1.41
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.75	£1.70	£1.43	£1.18	£0.93	£0.80	£0.68	£0.45	1.00	£0.75	£1.70	£1.43	£1.18	£0.93	£0.80	£0.68	£0.45
9	Central urban (100 dph - 100% flats)	30	£0.23	-£0.34	-£0.42	-£0.51	-£0.60	-£0.64	-£0.69	-£0.78	0.30	£0.75	-£1.12	-£1.41	-£1.70	-£1.99	-£2.14	-£2.29	-£2.59
10	Central/ outer central (200dph 100% Flats)	40	£0.15	-£0.34	-£0.46	-£0.57	-£0.69	-£0.75	-£0.80	-£0.92	0.20	£0.75	-£1.71	-£2.28	-£2.86	-£3.44	-£3.73	-£4.02	-£4.61
11	Central (300 dph - 100% flats)	53	£0.13	-£0.86	-£1.02	-£1.18	-£1.34	-£1.42	-£1.50	-£1.66	0.18	£0.75	-£4.90	-£5.81	-£6.73	-£7.64	-£8.10	-£8.56	-£9.47
12	Employment-led MU	145	£0.75	£2.94	£2.55	£2.16	£1.77	£1.58	£1.38	£0.98	1.00	£0.75	£2.94	£2.55	£2.16	£1.77	£1.58	£1.38	£0.98
13	Employment-led MU	160	£6.00	£28.26	£27.82	£27.37	£26.92	£26.70	£26.47	£26.02	8.00	£0.75	£3.53	£3.48	£3.42	£3.37	£3.34	£3.31	£3.25
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£1.50	£1.44	£0.64	-£0.17	-£0.99	-£1.40	-£1.82	-£2.65	2.00	£0.75	£0.72	£0.32	-£0.08	-£0.49	-£0.70	-£0.91	-£1.32
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£3.75	£5.02	£4.35	£3.70	£3.07	£2.76	£2.45	£1.85	5.00	£0.75	£1.00	£0.87	£0.74	£0.61	£0.55	£0.49	£0.37
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£2.25	£4.05	£3.44	£2.82	£2.21	£1.90	£1.59	£0.97	3.00	£0.75	£1.35	£1.15	£0.94	£0.74	£0.63	£0.53	£0.32
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£5.25	-£1.23	-£2.87	-£4.53	-£6.22	-£7.08	-£7.93	-£9.66	7.00	£0.75	-£0.18	-£0.41	-£0.65	-£0.89	-£1.01	-£1.13	-£1.38
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£6.75	-£5.02	-£8.79	-£12.63	-£16.51	-£18.46	-£20.45	-£24.46	9.00	£0.75	-£0.56	-£0.98	-£1.40	-£1.83	-£2.05	-£2.27	-£2.72
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£7.50	£9.84	£8.64	£7.47	£6.32	£5.76	£5.21	£4.04	10.00	£0.75	£0.98	£0.86	£0.75	£0.63	£0.58	£0.52	£0.40
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£31.88	£33.60	£28.67	£23.71	£18.72	£16.22	£13.70	£8.64	42.50	£0.75	£0.79	£0.67	£0.56	£0.44	£0.38	£0.32	£0.20
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£75.00	£76.31	£65.56	£54.77	£43.93	£38.48	£33.00	£22.00	100.00	£0.75	£0.76	£0.66	£0.55	£0.44	£0.38	£0.33	£0.22
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£131.25	£122.02	£104.80	£87.52	£70.09	£61.35	£52.56	£34.90	175.00	£0.75	£0.70	£0.60	£0.50	£0.40	£0.35	£0.30	£0.20
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£0.42	£5.48	£5.48	£5.48	£5.48	£5.48	£5.48	£5.48	0.56	£0.75	£9.78	£9.78	£9.78	£9.78	£9.78	£9.78	£9.78
24	C3 ECH scheme (60 units)	60	£0.60	-£2.96	-£3.18	-£3.39	-£3.61	-£3.71	-£3.82	-£4.03	0.80	£0.75	-£3.70	-£3.97	-£4.24	-£4.51	-£4.64	-£4.77	-£5.04
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.75	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	1.00	£0.75	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.75	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	1.00	£0.75	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85
27	Class E (office) central/inner 70% plot ratio - BF	-	£0.75	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	1.00	£0.75	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£0.75	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	1.00	£0.75	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£0.75	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.75	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£0.75	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.75	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLV: HIGHER GREENFIELD

				Residual land values (£m)									Residual land values (£m per hectare)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.25	-£5.54	-£7.04	-£8.54	-£10.04	-£10.79	-£11.54	-£13.03	1.00	£0.25	-£5.54	-£7.04	-£8.54	-£10.04	-£10.79	-£11.54	-£13.03
2	Central / urban (300 dph - 100% flats)	300	£0.25	-£1.36	-£2.13	-£2.90	-£3.68	-£4.07	-£4.47	-£5.25	1.00	£0.25	-£1.36	-£2.13	-£2.90	-£3.68	-£4.07	-£4.47	-£5.25
3	Central / urban (200 dph - 100% flats)	200	£0.25	-£1.43	-£1.95	-£2.47	-£2.99	-£3.25	-£3.51	-£4.04	1.00	£0.25	-£1.43	-£1.95	-£2.47	-£2.99	-£3.25	-£3.51	-£4.04
4	Central urban (100 dph - 100% flats)	100	£0.25	-£0.76	-£1.05	-£1.33	-£1.62	-£1.76	-£1.91	-£2.20	1.00	£0.25	-£0.76	-£1.05	-£1.33	-£1.62	-£1.76	-£1.91	-£2.20
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.25	£1.20	£0.88	£0.56	£0.24	£0.07	-£0.09	-£0.42	1.00	£0.25	£1.20	£0.88	£0.56	£0.24	£0.07	-£0.09	-£0.42
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.25	£1.54	£1.32	£1.10	£0.87	£0.76	£0.65	£0.42	1.00	£0.25	£1.54	£1.32	£1.10	£0.87	£0.76	£0.65	£0.42
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.25	£2.85	£2.56	£2.28	£1.99	£1.85	£1.70	£1.41	1.00	£0.25	£2.85	£2.56	£2.28	£1.99	£1.85	£1.70	£1.41
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.25	£1.70	£1.43	£1.18	£0.93	£0.80	£0.68	£0.45	1.00	£0.25	£1.70	£1.43	£1.18	£0.93	£0.80	£0.68	£0.45
9	Central urban (100 dph - 100% flats)	30	£0.08	-£0.34	-£0.42	-£0.51	-£0.60	-£0.64	-£0.69	-£0.78	0.30	£0.25	-£1.12	-£1.41	-£1.70	-£1.99	-£2.14	-£2.29	-£2.59
10	Central/ outer central (200dph 100% Flats)	40	£0.05	-£0.34	-£0.46	-£0.57	-£0.69	-£0.75	-£0.80	-£0.92	0.20	£0.25	-£1.71	-£2.28	-£2.86	-£3.44	-£3.73	-£4.02	-£4.61
11	Central (300 dph - 100% flats)	53	£0.04	-£0.86	-£1.02	-£1.18	-£1.34	-£1.42	-£1.50	-£1.66	0.18	£0.25	-£4.90	-£5.81	-£6.73	-£7.64	-£8.10	-£8.56	-£9.47
12	Employment-led MU	145	£0.25	£2.94	£2.55	£2.16	£1.77	£1.58	£1.38	£0.98	1.00	£0.25	£2.94	£2.55	£2.16	£1.77	£1.58	£1.38	£0.98
13	Employment-led MU	160	£2.00	£28.26	£27.82	£27.37	£26.92	£26.70	£26.47	£26.02	8.00	£0.25	£3.53	£3.48	£3.42	£3.37	£3.34	£3.31	£3.25
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£0.50	£1.44	£0.64	-£0.17	-£0.99	-£1.40	-£1.82	-£2.65	2.00	£0.25	£0.72	£0.32	-£0.08	-£0.49	-£0.70	-£0.91	-£1.32
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£1.25	£5.02	£4.35	£3.70	£3.07	£2.76	£2.45	£1.85	5.00	£0.25	£1.00	£0.87	£0.74	£0.61	£0.55	£0.49	£0.37
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£0.75	£4.05	£3.44	£2.82	£2.21	£1.90	£1.59	£0.97	3.00	£0.25	£1.35	£1.15	£0.94	£0.74	£0.63	£0.53	£0.32
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£1.75	-£1.23	-£2.87	-£4.53	-£6.22	-£7.08	-£7.93	-£9.66	7.00	£0.25	-£0.18	-£0.41	-£0.65	-£0.89	-£1.01	-£1.13	-£1.38
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£2.25	-£5.02	-£8.79	-£12.63	-£16.51	-£18.46	-£20.45	-£24.46	9.00	£0.25	-£0.56	-£0.98	-£1.40	-£1.83	-£2.05	-£2.27	-£2.72
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£2.50	£9.84	£8.64	£7.47	£6.32	£5.76	£5.21	£4.04	10.00	£0.25	£0.98	£0.86	£0.75	£0.63	£0.58	£0.52	£0.40
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£10.63	£33.60	£28.67	£23.71	£18.72	£16.22	£13.70	£8.64	42.50	£0.25	£0.79	£0.67	£0.56	£0.44	£0.38	£0.32	£0.20
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£25.00	£76.31	£65.56	£54.77	£43.93	£38.48	£33.00	£22.00	100.00	£0.25	£0.76	£0.66	£0.55	£0.44	£0.38	£0.33	£0.22
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£43.75	£122.02	£104.80	£87.52	£70.09	£61.35	£52.56	£34.90	175.00	£0.25	£0.70	£0.60	£0.50	£0.40	£0.35	£0.30	£0.20
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£0.14	£5.48	£5.48	£5.48	£5.48	£5.48	£5.48	£5.48	0.56	£0.25	£9.78	£9.78	£9.78	£9.78	£9.78	£9.78	£9.78
24	C3 ECH scheme (60 units)	60	£0.20	-£2.96	-£3.18	-£3.39	-£3.61	-£3.71	-£3.82	-£4.03	0.80	£0.25	-£3.70	-£3.97	-£4.24	-£4.51	-£4.64	-£4.77	-£5.04
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.25	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	1.00	£0.25	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.25	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	1.00	£0.25	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85
27	Class E (office) central/inner 70% plot ratio - BF	-	£0.25	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	1.00	£0.25	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£0.25	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	1.00	£0.25	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£0.25	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.25	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£0.25	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.25	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLV: LOWER GREENFIELD

				Residual land values (£m)									Residual land values (£m per hectare)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.15	-£5.54	-£7.04	-£8.54	-£10.04	-£10.79	-£11.54	-£13.03	1.00	£0.15	-£5.54	-£7.04	-£8.54	-£10.04	-£10.79	-£11.54	-£13.03
2	Central / urban (300 dph - 100% flats)	300	£0.15	-£1.36	-£2.13	-£2.90	-£3.68	-£4.07	-£4.47	-£5.25	1.00	£0.15	-£1.36	-£2.13	-£2.90	-£3.68	-£4.07	-£4.47	-£5.25
3	Central / urban (200 dph - 100% flats)	200	£0.15	-£1.43	-£1.95	-£2.47	-£2.99	-£3.25	-£3.51	-£4.04	1.00	£0.15	-£1.43	-£1.95	-£2.47	-£2.99	-£3.25	-£3.51	-£4.04
4	Central urban (100 dph - 100% flats)	100	£0.15	-£0.76	-£1.05	-£1.33	-£1.62	-£1.76	-£1.91	-£2.20	1.00	£0.15	-£0.76	-£1.05	-£1.33	-£1.62	-£1.76	-£1.91	-£2.20
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.15	£1.20	£0.88	£0.56	£0.24	£0.07	-£0.09	-£0.42	1.00	£0.15	£1.20	£0.88	£0.56	£0.24	£0.07	-£0.09	-£0.42
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.15	£1.54	£1.32	£1.10	£0.87	£0.76	£0.65	£0.42	1.00	£0.15	£1.54	£1.32	£1.10	£0.87	£0.76	£0.65	£0.42
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.15	£2.85	£2.56	£2.28	£1.99	£1.85	£1.70	£1.41	1.00	£0.15	£2.85	£2.56	£2.28	£1.99	£1.85	£1.70	£1.41
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.15	£1.70	£1.43	£1.18	£0.93	£0.80	£0.68	£0.45	1.00	£0.15	£1.70	£1.43	£1.18	£0.93	£0.80	£0.68	£0.45
9	Central urban (100 dph - 100% flats)	30	£0.05	-£0.34	-£0.42	-£0.51	-£0.60	-£0.64	-£0.69	-£0.78	0.30	£0.15	-£1.12	-£1.41	-£1.70	-£1.99	-£2.14	-£2.29	-£2.59
10	Central/ outer central (200dph 100% Flats)	40	£0.03	-£0.34	-£0.46	-£0.57	-£0.69	-£0.75	-£0.80	-£0.92	0.20	£0.15	-£1.71	-£2.28	-£2.86	-£3.44	-£3.73	-£4.02	-£4.61
11	Central (300 dph - 100% flats)	53	£0.03	-£0.86	-£1.02	-£1.18	-£1.34	-£1.42	-£1.50	-£1.66	0.18	£0.15	-£4.90	-£5.81	-£6.73	-£7.64	-£8.10	-£8.56	-£9.47
12	Employment-led MU	145	£0.15	£2.94	£2.55	£2.16	£1.77	£1.58	£1.38	£0.98	1.00	£0.15	£2.94	£2.55	£2.16	£1.77	£1.58	£1.38	£0.98
13	Employment-led MU	160	£1.20	£28.26	£27.82	£27.37	£26.92	£26.70	£26.47	£26.02	8.00	£0.15	£3.53	£3.48	£3.42	£3.37	£3.34	£3.31	£3.25
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£0.30	£1.44	£0.64	-£0.17	-£0.99	-£1.40	-£1.82	-£2.65	2.00	£0.15	£0.72	£0.32	-£0.08	-£0.49	-£0.70	-£0.91	-£1.32
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£0.75	£5.02	£4.35	£3.70	£3.07	£2.76	£2.45	£1.85	5.00	£0.15	£1.00	£0.87	£0.74	£0.61	£0.55	£0.49	£0.37
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£0.45	£4.05	£3.44	£2.82	£2.21	£1.90	£1.59	£0.97	3.00	£0.15	£1.35	£1.15	£0.94	£0.74	£0.63	£0.53	£0.32
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£1.05	-£1.23	-£2.87	-£4.53	-£6.22	-£7.08	-£7.93	-£9.66	7.00	£0.15	-£0.18	-£0.41	-£0.65	-£0.89	-£1.01	-£1.13	-£1.38
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£1.35	-£5.02	-£8.79	-£12.63	-£16.51	-£18.46	-£20.45	-£24.46	9.00	£0.15	-£0.56	-£0.98	-£1.40	-£1.83	-£2.05	-£2.27	-£2.72
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£1.50	£9.84	£8.64	£7.47	£6.32	£5.76	£5.21	£4.04	10.00	£0.15	£0.98	£0.86	£0.75	£0.63	£0.58	£0.52	£0.40
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£6.38	£33.60	£28.67	£23.71	£18.72	£16.22	£13.70	£8.64	42.50	£0.15	£0.79	£0.67	£0.56	£0.44	£0.38	£0.32	£0.20
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£15.00	£76.31	£65.56	£54.77	£43.93	£38.48	£33.00	£22.00	100.00	£0.15	£0.76	£0.66	£0.55	£0.44	£0.38	£0.33	£0.22
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£26.25	£122.02	£104.80	£87.52	£70.09	£61.35	£52.56	£34.90	175.00	£0.15	£0.70	£0.60	£0.50	£0.40	£0.35	£0.30	£0.20
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£0.08	£5.48	£5.48	£5.48	£5.48	£5.48	£5.48	£5.48	0.56	£0.15	£9.78	£9.78	£9.78	£9.78	£9.78	£9.78	£9.78
24	C3 ECH scheme (60 units)	60	£0.12	-£2.96	-£3.18	-£3.39	-£3.61	-£3.71	-£3.82	-£4.03	0.80	£0.15	-£3.70	-£3.97	-£4.24	-£4.51	-£4.64	-£4.77	-£5.04
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.15	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	1.00	£0.15	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.15	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	1.00	£0.15	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85
27	Class E (office) central/inner 70% plot ratio - BF	-	£0.15	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	1.00	£0.15	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£0.15	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	1.00	£0.15	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£0.15	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.15	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£0.15	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.15	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BNP PARIBAS REAL ESTATE

Table 5.1.5: Value Band D: £3,750 per square metre

WEST OF ENGLAND - HIGH LEVEL DELIVERABILITY ASSESSMENT — Sales value (£ psm): £3,750 — AH tenure 63% 12% 25% — CTL + X to run macro (Macro 5)

BLV: HIGHER VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
				Residual land values (£m)									Residual land values (£m per hectare)						
1	Central (500 dph - all flats)	500	£2.50	-£2.72	-£4.32	-£5.92	-£7.51	-£8.31	-£9.11	-£10.71	1.00	£2.50	-£2.72	-£4.32	-£5.92	-£7.51	-£8.31	-£9.11	-£10.71
2	Central / urban (300 dph - 100% flats)	300	£2.50	£0.61	-£0.22	-£1.06	-£1.92	-£2.35	-£2.79	-£3.67	1.00	£2.50	£0.61	-£0.22	-£1.06	-£1.92	-£2.35	-£2.79	-£3.67
3	Central / urban (200 dph - 100% flats)	200	£2.50	-£0.08	-£0.64	-£1.22	-£1.80	-£2.09	-£2.38	-£2.97	1.00	£2.50	-£0.08	-£0.64	-£1.22	-£1.80	-£2.09	-£2.38	-£2.97
4	Central urban (100 dph - 100% flats)	100	£2.50	£0.03	-£0.28	-£0.60	-£0.92	-£1.09	-£1.25	-£1.58	1.00	£2.50	£0.03	-£0.28	-£0.60	-£0.92	-£1.09	-£1.25	-£1.58
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£2.50	£2.12	£1.78	£1.42	£1.07	£0.88	£0.70	£0.34	1.00	£2.50	£2.12	£1.78	£1.42	£1.07	£0.88	£0.70	£0.34
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£2.50	£2.16	£1.92	£1.68	£1.44	£1.32	£1.20	£0.95	1.00	£2.50	£2.16	£1.92	£1.68	£1.44	£1.32	£1.20	£0.95
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£2.50	£3.45	£3.12	£2.81	£2.49	£2.34	£2.18	£1.88	1.00	£2.50	£3.45	£3.12	£2.81	£2.49	£2.34	£2.18	£1.88
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£2.50	£2.23	£1.93	£1.64	£1.35	£1.21	£1.07	£0.80	1.00	£2.50	£2.23	£1.93	£1.64	£1.35	£1.21	£1.07	£0.80
9	Central urban (100 dph - 100% flats)	30	£0.75	-£0.08	-£0.17	-£0.27	-£0.37	-£0.42	-£0.48	-£0.58	0.30	£2.50	-£0.26	-£0.58	-£0.91	-£1.25	-£1.42	-£1.59	-£1.93
10	Central/ outer central (200dph 100% Flats)	40	£0.50	-£0.05	-£0.18	-£0.31	-£0.44	-£0.50	-£0.57	-£0.70	0.20	£2.50	-£0.27	-£0.90	-£1.54	-£2.18	-£2.51	-£2.83	-£3.48
11	Central (300 dph - 100% flats)	53	£0.44	-£0.55	-£0.72	-£0.89	-£1.06	-£1.14	-£1.23	-£1.40	0.18	£2.50	-£3.12	-£4.09	-£5.07	-£6.05	-£6.54	-£7.02	-£8.00
12	Employment-led MU	145	£2.50	£3.92	£3.50	£3.07	£2.64	£2.42	£2.20	£1.76	1.00	£2.50	£3.92	£3.50	£3.07	£2.64	£2.42	£2.20	£1.76
13	Employment-led MU	160	£20.00	£29.21	£28.73	£28.23	£27.74	£27.49	£27.24	£26.73	8.00	£2.50	£3.65	£3.59	£3.53	£3.47	£3.44	£3.40	£3.34
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£5.00	£3.34	£2.46	£1.58	£0.69	£0.24	-£0.22	-£1.15	2.00	£2.50	£1.67	£1.23	£0.79	£0.35	£0.12	-£0.11	-£0.57
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£12.50	£6.38	£5.62	£4.88	£4.15	£3.80	£3.44	£2.75	5.00	£2.50	£1.28	£1.12	£0.98	£0.83	£0.76	£0.69	£0.55
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£7.50	£5.39	£4.70	£4.02	£3.34	£3.01	£2.68	£2.03	3.00	£2.50	£1.80	£1.57	£1.34	£1.11	£1.00	£0.89	£0.68
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£17.50	£2.86	£1.07	-£0.75	-£2.61	-£3.55	-£4.50	-£6.43	7.00	£2.50	£0.41	£0.15	-£0.11	-£0.37	-£0.51	-£0.64	-£0.92
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£22.50	£3.68	-£0.39	-£4.54	-£8.73	-£10.87	-£13.02	-£17.37	9.00	£2.50	£0.41	-£0.04	-£0.50	-£0.97	-£1.21	-£1.45	-£1.93
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£25.00	£12.34	£10.97	£9.63	£8.32	£7.68	£7.04	£5.79	10.00	£2.50	£1.23	£1.10	£0.96	£0.83	£0.77	£0.70	£0.58
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£106.25	£44.70	£39.17	£33.73	£28.38	£25.74	£23.03	£17.53	42.50	£2.50	£1.05	£0.92	£0.79	£0.67	£0.61	£0.54	£0.41
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£250.00	£99.22	£87.03	£75.04	£63.25	£57.43	£51.65	£40.11	100.00	£2.50	£0.99	£0.87	£0.75	£0.63	£0.57	£0.52	£0.40
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£437.50	£158.70	£139.16	£119.94	£101.05	£91.73	£82.49	£63.98	175.00	£2.50	£0.91	£0.80	£0.69	£0.58	£0.52	£0.47	£0.37
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£1.40	£5.34	£5.34	£5.34	£5.34	£5.34	£5.34	£5.34	0.56	£2.50	£9.53	£9.53	£9.53	£9.53	£9.53	£9.53	£9.53
24	C3 ECH scheme (60 units)	60	£2.00	-£2.55	-£2.78	-£3.00	-£3.23	-£3.34	-£3.46	-£3.68	0.80	£2.50	-£3.19	-£3.47	-£3.75	-£4.04	-£4.18	-£4.32	-£4.60
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£2.50	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	1.00	£2.50	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£2.50	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	1.00	£2.50	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27
27	Class E (office) central/inner 70% plot ratio - BF	-	£2.50	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	1.00	£2.50	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£2.50	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	1.00	£2.50	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£2.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£2.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£2.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£2.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLV: MEDIUM VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
				Residual land values (£m)									Residual land values (£m per hectare)						
1	Central (500 dph - all flats)	500	£1.50	-£2.72	-£4.32	-£5.92	-£7.51	-£8.31	-£9.11	-£10.71	1.00	£1.50	-£2.72	-£4.32	-£5.92	-£7.51	-£8.31	-£9.11	-£10.71
2	Central / urban (300 dph - 100% flats)	300	£1.50	£0.61	-£0.22	-£1.06	-£1.92	-£2.35	-£2.79	-£3.67	1.00	£1.50	£0.61	-£0.22	-£1.06	-£1.92	-£2.35	-£2.79	-£3.67
3	Central / urban (200 dph - 100% flats)	200	£1.50	-£0.08	-£0.64	-£1.22	-£1.80	-£2.09	-£2.38	-£2.97	1.00	£1.50	-£0.08	-£0.64	-£1.22	-£1.80	-£2.09	-£2.38	-£2.97
4	Central urban (100 dph - 100% flats)	100	£1.50	£0.03	-£0.28	-£0.60	-£0.92	-£1.09	-£1.25	-£1.58	1.00	£1.50	£0.03	-£0.28	-£0.60	-£0.92	-£1.09	-£1.25	-£1.58
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£1.50	£2.12	£1.78	£1.42	£1.07	£0.88	£0.70	£0.34	1.00	£1.50	£2.12	£1.78	£1.42	£1.07	£0.88	£0.70	£0.34
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£1.50	£2.16	£1.92	£1.68	£1.44	£1.32	£1.20	£0.95	1.00	£1.50	£2.16	£1.92	£1.68	£1.44	£1.32	£1.20	£0.95
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£1.50	£3.45	£3.12	£2.81	£2.49	£2.34	£2.18	£1.88	1.00	£1.50	£3.45	£3.12	£2.81	£2.49	£2.34	£2.18	£1.88
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£1.50	£2.23	£1.93	£1.64	£1.35	£1.21	£1.07	£0.80	1.00	£1.50	£2.23	£1.93	£1.64	£1.35	£1.21	£1.07	£0.80
9	Central urban (100 dph - 100% flats)	30	£0.45	-£0.08	-£0.17	-£0.27	-£0.37	-£0.42	-£0.48	-£0.58	0.30	£1.50	-£0.26	-£0.58	-£0.91	-£1.25	-£1.42	-£1.59	-£1.93
10	Central/ outer central (200dph 100% Flats)	40	£0.30	-£0.05	-£0.18	-£0.31	-£0.44	-£0.50	-£0.57	-£0.70	0.20	£1.50	-£0.27	-£0.90	-£1.54	-£2.18	-£2.51	-£2.83	-£3.48
11	Central (300 dph - 100% flats)	53	£0.26	-£0.55	-£0.72	-£0.89	-£1.06	-£1.14	-£1.23	-£1.40	0.18	£1.50	-£3.12	-£4.09	-£5.07	-£6.05	-£6.54	-£7.02	-£8.00
12	Employment-led MU	145	£1.50	£3.92	£3.50	£3.07	£2.64	£2.42	£2.20	£1.76	1.00	£1.50	£3.92	£3.50	£3.07	£2.64	£2.42	£2.20	£1.76
13	Employment-led MU	160	£12.00	£29.21	£28.73	£28.23	£27.74	£27.49	£27.24	£26.73	8.00	£1.50	£3.65	£3.59	£3.53	£3.47	£3.44	£3.40	£3.34
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£3.00	£3.34	£2.46	£1.58	£0.69	£0.24	-£0.22	-£1.15	2.00	£1.50	£1.67	£1.23	£0.79	£0.35	£0.12	-£0.11	-£0.57
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£7.50	£6.38	£5.62	£4.88	£4.15	£3.80	£3.44	£2.75	5.00	£1.50	£1.28	£1.12	£0.98	£0.83	£0.76	£0.69	£0.55
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£4.50	£5.39	£4.70	£4.02	£3.34	£3.01	£2.68	£2.03	3.00	£1.50	£1.80	£1.57	£1.34	£1.11	£1.00	£0.89	£0.68
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£10.50	£2.86	£1.07	-£0.75	-£2.61	-£3.55	-£4.50	-£6.43	7.00	£1.50	£0.41	£0.15	-£0.11	-£0.37	-£0.51	-£0.64	-£0.92
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£13.50	£3.68	-£0.39	-£4.54	-£8.73	-£10.87	-£13.02	-£17.37	9.00	£1.50	£0.41	-£0.04	-£0.50	-£0.97	-£1.21	-£1.45	-£1.93
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£15.00	£12.34	£10.97	£9.63	£8.32	£7.68	£7.04	£5.79	10.00	£1.50	£1.23	£1.10	£0.96	£0.83	£0.77	£0.70	£0.58
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£63.75	£44.70	£39.17	£33.73	£28.38	£25.74	£23.03	£17.53	42.50	£1.50	£1.05	£0.92	£0.79	£0.67	£0.61	£0.54	£0.41
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£150.00	£99.22	£87.03	£75.04	£63.25	£57.43	£51.65	£40.11	100.00	£1.50	£0.99	£0.87	£0.75	£0.63	£0.57	£0.52	£0.40
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£262.50	£158.70	£139.16	£119.94	£101.05	£91.73	£82.49	£63.98	175.00	£1.50	£0.91	£0.80	£0.69	£0.58	£0.52	£0.47	£0.37
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£0.84	£5.34	£5.34	£5.34	£5.34	£5.34	£5.34	£5.34	0.56	£1.50	£9.53	£9.53	£9.53	£9.53	£9.53	£9.53	£9.53
24	C3 ECH scheme (60 units)	60	£1.20	-£2.55	-£2.78	-£3.00	-£3.23	-£3.34	-£3.46	-£3.68	0.80	£1.50	-£3.19	-£3.47	-£3.75	-£4.04	-£4.18	-£4.32	-£4.60
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£1.50	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	1.00	£1.50	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£1.50	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	1.00	£1.50	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27
27	Class E (office) central/inner 70% plot ratio - BF	-	£1.50	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	1.00	£1.50	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£1.50	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	1.00	£1.50	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£1.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£1.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£1.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£1.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLV: LOWER VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
				Residual land values (£m)									Residual land values (£m per hectare)						
1	Central (500 dph - all flats)	500	£0.75	-£2.72	-£4.32	-£5.92	-£7.51	-£8.31	-£9.11	-£10.71	1.00	£0.75	-£2.72	-£4.32	-£5.92	-£7.51	-£8.31	-£9.11	-£10.71
2	Central / urban (300 dph - 100% flats)	300	£0.75	£0.61	-£0.22	-£1.06	-£1.92	-£2.35	-£2.79	-£3.67	1.00	£0.75	£0.61	-£0.22	-£1.06	-£1.92	-£2.35	-£2.79	-£3.67
3	Central / urban (200 dph - 100% flats)	200	£0.75	-£0.08	-£0.64	-£1.22	-£1.80	-£2.09	-£2.38	-£2.97	1.00	£0.75	-£0.08	-£0.64	-£1.22	-£1.80	-£2.09	-£2.38	-£2.97
4	Central urban (100 dph - 100% flats)	100	£0.75	£0.03	-£0.28	-£0.60	-£0.92	-£1.09	-£1.25	-£1.58	1.00	£0.75	£0.03	-£0.28	-£0.60	-£0.92	-£1.09	-£1.25	-£1.58
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.75	£2.12	£1.78	£1.42	£1.07	£0.88	£0.70	£0.34	1.00	£0.75	£2.12	£1.78	£1.42	£1.07	£0.88	£0.70	£0.34
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.75	£2.16	£1.92	£1.68	£1.44	£1.32	£1.20	£0.95	1.00	£0.75	£2.16	£1.92	£1.68	£1.44	£1.32	£1.20	£0.95
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.75	£3.45	£3.12	£2.81	£2.49	£2.34	£2.18	£1.88	1.00	£0.75	£3.45	£3.12	£2.81	£2.49	£2.34	£2.18	£1.88
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.75	£2.23	£1.93	£1.64	£1.35	£1.21	£1.07	£0.80	1.00	£0.75	£2.23	£1.93	£1.64	£1.35	£1.21	£1.07	£0.80
9	Central urban (100 dph - 100% flats)	30	£0.23	-£0.08	-£0.17	-£0.27	-£0.37	-£0.42	-£0.48	-£0.58	0.30	£0.75	-£0.26	-£0.58	-£0.91	-£1.25	-£1.42	-£1.59	-£1.93
10	Central/ outer central (200dph 100% Flats)	40	£0.15	-£0.05	-£0.18	-£0.31	-£0.44	-£0.50	-£0.57	-£0.70	0.20	£0.75	-£0.27	-£0.90	-£1.54	-£2.18	-£2.51	-£2.83	-£3.48
11	Central (300 dph - 100% flats)	53	£0.13	-£0.55	-£0.72	-£0.89	-£1.06	-£1.14	-£1.23	-£1.40	0.18	£0.75	-£3.12	-£4.09	-£5.07	-£6.05	-£6.54	-£7.02	-£8.00
12	Employment-led MU	145	£0.75	£3.92	£3.50	£3.07	£2.64	£2.42	£2.20	£1.76	1.00	£0.75	£3.92	£3.50	£3.07	£2.64	£2.42	£2.20	£1.76
13	Employment-led MU	160	£6.00	£29.21	£28.73	£28.23	£27.74	£27.49	£27.24	£26.73	8.00	£0.75	£3.65	£3.59	£3.53	£3.47	£3.44	£3.40	£3.34
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£1.50	£3.34	£2.46	£1.58	£0.69	£0.24	-£0.22	-£1.15	2.00	£0.75	£1.67	£1.23	£0.79	£0.35	£0.12	-£0.11	-£0.57
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£3.75	£6.38	£5.62	£4.88	£4.15	£3.80	£3.44	£2.75	5.00	£0.75	£1.28	£1.12	£0.98	£0.83	£0.76	£0.69	£0.55
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£2.25	£5.39	£4.70	£4.02	£3.34	£3.01	£2.68	£2.03	3.00	£0.75	£1.80	£1.57	£1.34	£1.11	£1.00	£0.89	£0.68
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£5.25	£2.86	£1.07	-£0.75	-£2.61	-£3.55	-£4.50	-£6.43	7.00	£0.75	£0.41	£0.15	-£0.11	-£0.37	-£0.51	-£0.64	-£0.92
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£6.75	£3.68	-£0.39	-£4.54	-£8.73	-£10.87	-£13.02	-£17.37	9.00	£0.75	£0.41	-£0.04	-£0.50	-£0.97	-£1.21	-£1.45	-£1.93
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£7.50	£12.34	£10.97	£9.63	£8.32	£7.68	£7.04	£5.79	10.00	£0.75	£1.23	£1.10	£0.96	£0.83	£0.77	£0.70	£0.58
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£31.88	£44.70	£39.17	£33.73	£28.38	£25.74	£23.03	£17.53	42.50	£0.75	£1.05	£0.92	£0.79	£0.67	£0.61	£0.54	£0.41
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£75.00	£99.22	£87.03	£75.04	£63.25	£57.43	£51.65	£40.11	100.00	£0.75	£0.99	£0.87	£0.75	£0.63	£0.57	£0.52	£0.40
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£131.25	£158.70	£139.16	£119.94	£101.05	£91.73	£82.49	£63.98	175.00	£0.75	£0.91	£0.80	£0.69	£0.58	£0.52	£0.47	£0.37
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£0.42	£5.34	£5.34	£5.34	£5.34	£5.34	£5.34	£5.34	0.56	£0.75	£9.53	£9.53	£9.53	£9.53	£9.53	£9.53	£9.53
24	C3 ECH scheme (60 units)	60	£0.60	-£2.55	-£2.78	-£3.00	-£3.23	-£3.34	-£3.46	-£3.68	0.80	£0.75	-£3.19	-£3.47	-£3.75	-£4.04	-£4.18	-£4.32	-£4.60
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.75	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	1.00	£0.75	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.75	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	1.00	£0.75	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27
27	Class E (office) central/inner 70% plot ratio - BF	-	£0.75	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	1.00	£0.75	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£0.75	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	1.00	£0.75	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£0.75	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.75	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£0.75	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.75	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLV: HIGHER GREENFIELD

	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
				Residual land values (£m)									Residual land values (£m per hectare)						
1	Central (500 dph - all flats)	500	£0.25	-£2.72	-£4.32	-£5.92	-£7.51	-£8.31	-£9.11	-£10.71	1.00	£0.25	-£2.72	-£4.32	-£5.92	-£7.51	-£8.31	-£9.11	-£10.71
2	Central / urban (300 dph - 100% flats)	300	£0.25	£0.61	-£0.22	-£1.06	-£1.92	-£2.35	-£2.79	-£3.67	1.00	£0.25	£0.61	-£0.22	-£1.06	-£1.92	-£2.35	-£2.79	-£3.67
3	Central / urban (200 dph - 100% flats)	200	£0.25	-£0.08	-£0.64	-£1.22	-£1.80	-£2.09	-£2.38	-£2.97	1.00	£0.25	-£0.08	-£0.64	-£1.22	-£1.80	-£2.09	-£2.38	-£2.97
4	Central urban (100 dph - 100% flats)	100	£0.25	£0.03	-£0.28	-£0.60	-£0.92	-£1.09	-£1.25	-£1.58	1.00	£0.25	£0.03	-£0.28	-£0.60	-£0.92	-£1.09	-£1.25	-£1.58
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.25	£2.12	£1.78	£1.42	£1.07	£0.88	£0.70	£0.34	1.00	£0.25	£2.12	£1.78	£1.42	£1.07	£0.88	£0.70	£0.34
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.25	£2.16	£1.92	£1.68	£1.44	£1.32	£1.20	£0.95	1.00	£0.25	£2.16	£1.92	£1.68	£1.44	£1.32	£1.20	£0.95
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.25	£3.45	£3.12	£2.81	£2.49	£2.34	£2.18	£1.88	1.00	£0.25	£3.45	£3.12	£2.81	£2.49	£2.34	£2.18	£1.88
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.25	£2.23	£1.93	£1.64	£1.35	£1.21	£1.07	£0.80	1.00	£0.25	£2.23	£1.93	£1.64	£1.35	£1.21	£1.07	£0.80
9	Central urban (100 dph - 100% flats)	30	£0.08	-£0.08	-£0.17	-£0.27	-£0.37	-£0.42	-£0.48	-£0.58	0.30	£0.25	-£0.26	-£0.58	-£0.91	-£1.25	-£1.42	-£1.59	-£1.93
10	Central/ outer central (200dph 100% Flats)	40	£0.05	-£0.05	-£0.18	-£0.31	-£0.44	-£0.50	-£0.57	-£0.70	0.20	£0.25	-£0.27	-£0.90	-£1.54	-£2.18	-£2.51	-£2.83	-£3.48
11	Central (300 dph - 100% flats)	53	£0.04	-£0.55	-£0.72	-£0.89	-£1.06	-£1.14	-£1.23	-£1.40	0.18	£0.25	-£3.12	-£4.09	-£5.07	-£6.05	-£6.54	-£7.02	-£8.00
12	Employment-led MU	145	£0.25	£3.92	£3.50	£3.07	£2.64	£2.42	£2.20	£1.76	1.00	£0.25	£3.92	£3.50	£3.07	£2.64	£2.42	£2.20	£1.76
13	Employment-led MU	160	£2.00	£29.21	£28.73	£28.23	£27.74	£27.49	£27.24	£26.73	8.00	£0.25	£3.65	£3.59	£3.53	£3.47	£3.44	£3.40	£3.34
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£0.50	£3.34	£2.46	£1.58	£0.69	£0.24	-£0.22	-£1.15	2.00	£0.25	£1.67	£1.23	£0.79	£0.35	£0.12	-£0.11	-£0.57
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£1.25	£6.38	£5.62	£4.88	£4.15	£3.80	£3.44	£2.75	5.00	£0.25	£1.28	£1.12	£0.98	£0.83	£0.76	£0.69	£0.55
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£0.75	£5.39	£4.70	£4.02	£3.34	£3.01	£2.68	£2.03	3.00	£0.25	£1.80	£1.57	£1.34	£1.11	£1.00	£0.89	£0.68
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£1.75	£2.86	£1.07	-£0.75	-£2.61	-£3.55	-£4.50	-£6.43	7.00	£0.25	£0.41	£0.15	-£0.11	-£0.37	-£0.51	-£0.64	-£0.92
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£2.25	£3.68	-£0.39	-£4.54	-£8.73	-£10.87	-£13.02	-£17.37	9.00	£0.25	£0.41	-£0.04	-£0.50	-£0.97	-£1.21	-£1.45	-£1.93
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£2.50	£12.34	£10.97	£9.63	£8.32	£7.68	£7.04	£5.79	10.00	£0.25	£1.23	£1.10	£0.96	£0.83	£0.77	£0.70	£0.58
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£10.63	£44.70	£39.17	£33.73	£28.38	£25.74	£23.03	£17.53	42.50	£0.25	£1.05	£0.92	£0.79	£0.67	£0.61	£0.54	£0.41
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£25.00	£99.22	£87.03	£75.04	£63.25	£57.43	£51.65	£40.11	100.00	£0.25	£0.99	£0.87	£0.75	£0.63	£0.57	£0.52	£0.40
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£43.75	£158.70	£139.16	£119.94	£101.05	£91.73	£82.49	£63.98	175.00	£0.25	£0.91	£0.80	£0.69	£0.58	£0.52	£0.47	£0.37
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£0.14	£5.34	£5.34	£5.34	£5.34	£5.34	£5.34	£5.34	0.56	£0.25	£9.53	£9.53	£9.53	£9.53	£9.53	£9.53	£9.53
24	C3 ECH scheme (60 units)	60	£0.20	-£2.55	-£2.78	-£3.00	-£3.23	-£3.34	-£3.46	-£3.68	0.80	£0.25	-£3.19	-£3.47	-£3.75	-£4.04	-£4.18	-£4.32	-£4.60
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.25	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	1.00	£0.25	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.25	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	1.00	£0.25	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27
27	Class E (office) central/inner 70% plot ratio - BF	-	£0.25	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	1.00	£0.25	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£0.25	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	1.00	£0.25	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£0.25	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.25	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£0.25	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.25	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLV: LOWER GREENFIELD

	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
				Residual land values (£m)									Residual land values (£m per hectare)						
1	Central (500 dph - all flats)	500	£0.15	-£2.72	-£4.32	-£5.92	-£7.51	-£8.31	-£9.11	-£10.71	1.00	£0.15	-£2.72	-£4.32	-£5.92	-£7.51	-£8.31	-£9.11	-£10.71
2	Central / urban (300 dph - 100% flats)	300	£0.15	£0.61	-£0.22	-£1.06	-£1.92	-£2.35	-£2.79	-£3.67	1.00	£0.15	£0.61	-£0.22	-£1.06	-£1.92	-£2.35	-£2.79	-£3.67
3	Central / urban (200 dph - 100% flats)	200	£0.15	-£0.08	-£0.64	-£1.22	-£1.80	-£2.09	-£2.38	-£2.97	1.00	£0.15	-£0.08	-£0.64	-£1.22	-£1.80	-£2.09	-£2.38	-£2.97
4	Central urban (100 dph - 100% flats)	100	£0.15	£0.03	-£0.28	-£0.60	-£0.92	-£1.09	-£1.25	-£1.58	1.00	£0.15	£0.03	-£0.28	-£0.60	-£0.92	-£1.09	-£1.25	-£1.58
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.15	£2.12	£1.78	£1.42	£1.07	£0.88	£0.70	£0.34	1.00	£0.15	£2.12	£1.78	£1.42	£1.07	£0.88	£0.70	£0.34
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.15	£2.16	£1.92	£1.68	£1.44	£1.32	£1.20	£0.95	1.00	£0.15	£2.16	£1.92	£1.68	£1.44	£1.32	£1.20	£0.95
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.15	£3.45	£3.12	£2.81	£2.49	£2.34	£2.18	£1.88	1.00	£0.15	£3.45	£3.12	£2.81	£2.49	£2.34	£2.18	£1.88
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.15	£2.23	£1.93	£1.64	£1.35	£1.21	£1.07	£0.80	1.00	£0.15	£2.23	£1.93	£1.64	£1.35	£1.21	£1.07	£0.80
9	Central urban (100 dph - 100% flats)	30	£0.05	-£0.08	-£0.17	-£0.27	-£0.37	-£0.42	-£0.48	-£0.58	0.30	£0.15	-£0.26	-£0.58	-£0.91	-£1.25	-£1.42	-£1.59	-£1.93
10	Central/ outer central (200dph 100% Flats)	40	£0.03	-£0.05	-£0.18	-£0.31	-£0.44	-£0.50	-£0.57	-£0.70	0.20	£0.15	-£0.27	-£0.90	-£1.54	-£2.18	-£2.51	-£2.83	-£3.48
11	Central (300 dph - 100% flats)	53	£0.03	-£0.55	-£0.72	-£0.89	-£1.06	-£1.14	-£1.23	-£1.40	0.18	£0.15	-£3.12	-£4.09	-£5.07	-£6.05	-£6.54	-£7.02	-£8.00
12	Employment-led MU	145	£0.15	£3.92	£3.50	£3.07	£2.64	£2.42	£2.20	£1.76	1.00	£0.15	£3.92	£3.50	£3.07	£2.64	£2.42	£2.20	£1.76
13	Employment-led MU	160	£1.20	£29.21	£28.73	£28.23	£27.74	£27.49	£27.24	£26.73	8.00	£0.15	£3.65	£3.59	£3.53	£3.47	£3.44	£3.40	£3.34
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£0.30	£3.34	£2.46	£1.58	£0.69	£0.24	-£0.22	-£1.15	2.00	£0.15	£1.67	£1.23	£0.79	£0.35	£0.12	-£0.11	-£0.57
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£0.75	£6.38	£5.62	£4.88	£4.15	£3.80	£3.44	£2.75	5.00	£0.15	£1.28	£1.12	£0.98	£0.83	£0.76	£0.69	£0.55
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£0.45	£5.39	£4.70	£4.02	£3.34	£3.01	£2.68	£2.03	3.00	£0.15	£1.80	£1.57	£1.34	£1.11	£1.00	£0.89	£0.68
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£1.05	£2.86	£1.07	-£0.75	-£2.61	-£3.55	-£4.50	-£6.43	7.00	£0.15	£0.41	£0.15	-£0.11	-£0.37	-£0.51	-£0.64	-£0.92
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£1.35	£3.68	-£0.39	-£4.54	-£8.73	-£10.87	-£13.02	-£17.37	9.00	£0.15	£0.41	-£0.04	-£0.50	-£0.97	-£1.21	-£1.45	-£1.93
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£1.50	£12.34	£10.97	£9.63	£8.32	£7.68	£7.04	£5.79	10.00	£0.15	£1.23	£1.10	£0.96	£0.83	£0.77	£0.70	£0.58
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£6.38	£44.70	£39.17	£33.73	£28.38	£25.74	£23.03	£17.53	42.50	£0.15	£1.05	£0.92	£0.79	£0.67	£0.61	£0.54	£0.41
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£15.00	£99.22	£87.03	£75.04	£63.25	£57.43	£51.65	£40.11	100.00	£0.15	£0.99	£0.87	£0.75	£0.63	£0.57	£0.52	£0.40
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£26.25	£158.70	£139.16	£119.94	£101.05	£91.73	£82.49	£63.98	175.00	£0.15	£0.91	£0.80	£0.69	£0.58	£0.52	£0.47	£0.37
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£0.08	£5.34	£5.34	£5.34	£5.34	£5.34	£5.34	£5.34	0.56	£0.15	£9.53	£9.53	£9.53	£9.53	£9.53	£9.53	£9.53
24	C3 ECH scheme (60 units)	60	£0.12	-£2.55	-£2.78	-£3.00	-£3.23	-£3.34	-£3.46	-£3.68	0.80	£0.15	-£3.19	-£3.47	-£3.75	-£4.04	-£4.18	-£4.32	-£4.60
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.15	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	1.00	£0.15	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.15	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	1.00	£0.15	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27
27	Class E (office) central/inner 70% plot ratio - BF	-	£0.15	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	1.00	£0.15	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£0.15	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	1.00	£0.15	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£0.15	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.15	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£0.15	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.15	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLVs	BLV per ha
Higher value brownfield	£2,500,000
Medium value brownfield	£1,500,000
Lower value brownfield	£750,000
Higher value greenfield	£250,000
Lower value greenfield	£150,000

BLVs incorporate 20% premium

Key	
Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BLV:	£X.XX

BNP PARIBAS REAL ESTATE

Table 5.1.6: Value Band E: £4,000 per square metre

WEST OF ENGLAND - HIGH LEVEL DELIVERABILITY ASSESSMENT

Sales value (£ psm): £4,000 | AH tenure 63% 12% 25% | CTL + X to run macro (Macro 5)

BLVs	BLV per ha
Higher value brownfield	£2,500,000
Medium value brownfield	£1,500,000
Lower value brownfield	£750,000
Higher value greenfield	£250,000
Lower value greenfield	£150,000

BLVs incorporate 20% premium

Key

Viable result:	£X.XX (green)
Unviable result:	£X.XX (red)
Unviable, but within 10% of BLV:	£X.XX (amber)

BLV: HIGHER VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£2.50	£2.87	£1.11	-£0.67	-£2.48	-£3.39	-£4.30	-£6.11	1.00	£2.50	£2.87	£1.11	-£0.67	-£2.48	-£3.39	-£4.30	-£6.11
2	Central / urban (300 dph - 100% flats)	300	£2.50	£4.87	£3.87	£2.87	£1.86	£1.35	£0.84	-£0.18	1.00	£2.50	£4.87	£3.87	£2.87	£1.86	£1.35	£0.84	-£0.18
3	Central / urban (200 dph - 100% flats)	200	£2.50	£2.45	£1.78	£1.11	£0.43	£0.09	-£0.25	-£0.96	1.00	£2.50	£2.45	£1.78	£1.11	£0.43	£0.09	-£0.25	-£0.96
4	Central urban (100 dph - 100% flats)	100	£2.50	£1.59	£1.21	£0.83	£0.44	£0.24	£0.05	-£0.35	1.00	£2.50	£1.59	£1.21	£0.83	£0.44	£0.24	£0.05	-£0.35
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£2.50	£3.59	£3.17	£2.75	£2.32	£2.11	£1.89	£1.46	1.00	£2.50	£3.59	£3.17	£2.75	£2.32	£2.11	£1.89	£1.46
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£2.50	£3.06	£2.78	£2.50	£2.22	£2.08	£1.93	£1.65	1.00	£2.50	£3.06	£2.78	£2.50	£2.22	£2.08	£1.93	£1.65
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£2.50	£4.29	£3.90	£3.52	£3.15	£2.96	£2.78	£2.42	1.00	£2.50	£4.29	£3.90	£3.52	£3.15	£2.96	£2.78	£2.42
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£2.50	£2.97	£2.62	£2.27	£1.93	£1.76	£1.60	£1.27	1.00	£2.50	£2.97	£2.62	£2.27	£1.93	£1.76	£1.60	£1.27
9	Central urban (100 dph - 100% flats)	30	£0.75	£0.31	£0.19	£0.07	-£0.06	-£0.12	-£0.18	-£0.31	0.30	£2.50	£1.02	£0.62	£0.22	-£0.19	-£0.40	-£0.61	-£1.03
10	Central/ outer central (200dph 100% Flats)	40	£0.50	£0.37	£0.22	£0.07	-£0.08	-£0.16	-£0.23	-£0.39	0.20	£2.50	£1.84	£1.10	£0.36	-£0.40	-£0.79	-£1.17	-£1.95
11	Central (300 dph - 100% flats)	53	£0.44	-£0.07	-£0.26	-£0.46	-£0.65	-£0.75	-£0.85	-£1.04	0.18	£2.50	-£0.39	-£1.50	-£2.62	-£3.73	-£4.28	-£4.84	-£5.95
12	Employment-led MU	145	£2.50	£9.55	£9.04	£8.52	£8.00	£7.74	£7.48	£6.95	1.00	£2.50	£9.55	£9.04	£8.52	£8.00	£7.74	£7.48	£6.95
13	Employment-led MU	160	£20.00	£57.67	£57.09	£56.51	£55.92	£55.62	£55.33	£54.73	8.00	£2.50	£7.21	£7.14	£7.06	£6.99	£6.95	£6.92	£6.84
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£5.00	£8.37	£7.33	£6.27	£5.21	£4.68	£4.14	£3.06	2.00	£2.50	£4.19	£3.66	£3.14	£2.61	£2.34	£2.07	£1.53
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£12.50	£9.03	£8.13	£7.24	£6.38	£5.95	£5.53	£4.70	5.00	£2.50	£1.81	£1.63	£1.45	£1.28	£1.19	£1.11	£0.94
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£7.50	£7.27	£6.44	£5.62	£4.82	£4.42	£4.03	£3.25	3.00	£2.50	£2.42	£2.15	£1.87	£1.61	£1.47	£1.34	£1.08
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£17.50	£10.89	£8.76	£6.61	£4.41	£3.31	£2.19	-£0.05	7.00	£2.50	£1.56	£1.25	£0.94	£0.63	£0.47	£0.31	-£0.01
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£22.50	£18.94	£14.25	£9.52	£4.71	£2.28	-£0.19	-£5.22	9.00	£2.50	£2.10	£1.58	£1.06	£0.52	£0.25	-£0.02	-£0.58
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£25.00	£17.75	£16.12	£14.53	£12.96	£12.19	£11.42	£9.91	10.00	£2.50	£1.78	£1.61	£1.45	£1.30	£1.22	£1.14	£0.99
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£106.25	£63.62	£57.01	£50.50	£44.08	£40.91	£37.76	£31.55	42.50	£2.50	£1.50	£1.34	£1.19	£1.04	£0.96	£0.89	£0.74
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£250.00	£138.39	£123.90	£109.61	£95.54	£88.59	£81.69	£68.05	100.00	£2.50	£1.38	£1.24	£1.10	£0.96	£0.89	£0.82	£0.68
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£437.50	£221.35	£198.13	£175.25	£152.71	£141.57	£130.51	£108.65	175.00	£2.50	£1.26	£1.13	£1.00	£0.87	£0.81	£0.75	£0.62
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£1.40	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	0.56	£2.50	£10.96	£10.96	£10.96	£10.96	£10.96	£10.96	£10.96
24	C3 ECH scheme (60 units)	60	£2.00	-£1.88	-£2.14	-£2.40	-£2.66	-£2.79	-£2.92	-£3.18	0.80	£2.50	-£2.35	-£2.67	-£3.00	-£3.32	-£3.48	-£3.65	-£3.97
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£2.50	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	1.00	£2.50	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£2.50	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	1.00	£2.50	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27
27	Class E (office) central/inner 70% plot ratio - BF	-	£2.50	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	1.00	£2.50	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£2.50	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	1.00	£2.50	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£2.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£2.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£2.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£2.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLV: MEDIUM VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£1.50	£2.87	£1.11	-£0.67	-£2.48	-£3.39	-£4.30	-£6.11	1.00	£1.50	£2.87	£1.11	-£0.67	-£2.48	-£3.39	-£4.30	-£6.11
2	Central / urban (300 dph - 100% flats)	300	£1.50	£4.87	£3.87	£2.87	£1.86	£1.35	£0.84	-£0.18	1.00	£1.50	£4.87	£3.87	£2.87	£1.86	£1.35	£0.84	-£0.18
3	Central / urban (200 dph - 100% flats)	200	£1.50	£2.45	£1.78	£1.11	£0.43	£0.09	-£0.25	-£0.96	1.00	£1.50	£2.45	£1.78	£1.11	£0.43	£0.09	-£0.25	-£0.96
4	Central urban (100 dph - 100% flats)	100	£1.50	£1.59	£1.21	£0.83	£0.44	£0.24	£0.05	-£0.35	1.00	£1.50	£1.59	£1.21	£0.83	£0.44	£0.24	£0.05	-£0.35
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£1.50	£3.59	£3.17	£2.75	£2.32	£2.11	£1.89	£1.46	1.00	£1.50	£3.59	£3.17	£2.75	£2.32	£2.11	£1.89	£1.46
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£1.50	£3.06	£2.78	£2.50	£2.22	£2.08	£1.93	£1.65	1.00	£1.50	£3.06	£2.78	£2.50	£2.22	£2.08	£1.93	£1.65
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£1.50	£4.29	£3.90	£3.52	£3.15	£2.96	£2.78	£2.42	1.00	£1.50	£4.29	£3.90	£3.52	£3.15	£2.96	£2.78	£2.42
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£1.50	£2.97	£2.62	£2.27	£1.93	£1.76	£1.60	£1.27	1.00	£1.50	£2.97	£2.62	£2.27	£1.93	£1.76	£1.60	£1.27
9	Central urban (100 dph - 100% flats)	30	£0.45	£0.31	£0.19	£0.07	-£0.06	-£0.12	-£0.18	-£0.31	0.30	£1.50	£1.02	£0.62	£0.22	-£0.19	-£0.40	-£0.61	-£1.03
10	Central/ outer central (200dph 100% Flats)	40	£0.30	£0.37	£0.22	£0.07	-£0.08	-£0.16	-£0.23	-£0.39	0.20	£1.50	£1.84	£1.10	£0.36	-£0.40	-£0.79	-£1.17	-£1.95
11	Central (300 dph - 100% flats)	53	£0.26	-£0.07	-£0.26	-£0.46	-£0.65	-£0.75	-£0.85	-£1.04	0.18	£1.50	-£0.39	-£1.50	-£2.62	-£3.73	-£4.28	-£4.84	-£5.95
12	Employment-led MU	145	£1.50	£9.55	£9.04	£8.52	£8.00	£7.74	£7.48	£6.95	1.00	£1.50	£9.55	£9.04	£8.52	£8.00	£7.74	£7.48	£6.95
13	Employment-led MU	160	£12.00	£57.67	£57.09	£56.51	£55.92	£55.62	£55.33	£54.73	8.00	£1.50	£7.21	£7.14	£7.06	£6.99	£6.95	£6.92	£6.84
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£3.00	£8.37	£7.33	£6.27	£5.21	£4.68	£4.14	£3.06	2.00	£1.50	£4.19	£3.66	£3.14	£2.61	£2.34	£2.07	£1.53
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£7.50	£9.03	£8.13	£7.24	£6.38	£5.95	£5.53	£4.70	5.00	£1.50	£1.81	£1.63	£1.45	£1.28	£1.19	£1.11	£0.94
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£4.50	£7.27	£6.44	£5.62	£4.82	£4.42	£4.03	£3.25	3.00	£1.50	£2.42	£2.15	£1.87	£1.61	£1.47	£1.34	£1.08
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£10.50	£10.89	£8.76	£6.61	£4.41	£3.31	£2.19	-£0.05	7.00	£1.50	£1.56	£1.25	£0.94	£0.63	£0.47	£0.31	-£0.01
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£13.50	£18.94	£14.25	£9.52	£4.71	£2.28	-£0.19	-£5.22	9.00	£1.50	£2.10	£1.58	£1.06	£0.52	£0.25	-£0.02	-£0.58
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£15.00	£17.75	£16.12	£14.53	£12.96	£12.19	£11.42	£9.91	10.00	£1.50	£1.78	£1.61	£1.45	£1.30	£1.22	£1.14	£0.99
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£63.75	£63.62	£57.01	£50.50	£44.08	£40.91	£37.76	£31.55	42.50	£1.50	£1.50	£1.34	£1.19	£1.04	£0.96	£0.89	£0.74
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£150.00	£138.39	£123.90	£109.61	£95.54	£88.59	£81.69	£68.05	100.00	£1.50	£1.38	£1.24	£1.10	£0.96	£0.89	£0.82	£0.68
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£262.50	£221.35	£198.13	£175.25	£152.71	£141.57	£130.51	£108.65	175.00	£1.50	£1.26	£1.13	£1.00	£0.87	£0.81	£0.75	£0.62
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£0.84	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	0.56	£1.50	£10.96	£10.96	£10.96	£10.96	£10.96	£10.96	£10.96
24	C3 ECH scheme (60 units)	60	£1.20	-£1.88	-£2.14	-£2.40	-£2.66	-£2.79	-£2.92	-£3.18	0.80	£1.50	-£2.35	-£2.67	-£3.00	-£3.32	-£3.48	-£3.65	-£3.97
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£1.50	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	1.00	£1.50	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£1.50	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	1.00	£1.50	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27
27	Class E (office) central/inner 70% plot ratio - BF	-	£1.50	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	1.00	£1.50	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£1.50	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	1.00	£1.50	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£1.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£1.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£1.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£1.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLV: LOWER VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.75	£2.87	£1.11	-£0.67	-£2.48	-£3.39	-£4.30	-£6.11	1.00	£0.75	£2.87	£1.11	-£0.67	-£2.48	-£3.39	-£4.30	-£6.11
2	Central / urban (300 dph - 100% flats)	300	£0.75	£4.87	£3.87	£2.87	£1.86	£1.35	£0.84	-£0.18	1.00	£0.75	£4.87	£3.87	£2.87	£1.86	£1.35	£0.84	-£0.18
3	Central / urban (200 dph - 100% flats)	200	£0.75	£2.45	£1.78	£1.11	£0.43	£0.09	-£0.25	-£0.96	1.00	£0.75	£2.45	£1.78	£1.11	£0.43	£0.09	-£0.25	-£0.96
4	Central urban (100 dph - 100% flats)	100	£0.75	£1.59	£1.21	£0.83	£0.44	£0.24	£0.05	-£0.35	1.00	£0.75	£1.59	£1.21	£0.83	£0.44	£0.24	£0.05	-£0.35
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.75	£3.59	£3.17	£2.75	£2.32	£2.11	£1.89	£1.46	1.00	£0.75	£3.59	£3.17	£2.75	£2.32	£2.11	£1.89	£1.46
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.75	£3.06	£2.78	£2.50	£2.22	£2.08	£1.93	£1.65	1.00	£0.75	£3.06	£2.78	£2.50	£2.22	£2.08	£1.93	£1.65
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.75	£4.29	£3.90	£3.52	£3.15	£2.96	£2.78	£2.42	1.00	£0.75	£4.29	£3.90	£3.52	£3.15	£2.96	£2.78	£2.42
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.75	£2.97	£2.62	£2.27	£1.93	£1.76	£1.60	£1.27	1.00	£0.75	£2.97	£2.62	£2.27	£1.93	£1.76	£1.60	£1.27
9	Central urban (100 dph - 100% flats)	30	£0.23	£0.31	£0.19	£0.07	-£0.06	-£0.12	-£0.18	-£0.31	0.30	£0.75	£1.02	£0.62	£0.22	-£0.19	-£0.40	-£0.61	-£1.03
10	Central/ outer central (200dph 100% Flats)	40	£0.15	£0.37	£0.22	£0.07	-£0.08	-£0.16	-£0.23	-£0.39	0.20	£0.75	£1.84	£1.10	£0.36	-£0.40	-£0.79	-£1.17	-£1.95
11	Central (300 dph - 100% flats)	53	£0.13	-£0.07	-£0.26	-£0.46	-£0.65	-£0.75	-£0.85	-£1.04	0.18	£0.75	-£0.39	-£1.50	-£2.62	-£3.73	-£4.28	-£4.84	-£5.95
12	Employment-led MU	145	£0.75	£9.55	£9.04	£8.52	£8.00	£7.74	£7.48	£6.95	1.00	£0.75	£9.55	£9.04	£8.52	£8.00	£7.74	£7.48	£6.95
13	Employment-led MU	160	£6.00	£57.67	£57.09	£56.51	£55.92	£55.62	£55.33	£54.73	8.00	£0.75	£7.21	£7.14	£7.06	£6.99	£6.95	£6.92	£6.84
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£1.50	£8.37	£7.33	£6.27	£5.21	£4.68	£4.14	£3.06	2.00	£0.75	£4.19	£3.66	£3.14	£2.61	£2.34	£2.07	£1.53
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£3.75	£9.03	£8.13	£7.24	£6.38	£5.95	£5.53	£4.70	5.00	£0.75	£1.81	£1.63	£1.45	£1.28	£1.19	£1.11	£0.94
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£2.25	£7.27	£6.44	£5.62	£4.82	£4.42	£4.03	£3.25	3.00	£0.75	£2.42	£2.15	£1.87	£1.61	£1.47	£1.34	£1.08
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£5.25	£10.89	£8.76	£6.61	£4.41	£3.31	£2.19	-£0.05	7.00	£0.75	£1.56	£1.25	£0.94	£0.63	£0.47	£0.31	-£0.01
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£6.75	£18.94	£14.25	£9.52	£4.71	£2.28	-£0.19	-£5.22	9.00	£0.75	£2.10	£1.58	£1.06	£0.52	£0.25	-£0.02	-£0.58
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£7.50	£17.75	£16.12	£14.53	£12.96	£12.19	£11.42	£9.91	10.00	£0.75	£1.78	£1.61	£1.45	£1.30	£1.22	£1.14	£0.99
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£31.88	£63.62	£57.01	£50.50	£44.08	£40.91	£37.76	£31.55	42.50	£0.75	£1.50	£1.34	£1.19	£1.04	£0.96	£0.89	£0.74
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£75.00	£138.39	£123.90	£109.61	£95.54	£88.59	£81.69	£68.05	100.00	£0.75	£1.38	£1.24	£1.10	£0.96	£0.89	£0.82	£0.68
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£131.25	£221.35	£198.13	£175.25	£152.71	£141.57	£130.51	£108.65	175.00	£0.75	£1.26	£1.13	£1.00	£0.87	£0.81	£0.75	£0.62
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£0.42	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	0.56	£0.75	£10.96	£10.96	£10.96	£10.96	£10.96	£10.96	£10.96
24	C3 ECH scheme (60 units)	60	£0.60	-£1.88	-£2.14	-£2.40	-£2.66	-£2.79	-£2.92	-£3.18	0.80	£0.75	-£2.35	-£2.67	-£3.00	-£3.32	-£3.48	-£3.65	-£3.97
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.75	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	1.00	£0.75	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.75	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	1.00	£0.75	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27
27	Class E (office) central/inner 70% plot ratio - BF	-	£0.75	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	1.00	£0.75	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£0.75	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	1.00	£0.75	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£0.75	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.75	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£0.75	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.75	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLV: HIGHER GREENFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.25	£2.87	£1.11	-£0.67	-£2.48	-£3.39	-£4.30	-£6.11	1.00	£0.25	£2.87	£1.11	-£0.67	-£2.48	-£3.39	-£4.30	-£6.11
2	Central / urban (300 dph - 100% flats)	300	£0.25	£4.87	£3.87	£2.87	£1.86	£1.35	£0.84	-£0.18	1.00	£0.25	£4.87	£3.87	£2.87	£1.86	£1.35	£0.84	-£0.18
3	Central / urban (200 dph - 100% flats)	200	£0.25	£2.45	£1.78	£1.11	£0.43	£0.09	-£0.25	-£0.96	1.00	£0.25	£2.45	£1.78	£1.11	£0.43	£0.09	-£0.25	-£0.96
4	Central urban (100 dph - 100% flats)	100	£0.25	£1.59	£1.21	£0.83	£0.44	£0.24	£0.05	-£0.35	1.00	£0.25	£1.59	£1.21	£0.83	£0.44	£0.24	£0.05	-£0.35
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.25	£3.59	£3.17	£2.75	£2.32	£2.11	£1.89	£1.46	1.00	£0.25	£3.59	£3.17	£2.75	£2.32	£2.11	£1.89	£1.46
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.25	£3.06	£2.78	£2.50	£2.22	£2.08	£1.93	£1.65	1.00	£0.25	£3.06	£2.78	£2.50	£2.22	£2.08	£1.93	£1.65
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.25	£4.29	£3.90	£3.52	£3.15	£2.96	£2.78	£2.42	1.00	£0.25	£4.29	£3.90	£3.52	£3.15	£2.96	£2.78	£2.42
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.25	£2.97	£2.62	£2.27	£1.93	£1.76	£1.60	£1.27	1.00	£0.25	£2.97	£2.62	£2.27	£1.93	£1.76	£1.60	£1.27
9	Central urban (100 dph - 100% flats)	30	£0.08	£0.31	£0.19	£0.07	-£0.06	-£0.12	-£0.18	-£0.31	0.30	£0.25	£1.02	£0.62	£0.22	-£0.19	-£0.40	-£0.61	-£1.03
10	Central/ outer central (200dph 100% Flats)	40	£0.05	£0.37	£0.22	£0.07	-£0.08	-£0.16	-£0.23	-£0.39	0.20	£0.25	£1.84	£1.10	£0.36	-£0.40	-£0.79	-£1.17	-£1.95
11	Central (300 dph - 100% flats)	53	£0.04	-£0.07	-£0.26	-£0.46	-£0.65	-£0.75	-£0.85	-£1.04	0.18	£0.25	-£0.39	-£1.50	-£2.62	-£3.73	-£4.28	-£4.84	-£5.95
12	Employment-led MU	145	£0.25	£9.55	£9.04	£8.52	£8.00	£7.74	£7.48	£6.95	1.00	£0.25	£9.55	£9.04	£8.52	£8.00	£7.74	£7.48	£6.95
13	Employment-led MU	160	£2.00	£57.67	£57.09	£56.51	£55.92	£55.62	£55.33	£54.73	8.00	£0.25	£7.21	£7.14	£7.06	£6.99	£6.95	£6.92	£6.84
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£0.50	£8.37	£7.33	£6.27	£5.21	£4.68	£4.14	£3.06	2.00	£0.25	£4.19	£3.66	£3.14	£2.61	£2.34	£2.07	£1.53
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£1.25	£9.03	£8.13	£7.24	£6.38	£5.95	£5.53	£4.70	5.00	£0.25	£1.81	£1.63	£1.45	£1.28	£1.19	£1.11	£0.94
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£0.75	£7.27	£6.44	£5.62	£4.82	£4.42	£4.03	£3.25	3.00	£0.25	£2.42	£2.15	£1.87	£1.61	£1.47	£1.34	£1.08
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£1.75	£10.89	£8.76	£6.61	£4.41	£3.31	£2.19	-£0.05	7.00	£0.25	£1.56	£1.25	£0.94	£0.63	£0.47	£0.31	-£0.01
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£2.25	£18.94	£14.25	£9.52	£4.71	£2.28	-£0.19	-£5.22	9.00	£0.25	£2.10	£1.58	£1.06	£0.52	£0.25	-£0.02	-£0.58
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£2.50	£17.75	£16.12	£14.53	£12.96	£12.19	£11.42	£9.91	10.00	£0.25	£1.78	£1.61	£1.45	£1.30	£1.22	£1.14	£0.99
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£10.63	£63.62	£57.01	£50.50	£44.08	£40.91	£37.76	£31.55	42.50	£0.25	£1.50	£1.34	£1.19	£1.04	£0.96	£0.89	£0.74
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£25.00	£138.39	£123.90	£109.61	£95.54	£88.59	£81.69	£68.05	100.00	£0.25	£1.38	£1.24	£1.10	£0.96	£0.89	£0.82	£0.68
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£43.75	£221.35	£198.13	£175.25	£152.71	£141.57	£130.51	£108.65	175.00	£0.25	£1.26	£1.13	£1.00	£0.87	£0.81	£0.75	£0.62
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£0.14	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	0.56	£0.25	£10.96	£10.96	£10.96	£10.96	£10.96	£10.96	£10.96
24	C3 ECH scheme (60 units)	60	£0.20	-£1.88	-£2.14	-£2.40	-£2.66	-£2.79	-£2.92	-£3.18	0.80	£0.25	-£2.35	-£2.67	-£3.00	-£3.32	-£3.48	-£3.65	-£3.97
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.25	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	1.00	£0.25	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.25	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	1.00	£0.25	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27
27	Class E (office) central/inner 70% plot ratio - BF	-	£0.25	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	1.00	£0.25	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£0.25	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	1.00	£0.25	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£0.25	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.25	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£0.25	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.25	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLV: LOWER GREENFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.15	£2.87	£1.11	-£0.67	-£2.48	-£3.39	-£4.30	-£6.11	1.00	£0.15	£2.87	£1.11	-£0.67	-£2.48	-£3.39	-£4.30	-£6.11
2	Central / urban (300 dph - 100% flats)	300	£0.15	£4.87	£3.87	£2.87	£1.86	£1.35	£0.84	-£0.18	1.00	£0.15	£4.87	£3.87	£2.87	£1.86	£1.35	£0.84	-£0.18
3	Central / urban (200 dph - 100% flats)	200	£0.15	£2.45	£1.78	£1.11	£0.43	£0.09	-£0.25	-£0.96	1.00	£0.15	£2.45	£1.78	£1.11	£0.43	£0.09	-£0.25	-£0.96
4	Central urban (100 dph - 100% flats)	100	£0.15	£1.59	£1.21	£0.83	£0.44	£0.24	£0.05	-£0.35	1.00	£0.15	£1.59	£1.21	£0.83	£0.44	£0.24	£0.05	-£0.35
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.15	£3.59	£3.17	£2.75	£2.32	£2.11	£1.89	£1.46	1.00	£0.15	£3.59	£3.17	£2.75	£2.32	£2.11	£1.89	£1.46
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.15	£3.06	£2.78	£2.50	£2.22	£2.08	£1.93	£1.65	1.00	£0.15	£3.06	£2.78	£2.50	£2.22	£2.08	£1.93	£1.65
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.15	£4.29	£3.90	£3.52	£3.15	£2.96	£2.78	£2.42	1.00	£0.15	£4.29	£3.90	£3.52	£3.15	£2.96	£2.78	£2.42
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.15	£2.97	£2.62	£2.27	£1.93	£1.76	£1.60	£1.27	1.00	£0.15	£2.97	£2.62	£2.27	£1.93	£1.76	£1.60	£1.27
9	Central urban (100 dph - 100% flats)	30	£0.05	£0.31	£0.19	£0.07	-£0.06	-£0.12	-£0.18	-£0.31	0.30	£0.15	£1.02	£0.62	£0.22	-£0.19	-£0.40	-£0.61	-£1.03
10	Central/ outer central (200dph 100% Flats)	40	£0.03	£0.37	£0.22	£0.07	-£0.08	-£0.16	-£0.23	-£0.39	0.20	£0.15	£1.84	£1.10	£0.36	-£0.40	-£0.79	-£1.17	-£1.95
11	Central (300 dph - 100% flats)	53	£0.03	-£0.07	-£0.26	-£0.46	-£0.65	-£0.75	-£0.85	-£1.04	0.18	£0.15	-£0.39	-£1.50	-£2.62	-£3.73	-£4.28	-£4.84	-£5.95
12	Employment-led MU	145	£0.15	£9.55	£9.04	£8.52	£8.00	£7.74	£7.48	£6.95	1.00	£0.15	£9.55	£9.04	£8.52	£8.00	£7.74	£7.48	£6.95
13	Employment-led MU	160	£1.20	£57.67	£57.09	£56.51	£55.92	£55.62	£55.33	£54.73	8.00	£0.15	£7.21	£7.14	£7.06	£6.99	£6.95	£6.92	£6.84
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£0.30	£8.37	£7.33	£6.27	£5.21	£4.68	£4.14	£3.06	2.00	£0.15	£4.19	£3.66	£3.14	£2.61	£2.34	£2.07	£1.53
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£0.75	£9.03	£8.13	£7.24	£6.38	£5.95	£5.53	£4.70	5.00	£0.15	£1.81	£1.63	£1.45	£1.28	£1.19	£1.11	£0.94
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£0.45	£7.27	£6.44	£5.62	£4.82	£4.42	£4.03	£3.25	3.00	£0.15	£2.42	£2.15	£1.87	£1.61	£1.47	£1.34	£1.08
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£1.05	£10.89	£8.76	£6.61	£4.41	£3.31	£2.19	-£0.05	7.00	£0.15	£1.56	£1.25	£0.94	£0.63	£0.47	£0.31	-£0.01
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£1.35	£18.94	£14.25	£9.52	£4.71	£2.28	-£0.19	-£5.22	9.00	£0.15	£2.10	£1.58	£1.06	£0.52	£0.25	-£0.02	-£0.58
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£1.50	£17.75	£16.12	£14.53	£12.96	£12.19	£11.42	£9.91	10.00	£0.15	£1.78	£1.61	£1.45	£1.30	£1.22	£1.14	£0.99
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£6.38	£63.62	£57.01	£50.50	£44.08	£40.91	£37.76	£31.55	42.50	£0.15	£1.50	£1.34	£1.19	£1.04	£0.96	£0.89	£0.74
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£15.00	£138.39	£123.90	£109.61	£95.54	£88.59	£81.69	£68.05	100.00	£0.15	£1.38	£1.24	£1.10	£0.96	£0.89	£0.82	£0.68
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£26.25	£221.35	£198.13	£175.25	£152.71	£141.57	£130.51	£108.65	175.00	£0.15	£1.26	£1.13	£1.00	£0.87	£0.81	£0.75	£0.62
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£0.08	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	0.56	£0.15	£10.96	£10.96	£10.96	£10.96	£10.96	£10.96	£10.96
24	C3 ECH scheme (60 units)	60	£0.12	-£1.88	-£2.14	-£2.40	-£2.66	-£2.79	-£2.92	-£3.18	0.80	£0.15	-£2.35	-£2.67	-£3.00	-£3.32	-£3.48	-£3.65	-£3.97
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.15	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	1.00	£0.15	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.15	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	1.00	£0.15	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27
27	Class E (office) central/inner 70% plot ratio - BF	-	£0.15	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	1.00	£0.15	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£0.15	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	1.00	£0.15	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£0.15	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.15	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£0.15	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.15	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

Table 5.1.7: Value Band F: £4,250 per square metre

WEST OF ENGLAND - HIGH LEVEL DELIVERABILITY ASSESSMENT

Sales value (£ psm): £4,250 | AH tenure 63% 12% 25% | CTL + X to run macro (Macro 5)

BLV: HIGHER VALUE BROWNFIELD				Residual land values (£m)							Site area	BLV per ha	Residual land values (£m per hectare)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£2.50	£7.18	£5.41	£3.65	£1.88	£1.00	£0.12	-£1.67	1.00	£2.50	£7.18	£5.41	£3.65	£1.88	£1.00	£0.12	-£1.67
2	Central / urban (300 dph - 100% flats)	300	£2.50	£7.87	£6.84	£5.80	£4.76	£4.23	£3.70	£2.64	1.00	£2.50	£7.87	£6.84	£5.80	£4.76	£4.23	£3.70	£2.64
3	Central / urban (200 dph - 100% flats)	200	£2.50	£4.48	£3.78	£3.08	£2.38	£2.02	£1.67	£0.95	1.00	£2.50	£4.48	£3.78	£3.08	£2.38	£2.02	£1.67	£0.95
4	Central urban (100 dph - 100% flats)	100	£2.50	£2.76	£2.36	£1.95	£1.55	£1.34	£1.14	£0.72	1.00	£2.50	£2.76	£2.36	£1.95	£1.55	£1.34	£1.14	£0.72
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£2.50	£4.93	£4.48	£4.03	£3.58	£3.35	£3.13	£2.67	1.00	£2.50	£4.93	£4.48	£4.03	£3.58	£3.35	£3.13	£2.67
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£2.50	£3.96	£3.67	£3.37	£3.08	£2.93	£2.78	£2.48	1.00	£2.50	£3.96	£3.67	£3.37	£3.08	£2.93	£2.78	£2.48
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£2.50	£5.12	£4.71	£4.29	£3.89	£3.69	£3.49	£3.10	1.00	£2.50	£5.12	£4.71	£4.29	£3.89	£3.69	£3.49	£3.10
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£2.50	£3.71	£3.33	£2.95	£2.58	£2.40	£2.22	£1.86	1.00	£2.50	£3.71	£3.33	£2.95	£2.58	£2.40	£2.22	£1.86
9	Central urban (100 dph - 100% flats)	30	£0.75	£0.69	£0.56	£0.43	£0.30	£0.23	£0.16	£0.03	0.30	£2.50	£2.29	£1.86	£1.43	£0.99	£0.76	£0.54	£0.09
10	Central/ outer central (200dph 100% Flats)	40	£0.50	£0.79	£0.64	£0.48	£0.32	£0.24	£0.17	£0.01	0.20	£2.50	£3.96	£3.18	£2.40	£1.62	£1.22	£0.83	£0.03
11	Central (300 dph - 100% flats)	53	£0.44	£0.40	£0.21	£0.02	-£0.17	-£0.27	-£0.37	-£0.56	0.18	£2.50	£2.30	£1.21	£0.11	-£0.99	-£1.55	-£2.10	-£3.21
12	Employment-led MU	145	£2.50	£11.03	£10.49	£9.96	£9.41	£9.14	£8.87	£8.31	1.00	£2.50	£11.03	£10.49	£9.96	£9.41	£9.14	£8.87	£8.31
13	Employment-led MU	160	£20.00	£59.30	£58.69	£58.08	£57.47	£57.16	£56.85	£56.23	8.00	£2.50	£7.41	£7.34	£7.26	£7.18	£7.14	£7.11	£7.03
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£5.00	£11.44	£10.35	£9.25	£8.14	£7.59	£7.03	£5.91	2.00	£2.50	£5.72	£5.17	£4.62	£4.07	£3.79	£3.51	£2.95
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£12.50	£10.90	£9.93	£8.98	£8.04	£7.57	£7.11	£6.21	5.00	£2.50	£2.18	£1.99	£1.80	£1.61	£1.51	£1.42	£1.24
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£7.50	£9.14	£8.24	£7.36	£6.49	£6.06	£5.63	£4.79	3.00	£2.50	£3.05	£2.75	£2.45	£2.16	£2.02	£1.88	£1.60
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£17.50	£16.96	£14.69	£12.40	£10.09	£8.93	£7.76	£5.41	7.00	£2.50	£2.42	£2.10	£1.77	£1.44	£1.28	£1.11	£0.77
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£22.50	£31.54	£26.68	£21.78	£16.83	£14.34	£11.84	£6.79	9.00	£2.50	£3.50	£2.96	£2.42	£1.87	£1.59	£1.32	£0.75
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£25.00	£21.25	£19.48	£17.74	£16.03	£15.19	£14.36	£12.72	10.00	£2.50	£2.12	£1.95	£1.77	£1.60	£1.52	£1.44	£1.27
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£106.25	£79.26	£72.07	£64.99	£58.02	£54.58	£51.16	£44.41	42.50	£2.50	£1.86	£1.70	£1.53	£1.37	£1.28	£1.20	£1.04
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£250.00	£170.68	£154.96	£139.47	£124.22	£116.68	£109.21	£94.43	100.00	£2.50	£1.71	£1.55	£1.39	£1.24	£1.17	£1.09	£0.94
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£437.50	£272.87	£247.67	£222.85	£198.41	£186.33	£174.35	£150.67	175.00	£2.50	£1.56	£1.42	£1.27	£1.13	£1.06	£1.00	£0.86
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£1.40	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	0.56	£2.50	£10.96	£10.96	£10.96	£10.96	£10.96	£10.96	£10.96
24	C3 ECH scheme (60 units)	60	£2.00	-£1.21	-£1.47	-£1.72	-£1.98	-£2.11	-£2.24	-£2.50	0.80	£2.50	-£1.51	-£1.83	-£2.15	-£2.48	-£2.64	-£2.80	-£3.12
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£2.50	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	1.00	£2.50	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£2.50	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	1.00	£2.50	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27
27	Class E (office) central/inner 70% plot ratio - BF	-	£2.50	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	1.00	£2.50	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£2.50	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	1.00	£2.50	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£2.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£2.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£2.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£2.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLV: MEDIUM VALUE BROWNFIELD				Residual land values (£m)							Site area	BLV per ha	Residual land values (£m per hectare)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£1.50	£7.18	£5.41	£3.65	£1.88	£1.00	£0.12	-£1.67	1.00	£1.50	£7.18	£5.41	£3.65	£1.88	£1.00	£0.12	-£1.67
2	Central / urban (300 dph - 100% flats)	300	£1.50	£7.87	£6.84	£5.80	£4.76	£4.23	£3.70	£2.64	1.00	£1.50	£7.87	£6.84	£5.80	£4.76	£4.23	£3.70	£2.64
3	Central / urban (200 dph - 100% flats)	200	£1.50	£4.48	£3.78	£3.08	£2.38	£2.02	£1.67	£0.95	1.00	£1.50	£4.48	£3.78	£3.08	£2.38	£2.02	£1.67	£0.95
4	Central urban (100 dph - 100% flats)	100	£1.50	£2.76	£2.36	£1.95	£1.55	£1.34	£1.14	£0.72	1.00	£1.50	£2.76	£2.36	£1.95	£1.55	£1.34	£1.14	£0.72
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£1.50	£4.93	£4.48	£4.03	£3.58	£3.35	£3.13	£2.67	1.00	£1.50	£4.93	£4.48	£4.03	£3.58	£3.35	£3.13	£2.67
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£1.50	£3.96	£3.67	£3.37	£3.08	£2.93	£2.78	£2.48	1.00	£1.50	£3.96	£3.67	£3.37	£3.08	£2.93	£2.78	£2.48
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£1.50	£5.12	£4.71	£4.29	£3.89	£3.69	£3.49	£3.10	1.00	£1.50	£5.12	£4.71	£4.29	£3.89	£3.69	£3.49	£3.10
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£1.50	£3.71	£3.33	£2.95	£2.58	£2.40	£2.22	£1.86	1.00	£1.50	£3.71	£3.33	£2.95	£2.58	£2.40	£2.22	£1.86
9	Central urban (100 dph - 100% flats)	30	£0.45	£0.69	£0.56	£0.43	£0.30	£0.23	£0.16	£0.03	0.30	£1.50	£2.29	£1.86	£1.43	£0.99	£0.76	£0.54	£0.09
10	Central/ outer central (200dph 100% Flats)	40	£0.30	£0.79	£0.64	£0.48	£0.32	£0.24	£0.17	£0.01	0.20	£1.50	£3.96	£3.18	£2.40	£1.62	£1.22	£0.83	£0.03
11	Central (300 dph - 100% flats)	53	£0.26	£0.40	£0.21	£0.02	-£0.17	-£0.27	-£0.37	-£0.56	0.18	£1.50	£2.30	£1.21	£0.11	-£0.99	-£1.55	-£2.10	-£3.21
12	Employment-led MU	145	£1.50	£11.03	£10.49	£9.96	£9.41	£9.14	£8.87	£8.31	1.00	£1.50	£11.03	£10.49	£9.96	£9.41	£9.14	£8.87	£8.31
13	Employment-led MU	160	£12.00	£59.30	£58.69	£58.08	£57.47	£57.16	£56.85	£56.23	8.00	£1.50	£7.41	£7.34	£7.26	£7.18	£7.14	£7.11	£7.03
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£3.00	£11.44	£10.35	£9.25	£8.14	£7.59	£7.03	£5.91	2.00	£1.50	£5.72	£5.17	£4.62	£4.07	£3.79	£3.51	£2.95
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£7.50	£10.90	£9.93	£8.98	£8.04	£7.57	£7.11	£6.21	5.00	£1.50	£2.18	£1.99	£1.80	£1.61	£1.51	£1.42	£1.24
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£4.50	£9.14	£8.24	£7.36	£6.49	£6.06	£5.63	£4.79	3.00	£1.50	£3.05	£2.75	£2.45	£2.16	£2.02	£1.88	£1.60
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£10.50	£16.96	£14.69	£12.40	£10.09	£8.93	£7.76	£5.41	7.00	£1.50	£2.42	£2.10	£1.77	£1.44	£1.28	£1.11	£0.77
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£13.50	£31.54	£26.68	£21.78	£16.83	£14.34	£11.84	£6.79	9.00	£1.50	£3.50	£2.96	£2.42	£1.87	£1.59	£1.32	£0.75
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£15.00	£21.25	£19.48	£17.74	£16.03	£15.19	£14.36	£12.72	10.00	£1.50	£2.12	£1.95	£1.77	£1.60	£1.52	£1.44	£1.27
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£63.75	£79.26	£72.07	£64.99	£58.02	£54.58	£51.16	£44.41	42.50	£1.50	£1.86	£1.70	£1.53	£1.37	£1.28	£1.20	£1.04
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£150.00	£170.68	£154.96	£139.47	£124.22	£116.68	£109.21	£94.43	100.00	£1.50	£1.71	£1.55	£1.39	£1.24	£1.17	£1.09	£0.94
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£262.50	£272.87	£247.67	£222.85	£198.41	£186.33	£174.35	£150.67	175.00	£1.50	£1.56	£1.42	£1.27	£1.13	£1.06	£1.00	£0.86
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£0.84	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	0.56	£1.50	£10.96	£10.96	£10.96	£10.96	£10.96	£10.96	£10.96
24	C3 ECH scheme (60 units)	60	£1.20	-£1.21	-£1.47	-£1.72	-£1.98	-£2.11	-£2.24	-£2.50	0.80	£1.50	-£1.51	-£1.83	-£2.15	-£2.48	-£2.64	-£2.80	-£3.12
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£1.50	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	1.00	£1.50	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£1.50	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	1.00	£1.50	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27
27	Class E (office) central/inner 70% plot ratio - BF	-	£1.50	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	1.00	£1.50	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£1.50	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	1.00	£1.50	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£1.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£1.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£1.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£1.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLV: LOWER VALUE BROWNFIELD				Residual land values (£m)							Site area	BLV per ha	Residual land values (£m per hectare)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.75	£7.18	£5.41	£3.65	£1.88	£1.00	£0.12	-£1.67	1.00	£0.75	£7.18	£5.41	£3.65	£1.88	£1.00	£0.12	-£1.67
2	Central / urban (300 dph - 100% flats)	300	£0.75	£7.87	£6.84	£5.80	£4.76	£4.23	£3.70	£2.64	1.00	£0.75	£7.87	£6.84	£5.80	£4.76	£4.23	£3.70	£2.64
3	Central / urban (200 dph - 100% flats)	200	£0.75	£4.48	£3.78	£3.08	£2.38	£2.02	£1.67	£0.95	1.00	£0.75	£4.48	£3.78	£3.08	£2.38	£2.02	£1.67	£0.95
4	Central urban (100 dph - 100% flats)	100	£0.75	£2.76	£2.36	£1.95	£1.55	£1.34	£1.14	£0.72	1.00	£0.75	£2.76	£2.36	£1.95	£1.55	£1.34	£1.14	£0.72
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.75	£4.93	£4.48	£4.03	£3.58	£3.35	£3.13	£2.67	1.00	£0.75	£4.93	£4.48	£4.03	£3.58	£3.35	£3.13	£2.67
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.75	£3.96	£3.67	£3.37	£3.08	£2.93	£2.78	£2.48	1.00	£0.75	£3.96	£3.67	£3.37	£3.08	£2.93	£2.78	£2.48
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.75	£5.12	£4.71	£4.29	£3.89	£3.69	£3.49	£3.10	1.00	£0.75	£5.12	£4.71	£4.29	£3.89	£3.69	£3.49	£3.10
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.75	£3.71	£3.33	£2.95	£2.58	£2.40	£2.22	£1.86	1.00	£0.75	£3.71	£3.33	£2.95	£2.58	£2.40	£2.22	£1.86
9	Central urban (100 dph - 100% flats)	30	£0.23	£0.69	£0.56	£0.43	£0.30	£0.23	£0.16	£0.03	0.30	£0.75	£2.29	£1.86	£1.43	£0.99	£0.76	£0.54	£0.09
10	Central/ outer central (200dph 100% Flats)	40	£0.15	£0.79	£0.64	£0.48	£0.32	£0.24	£0.17	£0.01	0.20	£0.75	£3.96	£3.18	£2.40	£1.62	£1.22	£0.83	£0.03
11	Central (300 dph - 100% flats)	53	£0.13	£0.40	£0.21	£0.02	-£0.17	-£0.27	-£0.37	-£0.56	0.18	£0.75	£2.30	£1.21	£0.11	-£0.99	-£1.55	-£2.10	-£3.21
12	Employment-led MU	145	£0.75	£11.03	£10.49	£9.96	£9.41	£9.14	£8.87	£8.31	1.00	£0.75	£11.03	£10.49	£9.96	£9.41	£9.14	£8.87	£8.31
13	Employment-led MU	160	£6.00	£59.30	£58.69	£58.08	£57.47	£57.16	£56.85	£56.23	8.00	£0.75	£7.41	£7.34	£7.26	£7.18	£7.14	£7.11	£7.03
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£1.50	£11.44	£10.35	£9.25	£8.14	£7.59	£7.03	£5.91	2.00	£0.75	£5.72	£5.17	£4.62	£4.07	£3.79	£3.51	£2.95
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£3.75	£10.90	£9.93	£8.98	£8.04	£7.57	£7.11	£6.21	5.00	£0.75	£2.18	£1.99	£1.80	£1.61	£1.51	£1.42	£1.24
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£2.25	£9.14	£8.24	£7.36	£6.49	£6.06	£5.63	£4.79	3.00	£0.75	£3.05	£2.75	£2.45	£2.16	£2.02	£1.88	£1.60
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£5.25	£16.96	£14.69	£12.40	£10.09	£8.93	£7.76	£5.41	7.00	£0.75	£2.42	£2.10	£1.77	£1.44	£1.28	£1.11	£0.77
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£6.75	£31.54	£26.68	£21.78	£16.83	£14.34	£11.84	£6.79	9.00	£0.75	£3.50	£2.96	£2.42	£1.87	£1.59	£1.32	£0.75
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£7.50	£21.25	£19.48	£17.74	£16.03	£15.19	£14.36	£12.72	10.00	£0.75	£2.12	£1.95	£1.77	£1.60	£1.52	£1.44	£1.27
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£31.88	£79.26	£72.07	£64.99	£58.02	£54.58	£51.16	£44.41	42.50	£0.75	£1.86	£1.70	£1.53	£1.37	£1.28	£1.20	£1.04
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£75.00	£170.68	£154.96	£139.47	£124.22	£116.68	£109.21	£94.43	100.00	£0.75	£1.71	£1.55	£1.39	£1.24	£1.17	£1.09	£0.94
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£131.25	£272.87	£247.67	£222.85	£198.41	£186.33	£174.35	£150.67	175.00	£0.75	£1.56	£1.42	£1.27	£1.13	£1.06	£1.00	£0.86
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£0.42	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	0.56	£0.75	£10.96	£10.96	£10.96	£10.96	£10.96	£10.96	£10.96
24	C3 ECH scheme (60 units)	60	£0.60	-£1.21	-£1.47	-£1.72	-£1.98	-£2.11	-£2.24	-£2.50	0.80	£0.75	-£1.51	-£1.83	-£2.15	-£2.48	-£2.64	-£2.80	-£3.12
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.75	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	1.00	£0.75	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.75	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	1.00	£0.75	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27
27	Class E (office) central/inner 70% plot ratio - BF	-	£0.75	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	1.00	£0.75	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£0.75	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	1.00	£0.75	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£0.75	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.75	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£0.75	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.75	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLV: HIGHER GREENFIELD				Residual land values (£m)							Site area	BLV per ha	Residual land values (£m per hectare)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.25	£7.18	£5.41	£3.65	£1.88	£1.00	£0.12	-£1.67	1.00	£0.25	£7.18	£5.41	£3.65	£1.88	£1.00	£0.12	-£1.67
2	Central / urban (300 dph - 100% flats)	300	£0.25	£7.87	£6.84	£5.80	£4.76	£4.23	£3.70	£2.64	1.00	£0.25	£7.87	£6.84	£5.80	£4.76	£4.23	£3.70	£2.64
3	Central / urban (200 dph - 100% flats)	200	£0.25	£4.48	£3.78	£3.08	£2.38	£2.02	£1.67	£0.95	1.00	£0.25	£4.48	£3.78	£3.08	£2.38	£2.02	£1.67	£0.95
4	Central urban (100 dph - 100% flats)	100	£0.25	£2.76	£2.36	£1.95	£1.55	£1.34	£1.14	£0.72	1.00	£0.25	£2.76	£2.36	£1.95	£1.55	£1.34	£1.14	£0.72
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.25	£4.93	£4.48	£4.03	£3.58	£3.35	£3.13	£2.67	1.00	£0.25	£4.93	£4.48	£4.03	£3.58	£3.35	£3.13	£2.67
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.25	£3.96	£3.67	£3.37	£3.08	£2.93	£2.78	£2.48	1.00	£0.25	£3.96	£3.67	£3.37	£3.08	£2.93	£2.78	£2.48
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.25	£5.12	£4.71	£4.29	£3.89	£3.69	£3.49	£3.10	1.00	£0.25	£5.12	£4.71	£4.29	£3.89	£3.69	£3.49	£3.10
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.25	£3.71	£3.33	£2.95	£2.58	£2.40	£2.22	£1.86	1.00	£0.25	£3.71	£3.33	£2.95	£2.58	£2.40	£2.22	£1.86
9	Central urban (100 dph - 100% flats)	30	£0.08	£0.69	£0.56	£0.43	£0.30	£0.23	£0.16	£0.03	0.30	£0.25	£2.29	£1.86	£1.43	£0.99	£0.76	£0.54	£0.09
10	Central/ outer central (200dph 100% Flats)	40	£0.05	£0.79	£0.64	£0.48	£0.32	£0.24	£0.17	£0.01	0.20	£0.25	£3.96	£3.18	£2.40	£1.62	£1.22	£0.83	£0.03
11	Central (300 dph - 100% flats)	53	£0.04	£0.40	£0.21	£0.02	-£0.17	-£0.27	-£0.37	-£0.56	0.18	£0.25	£2.30	£1.21	£0.11	-£0.99	-£1.55	-£2.10	-£3.21
12	Employment-led MU	145	£0.25	£11.03	£10.49	£9.96	£9.41	£9.14	£8.87	£8.31	1.00	£0.25	£11.03	£10.49	£9.96	£9.41	£9.14	£8.87	£8.31
13	Employment-led MU	160	£2.00	£59.30	£58.69	£58.08	£57.47	£57.16	£56.85	£56.23	8.00	£0.25	£7.41	£7.34	£7.26	£7.18	£7.14	£7.11	£7.03
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£0.50	£11.44	£10.35	£9.25	£8.14	£7.59	£7.03	£5.91	2.00	£0.25	£5.72	£5.17	£4.62	£4.07	£3.79	£3.51	£2.95
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£1.25	£10.90	£9.93	£8.98	£8.04	£7.57	£7.11	£6.21	5.00	£0.25	£2.18	£1.99	£1.80	£1.61	£1.51	£1.42	£1.24
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£0.75	£9.14	£8.24	£7.36	£6.49	£6.06	£5.63	£4.79	3.00	£0.25	£3.05	£2.75	£2.45	£2.16	£2.02	£1.88	£1.60
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£1.75	£16.96	£14.69	£12.40	£10.09	£8.93	£7.76	£5.41	7.00	£0.25	£2.42	£2.10	£1.77	£1.44	£1.28	£1.11	£0.77
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£2.25	£31.54	£26.68	£21.78	£16.83	£14.34	£11.84	£6.79	9.00	£0.25	£3.50	£2.96	£2.42	£1.87	£1.59	£1.32	£0.75
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£2.50	£21.25	£19.48	£17.74	£16.03	£15.19	£14.36	£12.72	10.00	£0.25	£2.12	£1.95	£1.77	£1.60	£1.52	£1.44	£1.27
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£10.63	£79.26	£72.07	£64.99	£58.02	£54.58	£51.16	£44.41	42.50	£0.25	£1.86	£1.70	£1.53	£1.37	£1.28	£1.20	£1.04
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£25.00	£170.68	£154.96	£139.47	£124.22	£116.68	£109.21	£94.43	100.00	£0.25	£1.71	£1.55	£1.39	£1.24	£1.17	£1.09	£0.94
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£43.75	£272.87	£247.67	£222.85	£198.41	£186.33	£174.35	£150.67	175.00	£0.25	£1.56	£1.42	£1.27	£1.13	£1.06	£1.00	£0.86
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£0.14	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	0.56	£0.25	£10.96	£10.96	£10.96	£10.96	£10.96	£10.96	£10.96
24	C3 ECH scheme (60 units)	60	£0.20	-£1.21	-£1.47	-£1.72	-£1.98	-£2.11	-£2.24	-£2.50	0.80	£0.25	-£1.51	-£1.83	-£2.15	-£2.48	-£2.64	-£2.80	-£3.12
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.25	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	1.00	£0.25	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.25	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	1.00	£0.25	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27
27	Class E (office) central/inner 70% plot ratio - BF	-	£0.25	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	1.00	£0.25	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£0.25	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	1.00	£0.25	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£0.25	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.25	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£0.25	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.25	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLV: LOWER GREENFIELD				Residual land values (£m)							Site area	BLV per ha	Residual land values (£m per hectare)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.15	£7.18	£5.41	£3.65	£1.88	£1.00	£0.12	-£1.67	1.00	£0.15	£7.18	£5.41	£3.65	£1.88	£1.00	£0.12	-£1.67
2	Central / urban (300 dph - 100% flats)	300	£0.15	£7.87	£6.84	£5.80	£4.76	£4.23	£3.70	£2.64	1.00	£0.15	£7.87	£6.84	£5.80	£4.76	£4.23	£3.70	£2.64
3	Central / urban (200 dph - 100% flats)	200	£0.15	£4.48	£3.78	£3.08	£2.38	£2.02	£1.67	£0.95	1.00	£0.15	£4.48	£3.78	£3.08	£2.38	£2.02	£1.67	£0.95
4	Central urban (100 dph - 100% flats)	100	£0.15	£2.76	£2.36	£1.95	£1.55	£1.34	£1.14	£0.72	1.00	£0.15	£2.76	£2.36	£1.95	£1.55	£1.34	£1.14	£0.72
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.15	£4.93	£4.48	£4.03	£3.58	£3.35	£3.13	£2.67	1.00	£0.15	£4.93	£4.48	£4.03	£3.58	£3.35	£3.13	£2.67
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.15	£3.96	£3.67	£3.37	£3.08	£2.93	£2.78	£2.48	1.00	£0.15	£3.96	£3.67	£3.37	£3.08	£2.93	£2.78	£2.48
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.15	£5.12	£4.71	£4.29	£3.89	£3.69	£3.49	£3.10	1.00	£0.15	£5.12	£4.71	£4.29	£3.89	£3.69	£3.49	£3.10
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.15	£3.71	£3.33	£2.95	£2.58	£2.40	£2.22	£1.86	1.00	£0.15	£3.71	£3.33	£2.95	£2.58	£2.40	£2.22	£1.86
9	Central urban (100 dph - 100% flats)	30	£0.05	£0.69	£0.56	£0.43	£0.30	£0.23	£0.16	£0.03	0.30	£0.15	£2.29	£1.86	£1.43	£0.99	£0.76	£0.54	£0.09
10	Central/ outer central (200dph 100% Flats)	40	£0.03	£0.79	£0.64	£0.48	£0.32	£0.24	£0.17	£0.01	0.20	£0.15	£3.96	£3.18	£2.40	£1.62	£1.22	£0.83	£0.03
11	Central (300 dph - 100% flats)	53	£0.03	£0.40	£0.21	£0.02	-£0.17	-£0.27	-£0.37	-£0.56	0.18	£0.15	£2.30	£1.21	£0.11	-£0.99	-£1.55	-£2.10	-£3.21
12	Employment-led MU	145	£0.15	£11.03	£10.49	£9.96	£9.41	£9.14	£8.87	£8.31	1.00	£0.15	£11.03	£10.49	£9.96	£9.41	£9.14	£8.87	£8.31
13	Employment-led MU	160	£1.20	£59.30	£58.69	£58.08	£57.47	£57.16	£56.85	£56.23	8.00	£0.15	£7.41	£7.34	£7.26	£7.18	£7.14	£7.11	£7.03
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£0.30	£11.44	£10.35	£9.25	£8.14	£7.59	£7.03	£5.91	2.00	£0.15	£5.72	£5.17	£4.62	£4.07	£3.79	£3.51	£2.95
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£0.75	£10.90	£9.93	£8.98	£8.04	£7.57	£7.11	£6.21	5.00	£0.15	£2.18	£1.99	£1.80	£1.61	£1.51	£1.42	£1.24
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£0.45	£9.14	£8.24	£7.36	£6.49	£6.06	£5.63	£4.79	3.00	£0.15	£3.05	£2.75	£2.45	£2.16	£2.02	£1.88	£1.60
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£1.05	£16.96	£14.69	£12.40	£10.09	£8.93	£7.76	£5.41	7.00	£0.15	£2.42	£2.10	£1.77	£1.44	£1.28	£1.11	£0.77
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£1.35	£31.54	£26.68	£21.78	£16.83	£14.34	£11.84	£6.79	9.00	£0.15	£3.50	£2.96	£2.42	£1.87	£1.59	£1.32	£0.75
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£1.50	£21.25	£19.48	£17.74	£16.03	£15.19	£14.36	£12.72	10.00	£0.15	£2.12	£1.95	£1.77	£1.60	£1.52	£1.44	£1.27
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£6.38	£79.26	£72.07	£64.99	£58.02	£54.58	£51.16	£44.41	42.50	£0.15	£1.86	£1.70	£1.53	£1.37	£1.28	£1.20	£1.04
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£15.00	£170.68	£154.96	£139.47	£124.22	£116.68	£109.21	£94.43	100.00	£0.15	£1.71	£1.55	£1.39	£1.24	£1.17	£1.09	£0.94
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£26.25	£272.87	£247.67	£222.85	£198.41	£186.33	£174.35	£150.67	175.00	£0.15	£1.56	£1.42	£1.27	£1.13	£1.06	£1.00	£0.86
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£0.08	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	0.56	£0.15	£10.96	£10.96	£10.96	£10.96	£10.96	£10.96	£10.96
24	C3 ECH scheme (60 units)	60	£0.12	-£1.21	-£1.47	-£1.72	-£1.98	-£2.11	-£2.24	-£2.50	0.80	£0.15	-£1.51	-£1.83	-£2.15	-£2.48	-£2.64	-£2.80	-£3.12
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.15	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	1.00	£0.15	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.15	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	1.00	£0.15	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27
27	Class E (office) central/inner 70% plot ratio - BF	-	£0.15	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	1.00	£0.15	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£0.15	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	1.00	£0.15	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£0.15	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.15	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£0.15	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.15	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLVs	BLV per ha
Higher value brownfield	£2,500,000
Medium value brownfield	£1,500,000
Lower value brownfield	£750,000
Higher value greenfield	£250,000
Lower value greenfield	£150,000

BLVs incorporate 20% premium

Key	
Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BLV:	£X.XX

BNP PARIBAS REAL ESTATE

Table 5.1.8: Value Band G: £4,500 per square metre

WEST OF ENGLAND - HIGH LEVEL DELIVERABILITY ASSESSMENT

Sales value (£ psm): £4,500 | AH tenure 63% 12% 25% | CTL + X to run macro (Macro 5)

BLVs	BLV per ha
Higher value brownfield	£2,500,000
Medium value brownfield	£1,500,000
Lower value brownfield	£750,000
Higher value greenfield	£250,000
Lower value greenfield	£150,000

BLVs incorporate 20% premium

Key

Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BLV:	£X.XX

BLV: HIGHER VALUE BROWNFIELD

				Residual land values (£m)							Site area	BLV per ha	Residual land values (£m per hectare)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£2.50	£11.59	£9.82	£8.04	£6.27	£5.39	£4.50	£2.73	1.00	£2.50	£11.59	£9.82	£8.04	£6.27	£5.39	£4.50	£2.73
2	Central / urban (300 dph - 100% flats)	300	£2.50	£11.30	£10.24	£9.16	£8.08	£7.54	£6.99	£5.89	1.00	£2.50	£11.30	£10.24	£9.16	£8.08	£7.54	£6.99	£5.89
3	Central / urban (200 dph - 100% flats)	200	£2.50	£6.51	£5.79	£5.07	£4.34	£3.97	£3.60	£2.86	1.00	£2.50	£6.51	£5.79	£5.07	£4.34	£3.97	£3.60	£2.86
4	Central urban (100 dph - 100% flats)	100	£2.50	£4.02	£3.60	£3.18	£2.75	£2.54	£2.32	£1.89	1.00	£2.50	£4.02	£3.60	£3.18	£2.75	£2.54	£2.32	£1.89
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£2.50	£6.12	£5.64	£5.18	£4.72	£4.48	£4.24	£3.76	1.00	£2.50	£6.12	£5.64	£5.18	£4.72	£4.48	£4.24	£3.76
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£2.50	£4.69	£4.39	£4.09	£3.78	£3.63	£3.47	£3.16	1.00	£2.50	£4.69	£4.39	£4.09	£3.78	£3.63	£3.47	£3.16
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£2.50	£5.82	£5.37	£4.93	£4.49	£4.28	£4.06	£3.64	1.00	£2.50	£5.82	£5.37	£4.93	£4.49	£4.28	£4.06	£3.64
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£2.50	£4.33	£3.92	£3.51	£3.11	£2.91	£2.72	£2.33	1.00	£2.50	£4.33	£3.92	£3.51	£3.11	£2.91	£2.72	£2.33
9	Central urban (100 dph - 100% flats)	30	£0.75	£0.99	£0.85	£0.72	£0.58	£0.51	£0.43	£0.29	0.30	£2.50	£3.30	£2.84	£2.38	£1.92	£1.68	£1.45	£0.97
10	Central/ outer central (200dph 100% Flats)	40	£0.50	£1.12	£0.96	£0.80	£0.64	£0.56	£0.48	£0.31	0.20	£2.50	£5.62	£4.82	£4.01	£3.20	£2.79	£2.38	£1.55
11	Central (300 dph - 100% flats)	53	£0.44	£0.77	£0.57	£0.38	£0.19	£0.09	-£0.00	-£0.20	0.18	£2.50	£4.38	£3.28	£2.18	£1.08	£0.53	-£0.02	-£1.13
12	Employment-led MU	145	£2.50	£15.96	£15.41	£14.85	£14.28	£13.99	£13.69	£13.11	1.00	£2.50	£15.96	£15.41	£14.85	£14.28	£13.99	£13.69	£13.11
13	Employment-led MU	160	£20.00	£85.26	£84.64	£84.00	£83.37	£83.05	£82.72	£82.08	8.00	£2.50	£10.66	£10.58	£10.50	£10.42	£10.38	£10.34	£10.26
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£5.00	£15.55	£14.42	£13.28	£12.14	£11.56	£10.98	£9.81	2.00	£2.50	£7.78	£7.21	£6.64	£6.07	£5.78	£5.49	£4.91
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£12.50	£13.16	£12.11	£11.09	£10.08	£9.59	£9.09	£8.12	5.00	£2.50	£2.63	£2.42	£2.22	£2.02	£1.92	£1.82	£1.62
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£7.50	£10.70	£9.74	£8.79	£7.85	£7.39	£6.93	£6.02	3.00	£2.50	£3.57	£3.25	£2.93	£2.62	£2.46	£2.31	£2.01
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£17.50	£23.41	£21.05	£18.67	£16.27	£15.06	£13.84	£11.38	7.00	£2.50	£3.34	£3.01	£2.67	£2.32	£2.15	£1.98	£1.63
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£22.50	£43.37	£38.37	£33.33	£28.24	£25.68	£23.10	£17.91	9.00	£2.50	£4.82	£4.26	£3.70	£3.14	£2.85	£2.57	£1.99
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£25.00	£25.93	£24.03	£22.15	£20.31	£19.41	£18.51	£16.74	10.00	£2.50	£2.59	£2.40	£2.22	£2.03	£1.94	£1.85	£1.67
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£106.25	£95.22	£87.49	£79.87	£72.36	£68.65	£64.96	£57.67	42.50	£2.50	£2.24	£2.06	£1.88	£1.70	£1.62	£1.53	£1.36
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£250.00	£203.49	£186.60	£169.95	£153.54	£145.42	£137.37	£121.44	100.00	£2.50	£2.03	£1.87	£1.70	£1.54	£1.45	£1.37	£1.21
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£437.50	£325.33	£298.27	£271.59	£245.30	£232.29	£219.39	£193.86	175.00	£2.50	£1.86	£1.70	£1.55	£1.40	£1.33	£1.25	£1.11
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£1.40	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	0.56	£2.50	£12.86	£12.86	£12.86	£12.86	£12.86	£12.86	£12.86
24	C3 ECH scheme (60 units)	60	£2.00	-£0.71	-£0.97	-£1.23	-£1.48	-£1.61	-£1.74	-£2.00	0.80	£2.50	-£0.89	-£1.21	-£1.53	-£1.85	-£2.01	-£2.17	-£2.49
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£2.50	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	1.00	£2.50	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£2.50	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	1.00	£2.50	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69
27	Class E (office) central/inner 70% plot ratio - BF	-	£2.50	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	1.00	£2.50	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£2.50	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	1.00	£2.50	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£2.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£2.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£2.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£2.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLV: MEDIUM VALUE BROWNFIELD

				Residual land values (£m)							Site area	BLV per ha	Residual land values (£m per hectare)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£1.50	£11.59	£9.82	£8.04	£6.27	£5.39	£4.50	£2.73	1.00	£1.50	£11.59	£9.82	£8.04	£6.27	£5.39	£4.50	£2.73
2	Central / urban (300 dph - 100% flats)	300	£1.50	£11.30	£10.24	£9.16	£8.08	£7.54	£6.99	£5.89	1.00	£1.50	£11.30	£10.24	£9.16	£8.08	£7.54	£6.99	£5.89
3	Central / urban (200 dph - 100% flats)	200	£1.50	£6.51	£5.79	£5.07	£4.34	£3.97	£3.60	£2.86	1.00	£1.50	£6.51	£5.79	£5.07	£4.34	£3.97	£3.60	£2.86
4	Central urban (100 dph - 100% flats)	100	£1.50	£4.02	£3.60	£3.18	£2.75	£2.54	£2.32	£1.89	1.00	£1.50	£4.02	£3.60	£3.18	£2.75	£2.54	£2.32	£1.89
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£1.50	£6.12	£5.64	£5.18	£4.72	£4.48	£4.24	£3.76	1.00	£1.50	£6.12	£5.64	£5.18	£4.72	£4.48	£4.24	£3.76
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£1.50	£4.69	£4.39	£4.09	£3.78	£3.63	£3.47	£3.16	1.00	£1.50	£4.69	£4.39	£4.09	£3.78	£3.63	£3.47	£3.16
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£1.50	£5.82	£5.37	£4.93	£4.49	£4.28	£4.06	£3.64	1.00	£1.50	£5.82	£5.37	£4.93	£4.49	£4.28	£4.06	£3.64
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£1.50	£4.33	£3.92	£3.51	£3.11	£2.91	£2.72	£2.33	1.00	£1.50	£4.33	£3.92	£3.51	£3.11	£2.91	£2.72	£2.33
9	Central urban (100 dph - 100% flats)	30	£0.45	£0.99	£0.85	£0.72	£0.58	£0.51	£0.43	£0.29	0.30	£1.50	£3.30	£2.84	£2.38	£1.92	£1.68	£1.45	£0.97
10	Central/ outer central (200dph 100% Flats)	40	£0.30	£1.12	£0.96	£0.80	£0.64	£0.56	£0.48	£0.31	0.20	£1.50	£5.62	£4.82	£4.01	£3.20	£2.79	£2.38	£1.55
11	Central (300 dph - 100% flats)	53	£0.26	£0.77	£0.57	£0.38	£0.19	£0.09	-£0.00	-£0.20	0.18	£1.50	£4.38	£3.28	£2.18	£1.08	£0.53	-£0.02	-£1.13
12	Employment-led MU	145	£1.50	£15.96	£15.41	£14.85	£14.28	£13.99	£13.69	£13.11	1.00	£1.50	£15.96	£15.41	£14.85	£14.28	£13.99	£13.69	£13.11
13	Employment-led MU	160	£12.00	£85.26	£84.64	£84.00	£83.37	£83.05	£82.72	£82.08	8.00	£1.50	£10.66	£10.58	£10.50	£10.42	£10.38	£10.34	£10.26
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£3.00	£15.55	£14.42	£13.28	£12.14	£11.56	£10.98	£9.81	2.00	£1.50	£7.78	£7.21	£6.64	£6.07	£5.78	£5.49	£4.91
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£7.50	£13.16	£12.11	£11.09	£10.08	£9.59	£9.09	£8.12	5.00	£1.50	£2.63	£2.42	£2.22	£2.02	£1.92	£1.82	£1.62
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£4.50	£10.70	£9.74	£8.79	£7.85	£7.39	£6.93	£6.02	3.00	£1.50	£3.57	£3.25	£2.93	£2.62	£2.46	£2.31	£2.01
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£10.50	£23.41	£21.05	£18.67	£16.27	£15.06	£13.84	£11.38	7.00	£1.50	£3.34	£3.01	£2.67	£2.32	£2.15	£1.98	£1.63
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£13.50	£43.37	£38.37	£33.33	£28.24	£25.68	£23.10	£17.91	9.00	£1.50	£4.82	£4.26	£3.70	£3.14	£2.85	£2.57	£1.99
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£15.00	£25.93	£24.03	£22.15	£20.31	£19.41	£18.51	£16.74	10.00	£1.50	£2.59	£2.40	£2.22	£2.03	£1.94	£1.85	£1.67
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£63.75	£95.22	£87.49	£79.87	£72.36	£68.65	£64.96	£57.67	42.50	£1.50	£2.24	£2.06	£1.88	£1.70	£1.62	£1.53	£1.36
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£150.00	£203.49	£186.60	£169.95	£153.54	£145.42	£137.37	£121.44	100.00	£1.50	£2.03	£1.87	£1.70	£1.54	£1.45	£1.37	£1.21
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£262.50	£325.33	£298.27	£271.59	£245.30	£232.29	£219.39	£193.86	175.00	£1.50	£1.86	£1.70	£1.55	£1.40	£1.33	£1.25	£1.11
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£0.84	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	0.56	£1.50	£12.86	£12.86	£12.86	£12.86	£12.86	£12.86	£12.86
24	C3 ECH scheme (60 units)	60	£1.20	-£0.71	-£0.97	-£1.23	-£1.48	-£1.61	-£1.74	-£2.00	0.80	£1.50	-£0.89	-£1.21	-£1.53	-£1.85	-£2.01	-£2.17	-£2.49
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£1.50	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	1.00	£1.50	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£1.50	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	1.00	£1.50	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69
27	Class E (office) central/inner 70% plot ratio - BF	-	£1.50	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	1.00	£1.50	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£1.50	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	1.00	£1.50	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£1.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£1.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£1.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£1.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLV: LOWER VALUE BROWNFIELD

				Residual land values (£m)							Site area	BLV per ha	Residual land values (£m per hectare)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.75	£11.59	£9.82	£8.04	£6.27	£5.39	£4.50	£2.73	1.00	£0.75	£11.59	£9.82	£8.04	£6.27	£5.39	£4.50	£2.73
2	Central / urban (300 dph - 100% flats)	300	£0.75	£11.30	£10.24	£9.16	£8.08	£7.54	£6.99	£5.89	1.00	£0.75	£11.30	£10.24	£9.16	£8.08	£7.54	£6.99	£5.89
3	Central / urban (200 dph - 100% flats)	200	£0.75	£6.51	£5.79	£5.07	£4.34	£3.97	£3.60	£2.86	1.00	£0.75	£6.51	£5.79	£5.07	£4.34	£3.97	£3.60	£2.86
4	Central urban (100 dph - 100% flats)	100	£0.75	£4.02	£3.60	£3.18	£2.75	£2.54	£2.32	£1.89	1.00	£0.75	£4.02	£3.60	£3.18	£2.75	£2.54	£2.32	£1.89
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.75	£6.12	£5.64	£5.18	£4.72	£4.48	£4.24	£3.76	1.00	£0.75	£6.12	£5.64	£5.18	£4.72	£4.48	£4.24	£3.76
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.75	£4.69	£4.39	£4.09	£3.78	£3.63	£3.47	£3.16	1.00	£0.75	£4.69	£4.39	£4.09	£3.78	£3.63	£3.47	£3.16
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.75	£5.82	£5.37	£4.93	£4.49	£4.28	£4.06	£3.64	1.00	£0.75	£5.82	£5.37	£4.93	£4.49	£4.28	£4.06	£3.64
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.75	£4.33	£3.92	£3.51	£3.11	£2.91	£2.72	£2.33	1.00	£0.75	£4.33	£3.92	£3.51	£3.11	£2.91	£2.72	£2.33
9	Central urban (100 dph - 100% flats)	30	£0.23	£0.99	£0.85	£0.72	£0.58	£0.51	£0.43	£0.29	0.30	£0.75	£3.30	£2.84	£2.38	£1.92	£1.68	£1.45	£0.97
10	Central/ outer central (200dph 100% Flats)	40	£0.15	£1.12	£0.96	£0.80	£0.64	£0.56	£0.48	£0.31	0.20	£0.75	£5.62	£4.82	£4.01	£3.20	£2.79	£2.38	£1.55
11	Central (300 dph - 100% flats)	53	£0.13	£0.77	£0.57	£0.38	£0.19	£0.09	-£0.00	-£0.20	0.18	£0.75	£4.38	£3.28	£2.18	£1.08	£0.53	-£0.02	-£1.13
12	Employment-led MU	145	£0.75	£15.96	£15.41	£14.85	£14.28	£13.99	£13.69	£13.11	1.00	£0.75	£15.96	£15.41	£14.85	£14.28	£13.99	£13.69	£13.11
13	Employment-led MU	160	£6.00	£85.26	£84.64	£84.00	£83.37	£83.05	£82.72	£82.08	8.00	£0.75	£10.66	£10.58	£10.50	£10.42	£10.38	£10.34	£10.26
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£1.50	£15.55	£14.42	£13.28	£12.14	£11.56	£10.98	£9.81	2.00	£0.75	£7.78	£7.21	£6.64	£6.07	£5.78	£5.49	£4.91
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£3.75	£13.16	£12.11	£11.09	£10.08	£9.59	£9.09	£8.12	5.00	£0.75	£2.63	£2.42	£2.22	£2.02	£1.92	£1.82	£1.62
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£2.25	£10.70	£9.74	£8.79	£7.85	£7.39	£6.93	£6.02	3.00	£0.75	£3.57	£3.25	£2.93	£2.62	£2.46	£2.31	£2.01
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£5.25	£23.41	£21.05	£18.67	£16.27	£15.06	£13.84	£11.38	7.00	£0.75	£3.34	£3.01	£2.67	£2.32	£2.15	£1.98	£1.63
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£6.75	£43.37	£38.37	£33.33	£28.24	£25.68	£23.10	£17.91	9.00	£0.75	£4.82	£4.26	£3.70	£3.14	£2.85	£2.57	£1.99
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£7.50	£25.93	£24.03	£22.15	£20.31	£19.41	£18.51	£16.74	10.00	£0.75	£2.59	£2.40	£2.22	£2.03	£1.94	£1.85	£1.67
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£31.88	£95.22	£87.49	£79.87	£72.36	£68.65	£64.96	£57.67	42.50	£0.75	£2.24	£2.06	£1.88	£1.70	£1.62	£1.53	£1.36
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£75.00	£203.49	£186.60	£169.95	£153.54	£145.42	£137.37	£121.44	100.00	£0.75	£2.03	£1.87	£1.70	£1.54	£1.45	£1.37	£1.21
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£131.25	£325.33	£298.27	£271.59	£245.30	£232.29	£219.39	£193.86	175.00	£0.75	£1.86	£1.70	£1.55	£1.40	£1.33	£1.25	£1.11
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£0.42	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	0.56	£0.75	£12.86	£12.86	£12.86	£12.86	£12.86	£12.86	£12.86
24	C3 ECH scheme (60 units)	60	£0.60	-£0.71	-£0.97	-£1.23	-£1.48	-£1.61	-£1.74	-£2.00	0.80	£0.75	-£0.89	-£1.21	-£1.53	-£1.85	-£2.01	-£2.17	-£2.49
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.75	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	1.00	£0.75	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.75	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	1.00	£0.75	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69
27	Class E (office) central/inner 70% plot ratio - BF	-	£0.75	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	1.00	£0.75	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£0.75	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	1.00	£0.75	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£0.75	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.75	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£0.75	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.75	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLV: HIGHER GREENFIELD

				Residual land values (£m)							Site area	BLV per ha	Residual land values (£m per hectare)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.25	£11.59	£9.82	£8.04	£6.27	£5.39	£4.50	£2.73	1.00	£0.25	£11.59	£9.82	£8.04	£6.27	£5.39	£4.50	£2.73
2	Central / urban (300 dph - 100% flats)	300	£0.25	£11.30	£10.24	£9.16	£8.08	£7.54	£6.99	£5.89	1.00	£0.25	£11.30	£10.24	£9.16	£8.08	£7.54	£6.99	£5.89
3	Central / urban (200 dph - 100% flats)	200	£0.25	£6.51	£5.79	£5.07	£4.34	£3.97	£3.60	£2.86	1.00	£0.25	£6.51	£5.79	£5.07	£4.34	£3.97	£3.60	£2.86
4	Central urban (100 dph - 100% flats)	100	£0.25	£4.02	£3.60	£3.18	£2.75	£2.54	£2.32	£1.89	1.00	£0.25	£4.02	£3.60	£3.18	£2.75	£2.54	£2.32	£1.89
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.25	£6.12	£5.64	£5.18	£4.72	£4.48	£4.24	£3.76	1.00	£0.25	£6.12	£5.64	£5.18	£4.72	£4.48	£4.24	£3.76
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.25	£4.69	£4.39	£4.09	£3.78	£3.63	£3.47	£3.16	1.00	£0.25	£4.69	£4.39	£4.09	£3.78	£3.63	£3.47	£3.16
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.25	£5.82	£5.37	£4.93	£4.49	£4.28	£4.06	£3.64	1.00	£0.25	£5.82	£5.37	£4.93	£4.49	£4.28	£4.06	£3.64
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.25	£4.33	£3.92	£3.51	£3.11	£2.91	£2.72	£2.33	1.00	£0.25	£4.33	£3.92	£3.51	£3.11	£2.91	£2.72	£2.33
9	Central urban (100 dph - 100% flats)	30	£0.08	£0.99	£0.85	£0.72	£0.58	£0.51	£0.43	£0.29	0.30	£0.25	£3.30	£2.84	£2.38	£1.92	£1.68	£1.45	£0.97
10	Central/ outer central (200dph 100% Flats)	40	£0.05	£1.12	£0.96	£0.80	£0.64	£0.56	£0.48	£0.31	0.20	£0.25	£5.62	£4.82	£4.01	£3.20	£2.79	£2.38	£1.55
11	Central (300 dph - 100% flats)	53	£0.04	£0.77	£0.57	£0.38	£0.19	£0.09	-£0.00	-£0.20	0.18	£0.25	£4.38	£3.28	£2.18	£1.08	£0.53	-£0.02	-£1.13
12	Employment-led MU	145	£0.25	£15.96	£15.41	£14.85	£14.28	£13.99	£13.69	£13.11	1.00	£0.25	£15.96	£15.41	£14.85	£14.28	£13.99	£13.69	£13.11
13	Employment-led MU	160	£2.00	£85.26	£84.64	£84.00	£83.37	£83.05	£82.72	£82.08	8.00	£0.25	£10.66	£10.58	£10.50	£10.42	£10.38	£10.34	£10.26
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£0.50	£15.55	£14.42	£13.28	£12.14	£11.56	£10.98	£9.81	2.00	£0.25	£7.78	£7.21	£6.64	£6.07	£5.78	£5.49	£4.91
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£1.25	£13.16	£12.11	£11.09	£10.08	£9.59	£9.09	£8.12	5.00	£0.25	£2.63	£2.42	£2.22	£2.02	£1.92	£1.82	£1.62
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£0.75	£10.70	£9.74	£8.79	£7.85	£7.39	£6.93	£6.02	3.00	£0.25	£3.57	£3.25	£2.93	£2.62	£2.46	£2.31	£2.01
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£1.75	£23.41	£21.05	£18.67	£16.27	£15.06	£13.84	£11.38	7.00	£0.25	£3.34	£3.01	£2.67	£2.32	£2.15	£1.98	£1.63
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£2.25	£43.37	£38.37	£33.33	£28.24	£25.68	£23.10	£17.91	9.00	£0.25	£4.82	£4.26	£3.70	£3.14	£2.85	£2.57	£1.99
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£2.50	£25.93	£24.03	£22.15	£20.31	£19.41	£18.51	£16.74	10.00	£0.25	£2.59	£2.40	£2.22	£2.03	£1.94	£1.85	£1.67
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£10.63	£95.22	£87.49	£79.87	£72.36	£68.65	£64.96	£57.67	42.50	£0.25	£2.24	£2.06	£1.88	£1.70	£1.62	£1.53	£1.36
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£25.00	£203.49	£186.60	£169.95	£153.54	£145.42	£137.37	£121.44	100.00	£0.25	£2.03	£1.87	£1.70	£1.54	£1.45	£1.37	£1.21
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£43.75	£325.33	£298.27	£271.59	£245.30	£232.29	£219.39	£193.86	175.00	£0.25	£1.86	£1.70	£1.55	£1.40	£1.33	£1.25	£1.11
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£0.14	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	0.56	£0.25	£12.86	£12.86	£12.86	£12.86	£12.86	£12.86	£12.86
24	C3 ECH scheme (60 units)	60	£0.20	-£0.71	-£0.97	-£1.23	-£1.48	-£1.61	-£1.74	-£2.00	0.80	£0.25	-£0.89	-£1.21	-£1.53	-£1.85	-£2.01	-£2.17	-£2.49
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.25	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	1.00	£0.25	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.25	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	1.00	£0.25	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69
27	Class E (office) central/inner 70% plot ratio - BF	-	£0.25	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	1.00	£0.25	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£0.25	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	1.00	£0.25	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£0.25	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.25	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£0.25	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.25	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLV: LOWER GREENFIELD

				Residual land values (£m)							Site area	BLV per ha	Residual land values (£m per hectare)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.15	£11.59	£9.82	£8.04	£6.27	£5.39	£4.50	£2.73	1.00	£0.15	£11.59	£9.82	£8.04	£6.27	£5.39	£4.50	£2.73
2	Central / urban (300 dph - 100% flats)	300	£0.15	£11.30	£10.24	£9.16	£8.08	£7.54	£6.99	£5.89	1.00	£0.15	£11.30	£10.24	£9.16	£8.08	£7.54	£6.99	£5.89
3	Central / urban (200 dph - 100% flats)	200	£0.15	£6.51	£5.79	£5.07	£4.34	£3.97	£3.60	£2.86	1.00	£0.15	£6.51	£5.79	£5.07	£4.34	£3.97	£3.60	£2.86
4	Central urban (100 dph - 100% flats)	100	£0.15	£4.02	£3.60	£3.18	£2.75	£2.54	£2.32	£1.89	1.00	£0.15	£4.02	£3.60	£3.18	£2.75	£2.54	£2.32	£1.89
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.15	£6.12	£5.64	£5.18	£4.72	£4.48	£4.24	£3.76	1.00	£0.15	£6.12	£5.64	£5.18	£4.72	£4.48	£4.24	£3.76
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.15	£4.69	£4.39	£4.09	£3.78	£3.63	£3.47	£3.16	1.00	£0.15	£4.69	£4.39	£4.09	£3.78	£3.63	£3.47	£3.16
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.15	£5.82	£5.37	£4.93	£4.49	£4.28	£4.06	£3.64	1.00	£0.15	£5.82	£5.37	£4.93	£4.49	£4.28	£4.06	£3.64
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.15	£4.33	£3.92	£3.51	£3.11	£2.91	£2.72	£2.33	1.00	£0.15	£4.33	£3.92	£3.51	£3.11	£2.91	£2.72	£2.33
9	Central urban (100 dph - 100% flats)	30	£0.05	£0.99	£0.85	£0.72	£0.58	£0.51	£0.43	£0.29	0.30	£0.15	£3.30	£2.84	£2.38	£1.92	£1.68	£1.45	£0.97
10	Central/ outer central (200dph 100% Flats)	40	£0.03	£1.12	£0.96	£0.80	£0.64	£0.56	£0.48	£0.31	0.20	£0.15	£5.62	£4.82	£4.01	£3.20	£2.79	£2.38	£1.55
11	Central (300 dph - 100% flats)	53	£0.03	£0.77	£0.57	£0.38	£0.19	£0.09	-£0.00	-£0.20	0.18	£0.15	£4.38	£3.28	£2.18	£1.08	£0.53	-£0.02	-£1.13
12	Employment-led MU	145	£0.15	£15.96	£15.41	£14.85	£14.28	£13.99	£13.69	£13.11	1.00	£0.15	£15.96	£15.41	£14.85	£14.28	£13.99	£13.69	£13.11
13	Employment-led MU	160	£1.20	£85.26	£84.64	£84.00	£83.37	£83.05	£82.72	£82.08	8.00	£0.15	£10.66	£10.58	£10.50	£10.42	£10.38	£10.34	£10.26
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£0.30	£15.55	£14.42	£13.28	£12.14	£11.56	£10.98	£9.81	2.00	£0.15	£7.78	£7.21	£6.64	£6.07	£5.78	£5.49	£4.91
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£0.75	£13.16	£12.11	£11.09	£10.08	£9.59	£9.09	£8.12	5.00	£0.15	£2.63	£2.42	£2.22	£2.02	£1.92	£1.82	£1.62
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£0.45	£10.70	£9.74	£8.79	£7.85	£7.39	£6.93	£6.02	3.00	£0.15	£3.57	£3.25	£2.93	£2.62	£2.46	£2.31	£2.01
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£1.05	£23.41	£21.05	£18.67	£16.27	£15.06	£13.84	£11.38	7.00	£0.15	£3.34	£3.01	£2.67	£2.32	£2.15	£1.98	£1.63
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£1.35	£43.37	£38.37	£33.33	£28.24	£25.68	£23.10	£17.91	9.00	£0.15	£4.82	£4.26	£3.70	£3.14	£2.85	£2.57	£1.99
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£1.50	£25.93	£24.03	£22.15	£20.31	£19.41	£18.51	£16.74	10.00	£0.15	£2.59	£2.40	£2.22	£2.03	£1.94	£1.85	£1.67
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£6.38	£95.22	£87.49	£79.87	£72.36	£68.65	£64.96	£57.67	42.50	£0.15	£2.24	£2.06	£1.88	£1.70	£1.62	£1.53	£1.36
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£15.00	£203.49	£186.60	£169.95	£153.54	£145.42	£137.37	£121.44	100.00	£0.15	£2.03	£1.87	£1.70	£1.54	£1.45	£1.37	£1.21
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£26.25	£325.33	£298.27	£271.59	£245.30	£232.29	£219.39	£193.86	175.00	£0.15	£1.86	£1.70	£1.55	£1.40	£1.33	£1.25	£1.11
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£0.08	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	0.56	£0.15	£12.86	£12.86	£12.86	£12.86	£12.86	£12.86	£12.86
24	C3 ECH scheme (60 units)	60	£0.12	-£0.71	-£0.97	-£1.23	-£1.48	-£1.61	-£1.74	-£2.00	0.80	£0.15	-£0.89	-£1.21	-£1.53	-£1.85	-£2.01	-£2.17	-£2.49
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.15	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	1.00	£0.15	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.15	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	1.00	£0.15	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69
27	Class E (office) central/inner 70% plot ratio - BF	-	£0.15	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	1.00	£0.15	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£0.15	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	1.00	£0.15	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£0.15	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.15	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£0.15	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.15	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BNP PARIBAS REAL ESTATE

Table 5.1.9: Value Band H: £4,750 per square metre

WEST OF ENGLAND - HIGH LEVEL DELIVERABILITY ASSESSMENT | Sales value (£ psm): £4,750 | AH tenure 63% 12% 25% | CTL + X to run macro (Macro 5)

BLVs	BLV per ha
Higher value brownfield	£2,500,000
Medium value brownfield	£1,500,000
Lower value brownfield	£750,000
Higher value greenfield	£250,000
Lower value greenfield	£150,000

BLVs incorporate 20% premium

Key	
Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BLV:	£X.XX

BLV: HIGHER VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£2.50	£15.88	£14.00	£12.13	£10.25	£9.31	£8.37	£6.49	1.00	£2.50	£15.88	£14.00	£12.13	£10.25	£9.31	£8.37	£6.49
2	Central / urban (300 dph - 100% flats)	300	£2.50	£14.29	£13.12	£11.94	£10.75	£10.16	£9.56	£8.35	1.00	£2.50	£14.29	£13.12	£11.94	£10.75	£10.16	£9.56	£8.35
3	Central / urban (200 dph - 100% flats)	200	£2.50	£8.52	£7.73	£6.94	£6.14	£5.74	£5.33	£4.52	1.00	£2.50	£8.52	£7.73	£6.94	£6.14	£5.74	£5.33	£4.52
4	Central urban (100 dph - 100% flats)	100	£2.50	£5.18	£4.72	£4.25	£3.78	£3.54	£3.30	£2.82	1.00	£2.50	£5.18	£4.72	£4.25	£3.78	£3.54	£3.30	£2.82
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£2.50	£7.46	£6.91	£6.37	£5.84	£5.58	£5.33	£4.82	1.00	£2.50	£7.46	£6.91	£6.37	£5.84	£5.58	£5.33	£4.82
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£2.50	£5.59	£5.25	£4.91	£4.57	£4.41	£4.25	£3.92	1.00	£2.50	£5.59	£5.25	£4.91	£4.57	£4.41	£4.25	£3.92
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£2.50	£6.65	£6.16	£5.67	£5.19	£4.95	£4.71	£4.25	1.00	£2.50	£6.65	£6.16	£5.67	£5.19	£4.95	£4.71	£4.25
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£2.50	£5.07	£4.61	£4.16	£3.72	£3.50	£3.29	£2.86	1.00	£2.50	£5.07	£4.61	£4.16	£3.72	£3.50	£3.29	£2.86
9	Central urban (100 dph - 100% flats)	30	£0.75	£1.37	£1.21	£1.06	£0.91	£0.83	£0.75	£0.59	0.30	£2.50	£4.57	£4.04	£3.54	£3.03	£2.76	£2.50	£1.97
10	Central/ outer central (200dph 100% Flats)	40	£0.50	£1.55	£1.37	£1.19	£1.02	£0.93	£0.84	£0.66	0.20	£2.50	£7.74	£6.86	£5.97	£5.08	£4.64	£4.19	£3.28
11	Central (300 dph - 100% flats)	53	£0.44	£1.24	£1.03	£0.83	£0.62	£0.52	£0.42	£0.22	0.18	£2.50	£7.06	£5.90	£4.73	£3.57	£2.99	£2.40	£1.24
12	Employment-led MU	145	£2.50	£17.44	£16.83	£16.22	£15.59	£15.27	£14.95	£14.31	1.00	£2.50	£17.44	£16.83	£16.22	£15.59	£15.27	£14.95	£14.31
13	Employment-led MU	160	£20.00	£86.89	£86.20	£85.51	£84.81	£84.46	£84.11	£83.41	8.00	£2.50	£10.86	£10.78	£10.69	£10.60	£10.56	£10.51	£10.43
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£5.00	£18.59	£17.35	£16.10	£14.84	£14.21	£13.58	£12.30	2.00	£2.50	£9.29	£8.67	£8.05	£7.42	£7.11	£6.79	£6.15
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£12.50	£15.03	£13.87	£12.74	£11.63	£11.08	£10.54	£9.46	5.00	£2.50	£3.01	£2.77	£2.55	£2.33	£2.22	£2.11	£1.89
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£7.50	£12.58	£11.51	£10.46	£9.42	£8.91	£8.40	£7.39	3.00	£2.50	£4.19	£3.84	£3.49	£3.14	£2.97	£2.80	£2.46
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£17.50	£29.40	£26.80	£24.18	£21.53	£20.19	£18.85	£16.15	7.00	£2.50	£4.20	£3.83	£3.45	£3.08	£2.88	£2.69	£2.31
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£22.50	£55.74	£50.28	£44.78	£39.23	£36.44	£33.63	£28.00	9.00	£2.50	£6.19	£5.59	£4.98	£4.36	£4.05	£3.74	£3.11
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£25.00	£29.43	£27.32	£25.25	£23.21	£22.20	£21.21	£19.24	10.00	£2.50	£2.94	£2.73	£2.52	£2.32	£2.22	£2.12	£1.92
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£106.25	£110.87	£102.29	£93.84	£85.51	£81.38	£77.29	£69.19	42.50	£2.50	£2.61	£2.41	£2.21	£2.01	£1.91	£1.82	£1.63
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£250.00	£235.74	£217.06	£198.64	£180.47	£171.49	£162.57	£144.92	100.00	£2.50	£2.36	£2.17	£1.99	£1.80	£1.71	£1.63	£1.45
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£437.50	£376.85	£346.93	£317.42	£288.32	£273.92	£259.63	£231.36	175.00	£2.50	£2.15	£1.98	£1.81	£1.65	£1.57	£1.48	£1.32
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£1.40	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	0.56	£2.50	£12.86	£12.86	£12.86	£12.86	£12.86	£12.86	£12.86
24	C3 ECH scheme (60 units)	60	£2.00	-£0.04	-£0.31	-£0.59	-£0.86	-£1.00	-£1.13	-£1.40	0.80	£2.50	-£0.05	-£0.39	-£0.73	-£1.07	-£1.24	-£1.41	-£1.76
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£2.50	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	1.00	£2.50	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£2.50	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	1.00	£2.50	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69
27	Class E (office) central/inner 70% plot ratio - BF	-	£2.50	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	1.00	£2.50	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£2.50	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	1.00	£2.50	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£2.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£2.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£2.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£2.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLV: MEDIUM VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£1.50	£15.88	£14.00	£12.13	£10.25	£9.31	£8.37	£6.49	1.00	£1.50	£15.88	£14.00	£12.13	£10.25	£9.31	£8.37	£6.49
2	Central / urban (300 dph - 100% flats)	300	£1.50	£14.29	£13.12	£11.94	£10.75	£10.16	£9.56	£8.35	1.00	£1.50	£14.29	£13.12	£11.94	£10.75	£10.16	£9.56	£8.35
3	Central / urban (200 dph - 100% flats)	200	£1.50	£8.52	£7.73	£6.94	£6.14	£5.74	£5.33	£4.52	1.00	£1.50	£8.52	£7.73	£6.94	£6.14	£5.74	£5.33	£4.52
4	Central urban (100 dph - 100% flats)	100	£1.50	£5.18	£4.72	£4.25	£3.78	£3.54	£3.30	£2.82	1.00	£1.50	£5.18	£4.72	£4.25	£3.78	£3.54	£3.30	£2.82
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£1.50	£7.46	£6.91	£6.37	£5.84	£5.58	£5.33	£4.82	1.00	£1.50	£7.46	£6.91	£6.37	£5.84	£5.58	£5.33	£4.82
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£1.50	£5.59	£5.25	£4.91	£4.57	£4.41	£4.25	£3.92	1.00	£1.50	£5.59	£5.25	£4.91	£4.57	£4.41	£4.25	£3.92
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£1.50	£6.65	£6.16	£5.67	£5.19	£4.95	£4.71	£4.25	1.00	£1.50	£6.65	£6.16	£5.67	£5.19	£4.95	£4.71	£4.25
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£1.50	£5.07	£4.61	£4.16	£3.72	£3.50	£3.29	£2.86	1.00	£1.50	£5.07	£4.61	£4.16	£3.72	£3.50	£3.29	£2.86
9	Central urban (100 dph - 100% flats)	30	£0.45	£1.37	£1.21	£1.06	£0.91	£0.83	£0.75	£0.59	0.30	£1.50	£4.57	£4.04	£3.54	£3.03	£2.76	£2.50	£1.97
10	Central/ outer central (200dph 100% Flats)	40	£0.30	£1.55	£1.37	£1.19	£1.02	£0.93	£0.84	£0.66	0.20	£1.50	£7.74	£6.86	£5.97	£5.08	£4.64	£4.19	£3.28
11	Central (300 dph - 100% flats)	53	£0.26	£1.24	£1.03	£0.83	£0.62	£0.52	£0.42	£0.22	0.18	£1.50	£7.06	£5.90	£4.73	£3.57	£2.99	£2.40	£1.24
12	Employment-led MU	145	£1.50	£17.44	£16.83	£16.22	£15.59	£15.27	£14.95	£14.31	1.00	£1.50	£17.44	£16.83	£16.22	£15.59	£15.27	£14.95	£14.31
13	Employment-led MU	160	£12.00	£86.89	£86.20	£85.51	£84.81	£84.46	£84.11	£83.41	8.00	£1.50	£10.86	£10.78	£10.69	£10.60	£10.56	£10.51	£10.43
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£3.00	£18.59	£17.35	£16.10	£14.84	£14.21	£13.58	£12.30	2.00	£1.50	£9.29	£8.67	£8.05	£7.42	£7.11	£6.79	£6.15
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£7.50	£15.03	£13.87	£12.74	£11.63	£11.08	£10.54	£9.46	5.00	£1.50	£3.01	£2.77	£2.55	£2.33	£2.22	£2.11	£1.89
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£4.50	£12.58	£11.51	£10.46	£9.42	£8.91	£8.40	£7.39	3.00	£1.50	£4.19	£3.84	£3.49	£3.14	£2.97	£2.80	£2.46
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£10.50	£29.40	£26.80	£24.18	£21.53	£20.19	£18.85	£16.15	7.00	£1.50	£4.20	£3.83	£3.45	£3.08	£2.88	£2.69	£2.31
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£13.50	£55.74	£50.28	£44.78	£39.23	£36.44	£33.63	£28.00	9.00	£1.50	£6.19	£5.59	£4.98	£4.36	£4.05	£3.74	£3.11
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£15.00	£29.43	£27.32	£25.25	£23.21	£22.20	£21.21	£19.24	10.00	£1.50	£2.94	£2.73	£2.52	£2.32	£2.22	£2.12	£1.92
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£63.75	£110.87	£102.29	£93.84	£85.51	£81.38	£77.29	£69.19	42.50	£1.50	£2.61	£2.41	£2.21	£2.01	£1.91	£1.82	£1.63
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£150.00	£235.74	£217.06	£198.64	£180.47	£171.49	£162.57	£144.92	100.00	£1.50	£2.36	£2.17	£1.99	£1.80	£1.71	£1.63	£1.45
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£262.50	£376.85	£346.93	£317.42	£288.32	£273.92	£259.63	£231.36	175.00	£1.50	£2.15	£1.98	£1.81	£1.65	£1.57	£1.48	£1.32
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£0.84	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	0.56	£1.50	£12.86	£12.86	£12.86	£12.86	£12.86	£12.86	£12.86
24	C3 ECH scheme (60 units)	60	£1.20	-£0.04	-£0.31	-£0.59	-£0.86	-£1.00	-£1.13	-£1.40	0.80	£1.50	-£0.05	-£0.39	-£0.73	-£1.07	-£1.24	-£1.41	-£1.76
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£1.50	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	1.00	£1.50	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£1.50	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	1.00	£1.50	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69
27	Class E (office) central/inner 70% plot ratio - BF	-	£1.50	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	1.00	£1.50	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£1.50	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	1.00	£1.50	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£1.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£1.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£1.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£1.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLV: LOWER VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.75	£15.88	£14.00	£12.13	£10.25	£9.31	£8.37	£6.49	1.00	£0.75	£15.88	£14.00	£12.13	£10.25	£9.31	£8.37	£6.49
2	Central / urban (300 dph - 100% flats)	300	£0.75	£14.29	£13.12	£11.94	£10.75	£10.16	£9.56	£8.35	1.00	£0.75	£14.29	£13.12	£11.94	£10.75	£10.16	£9.56	£8.35
3	Central / urban (200 dph - 100% flats)	200	£0.75	£8.52	£7.73	£6.94	£6.14	£5.74	£5.33	£4.52	1.00	£0.75	£8.52	£7.73	£6.94	£6.14	£5.74	£5.33	£4.52
4	Central urban (100 dph - 100% flats)	100	£0.75	£5.18	£4.72	£4.25	£3.78	£3.54	£3.30	£2.82	1.00	£0.75	£5.18	£4.72	£4.25	£3.78	£3.54	£3.30	£2.82
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.75	£7.46	£6.91	£6.37	£5.84	£5.58	£5.33	£4.82	1.00	£0.75	£7.46	£6.91	£6.37	£5.84	£5.58	£5.33	£4.82
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.75	£5.59	£5.25	£4.91	£4.57	£4.41	£4.25	£3.92	1.00	£0.75	£5.59	£5.25	£4.91	£4.57	£4.41	£4.25	£3.92
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.75	£6.65	£6.16	£5.67	£5.19	£4.95	£4.71	£4.25	1.00	£0.75	£6.65	£6.16	£5.67	£5.19	£4.95	£4.71	£4.25
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.75	£5.07	£4.61	£4.16	£3.72	£3.50	£3.29	£2.86	1.00	£0.75	£5.07	£4.61	£4.16	£3.72	£3.50	£3.29	£2.86
9	Central urban (100 dph - 100% flats)	30	£0.23	£1.37	£1.21	£1.06	£0.91	£0.83	£0.75	£0.59	0.30	£0.75	£4.57	£4.04	£3.54	£3.03	£2.76	£2.50	£1.97
10	Central/ outer central (200dph 100% Flats)	40	£0.15	£1.55	£1.37	£1.19	£1.02	£0.93	£0.84	£0.66	0.20	£0.75	£7.74	£6.86	£5.97	£5.08	£4.64	£4.19	£3.28
11	Central (300 dph - 100% flats)	53	£0.13	£1.24	£1.03	£0.83	£0.62	£0.52	£0.42	£0.22	0.18	£0.75	£7.06	£5.90	£4.73	£3.57	£2.99	£2.40	£1.24
12	Employment-led MU	145	£0.75	£17.44	£16.83	£16.22	£15.59	£15.27	£14.95	£14.31	1.00	£0.75	£17.44	£16.83	£16.22	£15.59	£15.27	£14.95	£14.31
13	Employment-led MU	160	£6.00	£86.89	£86.20	£85.51	£84.81	£84.46	£84.11	£83.41	8.00	£0.75	£10.86	£10.78	£10.69	£10.60	£10.56	£10.51	£10.43
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£1.50	£18.59	£17.35	£16.10	£14.84	£14.21	£13.58	£12.30	2.00	£0.75	£9.29	£8.67	£8.05	£7.42	£7.11	£6.79	£6.15
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£3.75	£15.03	£13.87	£12.74	£11.63	£11.08	£10.54	£9.46	5.00	£0.75	£3.01	£2.77	£2.55	£2.33	£2.22	£2.11	£1.89
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£2.25	£12.58	£11.51	£10.46	£9.42	£8.91	£8.40	£7.39	3.00	£0.75	£4.19	£3.84	£3.49	£3.14	£2.97	£2.80	£2.46
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£5.25	£29.40	£26.80	£24.18	£21.53	£20.19	£18.85	£16.15	7.00	£0.75	£4.20	£3.83	£3.45	£3.08	£2.88	£2.69	£2.31
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£6.75	£55.74	£50.28	£44.78	£39.23	£36.44	£33.63	£28.00	9.00	£0.75	£6.19	£5.59	£4.98	£4.36	£4.05	£3.74	£3.11
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£7.50	£29.43	£27.32	£25.25	£23.21	£22.20	£21.21	£19.24	10.00	£0.75	£2.94	£2.73	£2.52	£2.32	£2.22	£2.12	£1.92
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£31.88	£110.87	£102.29	£93.84	£85.51	£81.38	£77.29	£69.19	42.50	£0.75	£2.61	£2.41	£2.21	£2.01	£1.91	£1.82	£1.63
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£75.00	£235.74	£217.06	£198.64	£180.47	£171.49	£162.57	£144.92	100.00	£0.75	£2.36	£2.17	£1.99	£1.80	£1.71	£1.63	£1.45
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£131.25	£376.85	£346.93	£317.42	£288.32	£273.92	£259.63	£231.36	175.00	£0.75	£2.15	£1.98	£1.81	£1.65	£1.57	£1.48	£1.32
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£0.42	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	0.56	£0.75	£12.86	£12.86	£12.86	£12.86	£12.86	£12.86	£12.86
24	C3 ECH scheme (60 units)	60	£0.60	-£0.04	-£0.31	-£0.59	-£0.86	-£1.00	-£1.13	-£1.40	0.80	£0.75	-£0.05	-£0.39	-£0.73	-£1.07	-£1.24	-£1.41	-£1.76
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.75	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	1.00	£0.75	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.75	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	1.00	£0.75	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69
27	Class E (office) central/inner 70% plot ratio - BF	-	£0.75	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	1.00	£0.75	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£0.75	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	1.00	£0.75	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£0.75	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.75	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£0.75	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.75	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLV: HIGHER GREENFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.25	£15.88	£14.00	£12.13	£10.25	£9.31	£8.37	£6.49	1.00	£0.25	£15.88	£14.00	£12.13	£10.25	£9.31	£8.37	£6.49
2	Central / urban (300 dph - 100% flats)	300	£0.25	£14.29	£13.12	£11.94	£10.75	£10.16	£9.56	£8.35	1.00	£0.25	£14.29	£13.12	£11.94	£10.75	£10.16	£9.56	£8.35
3	Central / urban (200 dph - 100% flats)	200	£0.25	£8.52	£7.73	£6.94	£6.14	£5.74	£5.33	£4.52	1.00	£0.25	£8.52	£7.73	£6.94	£6.14	£5.74	£5.33	£4.52
4	Central urban (100 dph - 100% flats)	100	£0.25	£5.18	£4.72	£4.25	£3.78	£3.54	£3.30	£2.82	1.00	£0.25	£5.18	£4.72	£4.25	£3.78	£3.54	£3.30	£2.82
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.25	£7.46	£6.91	£6.37	£5.84	£5.58	£5.33	£4.82	1.00	£0.25	£7.46	£6.91	£6.37	£5.84	£5.58	£5.33	£4.82
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.25	£5.59	£5.25	£4.91	£4.57	£4.41	£4.25	£3.92	1.00	£0.25	£5.59	£5.25	£4.91	£4.57	£4.41	£4.25	£3.92
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.25	£6.65	£6.16	£5.67	£5.19	£4.95	£4.71	£4.25	1.00	£0.25	£6.65	£6.16	£5.67	£5.19	£4.95	£4.71	£4.25
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.25	£5.07	£4.61	£4.16	£3.72	£3.50	£3.29	£2.86	1.00	£0.25	£5.07	£4.61	£4.16	£3.72	£3.50	£3.29	£2.86
9	Central urban (100 dph - 100% flats)	30	£0.08	£1.37	£1.21	£1.06	£0.91	£0.83	£0.75	£0.59	0.30	£0.25	£4.57	£4.04	£3.54	£3.03	£2.76	£2.50	£1.97
10	Central/ outer central (200dph 100% Flats)	40	£0.05	£1.55	£1.37	£1.19	£1.02	£0.93	£0.84	£0.66	0.20	£0.25	£7.74	£6.86	£5.97	£5.08	£4.64	£4.19	£3.28
11	Central (300 dph - 100% flats)	53	£0.04	£1.24	£1.03	£0.83	£0.62	£0.52	£0.42	£0.22	0.18	£0.25	£7.06	£5.90	£4.73	£3.57	£2.99	£2.40	£1.24
12	Employment-led MU	145	£0.25	£17.44	£16.83	£16.22	£15.59	£15.27	£14.95	£14.31	1.00	£0.25	£17.44	£16.83	£16.22	£15.59	£15.27	£14.95	£14.31
13	Employment-led MU	160	£2.00	£86.89	£86.20	£85.51	£84.81	£84.46	£84.11	£83.41	8.00	£0.25	£10.86	£10.78	£10.69	£10.60	£10.56	£10.51	£10.43
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£0.50	£18.59	£17.35	£16.10	£14.84	£14.21	£13.58	£12.30	2.00	£0.25	£9.29	£8.67	£8.05	£7.42	£7.11	£6.79	£6.15
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£1.25	£15.03	£13.87	£12.74	£11.63	£11.08	£10.54	£9.46	5.00	£0.25	£3.01	£2.77	£2.55	£2.33	£2.22	£2.11	£1.89
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£0.75	£12.58	£11.51	£10.46	£9.42	£8.91	£8.40	£7.39	3.00	£0.25	£4.19	£3.84	£3.49	£3.14	£2.97	£2.80	£2.46
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£1.75	£29.40	£26.80	£24.18	£21.53	£20.19	£18.85	£16.15	7.00	£0.25	£4.20	£3.83	£3.45	£3.08	£2.88	£2.69	£2.31
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£2.25	£55.74	£50.28	£44.78	£39.23	£36.44	£33.63	£28.00	9.00	£0.25	£6.19	£5.59	£4.98	£4.36	£4.05	£3.74	£3.11
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£2.50	£29.43	£27.32	£25.25	£23.21	£22.20	£21.21	£19.24	10.00	£0.25	£2.94	£2.73	£2.52	£2.32	£2.22	£2.12	£1.92
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£10.63	£110.87	£102.29	£93.84	£85.51	£81.38	£77.29	£69.19	42.50	£0.25	£2.61	£2.41	£2.21	£2.01	£1.91	£1.82	£1.63
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£25.00	£235.74	£217.06	£198.64	£180.47	£171.49	£162.57	£144.92	100.00	£0.25	£2.36	£2.17	£1.99	£1.80	£1.71	£1.63	£1.45
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£43.75	£376.85	£346.93	£317.42	£288.32	£273.92	£259.63	£231.36	175.00	£0.25	£2.15	£1.98	£1.81	£1.65	£1.57	£1.48	£1.32
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£0.14	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	0.56	£0.25	£12.86	£12.86	£12.86	£12.86	£12.86	£12.86	£12.86
24	C3 ECH scheme (60 units)	60	£0.20	-£0.04	-£0.31	-£0.59	-£0.86	-£1.00	-£1.13	-£1.40	0.80	£0.25	-£0.05	-£0.39	-£0.73	-£1.07	-£1.24	-£1.41	-£1.76
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.25	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	1.00	£0.25	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.25	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	1.00	£0.25	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69
27	Class E (office) central/inner 70% plot ratio - BF	-	£0.25	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	1.00	£0.25	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£0.25	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	1.00	£0.25	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£0.25	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.25	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£0.25	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.25	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLV: LOWER GREENFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.15	£15.88	£14.00	£12.13	£10.25	£9.31	£8.37	£6.49	1.00	£0.15	£15.88	£14.00	£12.13	£10.25	£9.31	£8.37	£6.49
2	Central / urban (300 dph - 100% flats)	300	£0.15	£14.29	£13.12	£11.94	£10.75	£10.16	£9.56	£8.35	1.00	£0.15	£14.29	£13.12	£11.94	£10.75	£10.16	£9.56	£8.35
3	Central / urban (200 dph - 100% flats)	200	£0.15	£8.52	£7.73	£6.94	£6.14	£5.74	£5.33	£4.52	1.00	£0.15	£8.52	£7.73	£6.94	£6.14	£5.74	£5.33	£4.52
4	Central urban (100 dph - 100% flats)	100	£0.15	£5.18	£4.72	£4.25	£3.78	£3.54	£3.30	£2.82	1.00	£0.15	£5.18	£4.72	£4.25	£3.78	£3.54	£3.30	£2.82
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.15	£7.46	£6.91	£6.37	£5.84	£5.58	£5.33	£4.82	1.00	£0.15	£7.46	£6.91	£6.37	£5.84	£5.58	£5.33	£4.82
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.15	£5.59	£5.25	£4.91	£4.57	£4.41	£4.25	£3.92	1.00	£0.15	£5.59	£5.25	£4.91	£4.57	£4.41	£4.25	£3.92
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.15	£6.65	£6.16	£5.67	£5.19	£4.95	£4.71	£4.25	1.00	£0.15	£6.65	£6.16	£5.67	£5.19	£4.95	£4.71	£4.25
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.15	£5.07	£4.61	£4.16	£3.72	£3.50	£3.29	£2.86	1.00	£0.15	£5.07	£4.61	£4.16	£3.72	£3.50	£3.29	£2.86
9	Central urban (100 dph - 100% flats)	30	£0.05	£1.37	£1.21	£1.06	£0.91	£0.83	£0.75	£0.59	0.30	£0.15	£4.57	£4.04	£3.54	£3.03	£2.76	£2.50	£1.97
10	Central/ outer central (200dph 100% Flats)	40	£0.03	£1.55	£1.37	£1.19	£1.02	£0.93	£0.84	£0.66	0.20	£0.15	£7.74	£6.86	£5.97	£5.08	£4.64	£4.19	£3.28
11	Central (300 dph - 100% flats)	53	£0.03	£1.24	£1.03	£0.83	£0.62	£0.52	£0.42	£0.22	0.18	£0.15	£7.06	£5.90	£4.73	£3.57	£2.99	£2.40	£1.24
12	Employment-led MU	145	£0.15	£17.44	£16.83	£16.22	£15.59	£15.27	£14.95	£14.31	1.00	£0.15	£17.44	£16.83	£16.22	£15.59	£15.27	£14.95	£14.31
13	Employment-led MU	160	£1.20	£86.89	£86.20	£85.51	£84.81	£84.46	£84.11	£83.41	8.00	£0.15	£10.86	£10.78	£10.69	£10.60	£10.56	£10.51	£10.43
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£0.30	£18.59	£17.35	£16.10	£14.84	£14.21	£13.58	£12.30	2.00	£0.15	£9.29	£8.67	£8.05	£7.42	£7.11	£6.79	£6.15
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£0.75	£15.03	£13.87	£12.74	£11.63	£11.08	£10.54	£9.46	5.00	£0.15	£3.01	£2.77	£2.55	£2.33	£2.22	£2.11	£1.89
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£0.45	£12.58	£11.51	£10.46	£9.42	£8.91	£8.40	£7.39	3.00	£0.15	£4.19	£3.84	£3.49	£3.14	£2.97	£2.80	£2.46
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£1.05	£29.40	£26.80	£24.18	£21.53	£20.19	£18.85	£16.15	7.00	£0.15	£4.20	£3.83	£3.45	£3.08	£2.88	£2.69	£2.31
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£1.35	£55.74	£50.28	£44.78	£39.23	£36.44	£33.63	£28.00	9.00	£0.15	£6.19	£5.59	£4.98	£4.36	£4.05	£3.74	£3.11
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£1.50	£29.43	£27.32	£25.25	£23.21	£22.20	£21.21	£19.24	10.00	£0.15	£2.94	£2.73	£2.52	£2.32	£2.22	£2.12	£1.92
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£6.38	£110.87	£102.29	£93.84	£85.51	£81.38	£77.29	£69.19	42.50	£0.15	£2.61	£2.41	£2.21	£2.01	£1.91	£1.82	£1.63
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£15.00	£235.74	£217.06	£198.64	£180.47	£171.49	£162.57	£144.92	100.00	£0.15	£2.36	£2.17	£1.99	£1.80	£1.71	£1.63	£1.45
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£26.25	£376.85	£346.93	£317.42	£288.32	£273.92	£259.63	£231.36	175.00	£0.15	£2.15	£1.98	£1.81	£1.65	£1.57	£1.48	£1.32
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£0.08	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	0.56	£0.15	£12.86	£12.86	£12.86	£12.86	£12.86	£12.86	£12.86
24	C3 ECH scheme (60 units)	60	£0.12	-£0.04	-£0.31	-£0.59	-£0.86	-£1.00	-£1.13	-£1.40	0.80	£0.15	-£0.05	-£0.39	-£0.73	-£1.07	-£1.24	-£1.41	-£1.76
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.15	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	1.00	£0.15	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.15	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	1.00	£0.15	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69
27	Class E (office) central/inner 70% plot ratio - BF	-	£0.15	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	1.00	£0.15	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£0.15	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	1.00	£0.15	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£0.15	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.15	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£0.15	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.15	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BNP PARIBAS REAL ESTATE

Table 5.1.10: Value Band I: £5,100 per square metre

WEST OF ENGLAND - HIGH LEVEL DELIVERABILITY ASSESSMENT — Sales value (£ psm): £5,100 — AH tenure 63% 12% 25% — CTL + X to run macro (Macro 5)

BLV: HIGHER VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£2.50	£21.83	£19.71	£17.60	£15.48	£14.42	£13.36	£11.24	1.00	£2.50	£21.83	£19.71	£17.60	£15.48	£14.42	£13.36	£11.24
2	Central / urban (300 dph - 100% flats)	300	£2.50	£18.47	£17.09	£15.71	£14.31	£13.61	£12.91	£11.49	1.00	£2.50	£18.47	£17.09	£15.71	£14.31	£13.61	£12.91	£11.49
3	Central / urban (200 dph - 100% flats)	200	£2.50	£11.33	£10.41	£9.48	£8.54	£8.07	£7.60	£6.65	1.00	£2.50	£11.33	£10.41	£9.48	£8.54	£8.07	£7.60	£6.65
4	Central urban (100 dph - 100% flats)	100	£2.50	£6.81	£6.25	£5.69	£5.15	£4.88	£4.60	£4.03	1.00	£2.50	£6.81	£6.25	£5.69	£5.15	£4.88	£4.60	£4.03
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£2.50	£9.34	£8.67	£8.01	£7.36	£7.04	£6.72	£6.10	1.00	£2.50	£9.34	£8.67	£8.01	£7.36	£7.04	£6.72	£6.10
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£2.50	£6.85	£6.43	£6.02	£5.61	£5.41	£5.21	£4.81	1.00	£2.50	£6.85	£6.43	£6.02	£5.61	£5.41	£5.21	£4.81
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£2.50	£7.81	£7.24	£6.68	£6.12	£5.84	£5.57	£5.03	1.00	£2.50	£7.81	£7.24	£6.68	£6.12	£5.84	£5.57	£5.03
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£2.50	£6.10	£5.57	£5.05	£4.54	£4.28	£4.03	£3.54	1.00	£2.50	£6.10	£5.57	£5.05	£4.54	£4.28	£4.03	£3.54
9	Central urban (100 dph - 100% flats)	30	£0.75	£1.91	£1.71	£1.52	£1.33	£1.24	£1.15	£0.98	0.30	£2.50	£6.35	£5.70	£5.06	£4.44	£4.14	£3.84	£3.26
10	Central/ outer central (200dph 100% Flats)	40	£0.50	£2.14	£1.93	£1.73	£1.52	£1.42	£1.31	£1.10	0.20	£2.50	£10.69	£9.67	£8.64	£7.60	£7.08	£6.56	£5.51
11	Central (300 dph - 100% flats)	53	£0.44	£1.89	£1.66	£1.43	£1.20	£1.09	£0.97	£0.74	0.18	£2.50	£10.82	£9.50	£8.19	£6.87	£6.21	£5.55	£4.23
12	Employment-led MU	145	£2.50	£19.51	£18.80	£18.08	£17.34	£16.98	£16.61	£15.86	1.00	£2.50	£19.51	£18.80	£18.08	£17.34	£16.98	£16.61	£15.86
13	Employment-led MU	160	£20.00	£89.17	£88.37	£87.56	£86.75	£86.34	£85.94	£85.11	8.00	£2.50	£11.15	£11.05	£10.95	£10.84	£10.79	£10.74	£10.64
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£5.00	£22.84	£21.39	£19.93	£18.47	£17.73	£16.99	£15.50	2.00	£2.50	£11.42	£10.70	£9.97	£9.23	£8.86	£8.49	£7.75
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£12.50	£17.62	£16.29	£14.99	£13.71	£13.07	£12.44	£11.19	5.00	£2.50	£3.52	£3.26	£3.00	£2.74	£2.61	£2.49	£2.24
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£7.50	£15.19	£13.95	£12.73	£11.52	£10.92	£10.33	£9.15	3.00	£2.50	£5.06	£4.65	£4.24	£3.84	£3.64	£3.44	£3.05
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£17.50	£37.74	£34.59	£31.50	£28.48	£26.98	£25.41	£22.26	7.00	£2.50	£5.39	£4.94	£4.50	£4.07	£3.85	£3.63	£3.18
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£22.50	£72.95	£66.62	£60.24	£53.82	£50.59	£47.35	£40.83	9.00	£2.50	£8.11	£7.40	£6.69	£5.98	£5.62	£5.26	£4.54
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£25.00	£34.33	£31.88	£29.47	£27.10	£25.93	£24.77	£22.48	10.00	£2.50	£3.43	£3.19	£2.95	£2.71	£2.59	£2.48	£2.25
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£106.25	£132.76	£122.79	£112.93	£103.21	£98.39	£93.61	£84.14	42.50	£2.50	£3.12	£2.89	£2.66	£2.43	£2.32	£2.20	£1.98
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£250.00	£280.88	£259.21	£237.82	£216.70	£206.25	£195.87	£175.30	100.00	£2.50	£2.81	£2.59	£2.38	£2.17	£2.06	£1.96	£1.75
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£437.50	£448.97	£414.27	£380.02	£346.20	£329.45	£312.82	£279.88	175.00	£2.50	£2.57	£2.37	£2.17	£1.98	£1.88	£1.79	£1.60
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£1.40	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	0.56	£2.50	£12.86	£12.86	£12.86	£12.86	£12.86	£12.86	£12.86
24	C3 ECH scheme (60 units)	60	£2.00	£0.89	£0.58	£0.27	-£0.04	-£0.19	-£0.35	-£0.66	0.80	£2.50	£1.11	£0.72	£0.34	-£0.04	-£0.24	-£0.43	-£0.82
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£2.50	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	1.00	£2.50	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£2.50	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	1.00	£2.50	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69
27	Class E (office) central/inner 70% plot ratio - BF	-	£2.50	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	1.00	£2.50	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£2.50	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	1.00	£2.50	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£2.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£2.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£2.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£2.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLV: MEDIUM VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£1.50	£21.83	£19.71	£17.60	£15.48	£14.42	£13.36	£11.24	1.00	£1.50	£21.83	£19.71	£17.60	£15.48	£14.42	£13.36	£11.24
2	Central / urban (300 dph - 100% flats)	300	£1.50	£18.47	£17.09	£15.71	£14.31	£13.61	£12.91	£11.49	1.00	£1.50	£18.47	£17.09	£15.71	£14.31	£13.61	£12.91	£11.49
3	Central / urban (200 dph - 100% flats)	200	£1.50	£11.33	£10.41	£9.48	£8.54	£8.07	£7.60	£6.65	1.00	£1.50	£11.33	£10.41	£9.48	£8.54	£8.07	£7.60	£6.65
4	Central urban (100 dph - 100% flats)	100	£1.50	£6.81	£6.25	£5.69	£5.15	£4.88	£4.60	£4.03	1.00	£1.50	£6.81	£6.25	£5.69	£5.15	£4.88	£4.60	£4.03
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£1.50	£9.34	£8.67	£8.01	£7.36	£7.04	£6.72	£6.10	1.00	£1.50	£9.34	£8.67	£8.01	£7.36	£7.04	£6.72	£6.10
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£1.50	£6.85	£6.43	£6.02	£5.61	£5.41	£5.21	£4.81	1.00	£1.50	£6.85	£6.43	£6.02	£5.61	£5.41	£5.21	£4.81
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£1.50	£7.81	£7.24	£6.68	£6.12	£5.84	£5.57	£5.03	1.00	£1.50	£7.81	£7.24	£6.68	£6.12	£5.84	£5.57	£5.03
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£1.50	£6.10	£5.57	£5.05	£4.54	£4.28	£4.03	£3.54	1.00	£1.50	£6.10	£5.57	£5.05	£4.54	£4.28	£4.03	£3.54
9	Central urban (100 dph - 100% flats)	30	£0.45	£1.91	£1.71	£1.52	£1.33	£1.24	£1.15	£0.98	0.30	£1.50	£6.35	£5.70	£5.06	£4.44	£4.14	£3.84	£3.26
10	Central/ outer central (200dph 100% Flats)	40	£0.30	£2.14	£1.93	£1.73	£1.52	£1.42	£1.31	£1.10	0.20	£1.50	£10.69	£9.67	£8.64	£7.60	£7.08	£6.56	£5.51
11	Central (300 dph - 100% flats)	53	£0.26	£1.89	£1.66	£1.43	£1.20	£1.09	£0.97	£0.74	0.18	£1.50	£10.82	£9.50	£8.19	£6.87	£6.21	£5.55	£4.23
12	Employment-led MU	145	£1.50	£19.51	£18.80	£18.08	£17.34	£16.98	£16.61	£15.86	1.00	£1.50	£19.51	£18.80	£18.08	£17.34	£16.98	£16.61	£15.86
13	Employment-led MU	160	£12.00	£89.17	£88.37	£87.56	£86.75	£86.34	£85.94	£85.11	8.00	£1.50	£11.15	£11.05	£10.95	£10.84	£10.79	£10.74	£10.64
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£3.00	£22.84	£21.39	£19.93	£18.47	£17.73	£16.99	£15.50	2.00	£1.50	£11.42	£10.70	£9.97	£9.23	£8.86	£8.49	£7.75
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£7.50	£17.62	£16.29	£14.99	£13.71	£13.07	£12.44	£11.19	5.00	£1.50	£3.52	£3.26	£3.00	£2.74	£2.61	£2.49	£2.24
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£4.50	£15.19	£13.95	£12.73	£11.52	£10.92	£10.33	£9.15	3.00	£1.50	£5.06	£4.65	£4.24	£3.84	£3.64	£3.44	£3.05
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£10.50	£37.74	£34.59	£31.50	£28.48	£26.98	£25.41	£22.26	7.00	£1.50	£5.39	£4.94	£4.50	£4.07	£3.85	£3.63	£3.18
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£13.50	£72.95	£66.62	£60.24	£53.82	£50.59	£47.35	£40.83	9.00	£1.50	£8.11	£7.40	£6.69	£5.98	£5.62	£5.26	£4.54
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£15.00	£34.33	£31.88	£29.47	£27.10	£25.93	£24.77	£22.48	10.00	£1.50	£3.43	£3.19	£2.95	£2.71	£2.59	£2.48	£2.25
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£63.75	£132.76	£122.79	£112.93	£103.21	£98.39	£93.61	£84.14	42.50	£1.50	£3.12	£2.89	£2.66	£2.43	£2.32	£2.20	£1.98
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£150.00	£280.88	£259.21	£237.82	£216.70	£206.25	£195.87	£175.30	100.00	£1.50	£2.81	£2.59	£2.38	£2.17	£2.06	£1.96	£1.75
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£262.50	£448.97	£414.27	£380.02	£346.20	£329.45	£312.82	£279.88	175.00	£1.50	£2.57	£2.37	£2.17	£1.98	£1.88	£1.79	£1.60
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£0.84	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	0.56	£1.50	£12.86	£12.86	£12.86	£12.86	£12.86	£12.86	£12.86
24	C3 ECH scheme (60 units)	60	£1.20	£0.89	£0.58	£0.27	-£0.04	-£0.19	-£0.35	-£0.66	0.80	£1.50	£1.11	£0.72	£0.34	-£0.04	-£0.24	-£0.43	-£0.82
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£1.50	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	1.00	£1.50	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£1.50	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	1.00	£1.50	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69
27	Class E (office) central/inner 70% plot ratio - BF	-	£1.50	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	1.00	£1.50	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£1.50	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	1.00	£1.50	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£1.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£1.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£1.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£1.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLV: LOWER VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.75	£21.83	£19.71	£17.60	£15.48	£14.42	£13.36	£11.24	1.00	£0.75	£21.83	£19.71	£17.60	£15.48	£14.42	£13.36	£11.24
2	Central / urban (300 dph - 100% flats)	300	£0.75	£18.47	£17.09	£15.71	£14.31	£13.61	£12.91	£11.49	1.00	£0.75	£18.47	£17.09	£15.71	£14.31	£13.61	£12.91	£11.49
3	Central / urban (200 dph - 100% flats)	200	£0.75	£11.33	£10.41	£9.48	£8.54	£8.07	£7.60	£6.65	1.00	£0.75	£11.33	£10.41	£9.48	£8.54	£8.07	£7.60	£6.65
4	Central urban (100 dph - 100% flats)	100	£0.75	£6.81	£6.25	£5.69	£5.15	£4.88	£4.60	£4.03	1.00	£0.75	£6.81	£6.25	£5.69	£5.15	£4.88	£4.60	£4.03
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.75	£9.34	£8.67	£8.01	£7.36	£7.04	£6.72	£6.10	1.00	£0.75	£9.34	£8.67	£8.01	£7.36	£7.04	£6.72	£6.10
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.75	£6.85	£6.43	£6.02	£5.61	£5.41	£5.21	£4.81	1.00	£0.75	£6.85	£6.43	£6.02	£5.61	£5.41	£5.21	£4.81
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.75	£7.81	£7.24	£6.68	£6.12	£5.84	£5.57	£5.03	1.00	£0.75	£7.81	£7.24	£6.68	£6.12	£5.84	£5.57	£5.03
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.75	£6.10	£5.57	£5.05	£4.54	£4.28	£4.03	£3.54	1.00	£0.75	£6.10	£5.57	£5.05	£4.54	£4.28	£4.03	£3.54
9	Central urban (100 dph - 100% flats)	30	£0.23	£1.91	£1.71	£1.52	£1.33	£1.24	£1.15	£0.98	0.30	£0.75	£6.35	£5.70	£5.06	£4.44	£4.14	£3.84	£3.26
10	Central/ outer central (200dph 100% Flats)	40	£0.15	£2.14	£1.93	£1.73	£1.52	£1.42	£1.31	£1.10	0.20	£0.75	£10.69	£9.67	£8.64	£7.60	£7.08	£6.56	£5.51
11	Central (300 dph - 100% flats)	53	£0.13	£1.89	£1.66	£1.43	£1.20	£1.09	£0.97	£0.74	0.18	£0.75	£10.82	£9.50	£8.19	£6.87	£6.21	£5.55	£4.23
12	Employment-led MU	145	£0.75	£19.51	£18.80	£18.08	£17.34	£16.98	£16.61	£15.86	1.00	£0.75	£19.51	£18.80	£18.08	£17.34	£16.98	£16.61	£15.86
13	Employment-led MU	160	£6.00	£89.17	£88.37	£87.56	£86.75	£86.34	£85.94	£85.11	8.00	£0.75	£11.15	£11.05	£10.95	£10.84	£10.79	£10.74	£10.64
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£1.50	£22.84	£21.39	£19.93	£18.47	£17.73	£16.99	£15.50	2.00	£0.75	£11.42	£10.70	£9.97	£9.23	£8.86	£8.49	£7.75
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£3.75	£17.62	£16.29	£14.99	£13.71	£13.07	£12.44	£11.19	5.00	£0.75	£3.52	£3.26	£3.00	£2.74	£2.61	£2.49	£2.24
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£2.25	£15.19	£13.95	£12.73	£11.52	£10.92	£10.33	£9.15	3.00	£0.75	£5.06	£4.65	£4.24	£3.84	£3.64	£3.44	£3.05
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£5.25	£37.74	£34.59	£31.50	£28.48	£26.98	£25.41	£22.26	7.00	£0.75	£5.39	£4.94	£4.50	£4.07	£3.85	£3.63	£3.18
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£6.75	£72.95	£66.62	£60.24	£53.82	£50.59	£47.35	£40.83	9.00	£0.75	£8.11	£7.40	£6.69	£5.98	£5.62	£5.26	£4.54
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£7.50	£34.33	£31.88	£29.47	£27.10	£25.93	£24.77	£22.48	10.00	£0.75	£3.43	£3.19	£2.95	£2.71	£2.59	£2.48	£2.25
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£31.88	£132.76	£122.79	£112.93	£103.21	£98.39	£93.61	£84.14	42.50	£0.75	£3.12	£2.89	£2.66	£2.43	£2.32	£2.20	£1.98
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£75.00	£280.88	£259.21	£237.82	£216.70	£206.25	£195.87	£175.30	100.00	£0.75	£2.81	£2.59	£2.38	£2.17	£2.06	£1.96	£1.75
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£131.25	£448.97	£414.27	£380.02	£346.20	£329.45	£312.82	£279.88	175.00	£0.75	£2.57	£2.37	£2.17	£1.98	£1.88	£1.79	£1.60
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£0.42	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	0.56	£0.75	£12.86	£12.86	£12.86	£12.86	£12.86	£12.86	£12.86
24	C3 ECH scheme (60 units)	60	£0.60	£0.89	£0.58	£0.27	-£0.04	-£0.19	-£0.35	-£0.66	0.80	£0.75	£1.11	£0.72	£0.34	-£0.04	-£0.24	-£0.43	-£0.82
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.75	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	1.00	£0.75	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.75	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	1.00	£0.75	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69
27	Class E (office) central/inner 70% plot ratio - BF	-	£0.75	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	1.00	£0.75	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£0.75	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	1.00	£0.75	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£0.75	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.75	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£0.75	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.75	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLV: HIGHER GREENFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.25	£21.83	£19.71	£17.60	£15.48	£14.42	£13.36	£11.24	1.00	£0.25	£21.83	£19.71	£17.60	£15.48	£14.42	£13.36	£11.24
2	Central / urban (300 dph - 100% flats)	300	£0.25	£18.47	£17.09	£15.71	£14.31	£13.61	£12.91	£11.49	1.00	£0.25	£18.47	£17.09	£15.71	£14.31	£13.61	£12.91	£11.49
3	Central / urban (200 dph - 100% flats)	200	£0.25	£11.33	£10.41	£9.48	£8.54	£8.07	£7.60	£6.65	1.00	£0.25	£11.33	£10.41	£9.48	£8.54	£8.07	£7.60	£6.65
4	Central urban (100 dph - 100% flats)	100	£0.25	£6.81	£6.25	£5.69	£5.15	£4.88	£4.60	£4.03	1.00	£0.25	£6.81	£6.25	£5.69	£5.15	£4.88	£4.60	£4.03
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.25	£9.34	£8.67	£8.01	£7.36	£7.04	£6.72	£6.10	1.00	£0.25	£9.34	£8.67	£8.01	£7.36	£7.04	£6.72	£6.10
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.25	£6.85	£6.43	£6.02	£5.61	£5.41	£5.21	£4.81	1.00	£0.25	£6.85	£6.43	£6.02	£5.61	£5.41	£5.21	£4.81
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.25	£7.81	£7.24	£6.68	£6.12	£5.84	£5.57	£5.03	1.00	£0.25	£7.81	£7.24	£6.68	£6.12	£5.84	£5.57	£5.03
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.25	£6.10	£5.57	£5.05	£4.54	£4.28	£4.03	£3.54	1.00	£0.25	£6.10	£5.57	£5.05	£4.54	£4.28	£4.03	£3.54
9	Central urban (100 dph - 100% flats)	30	£0.08	£1.91	£1.71	£1.52	£1.33	£1.24	£1.15	£0.98	0.30	£0.25	£6.35	£5.70	£5.06	£4.44	£4.14	£3.84	£3.26
10	Central/ outer central (200dph 100% Flats)	40	£0.05	£2.14	£1.93	£1.73	£1.52	£1.42	£1.31	£1.10	0.20	£0.25	£10.69	£9.67	£8.64	£7.60	£7.08	£6.56	£5.51
11	Central (300 dph - 100% flats)	53	£0.04	£1.89	£1.66	£1.43	£1.20	£1.09	£0.97	£0.74	0.18	£0.25	£10.82	£9.50	£8.19	£6.87	£6.21	£5.55	£4.23
12	Employment-led MU	145	£0.25	£19.51	£18.80	£18.08	£17.34	£16.98	£16.61	£15.86	1.00	£0.25	£19.51	£18.80	£18.08	£17.34	£16.98	£16.61	£15.86
13	Employment-led MU	160	£2.00	£89.17	£88.37	£87.56	£86.75	£86.34	£85.94	£85.11	8.00	£0.25	£11.15	£11.05	£10.95	£10.84	£10.79	£10.74	£10.64
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£0.50	£22.84	£21.39	£19.93	£18.47	£17.73	£16.99	£15.50	2.00	£0.25	£11.42	£10.70	£9.97	£9.23	£8.86	£8.49	£7.75
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£1.25	£17.62	£16.29	£14.99	£13.71	£13.07	£12.44	£11.19	5.00	£0.25	£3.52	£3.26	£3.00	£2.74	£2.61	£2.49	£2.24
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£0.75	£15.19	£13.95	£12.73	£11.52	£10.92	£10.33	£9.15	3.00	£0.25	£5.06	£4.65	£4.24	£3.84	£3.64	£3.44	£3.05
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£1.75	£37.74	£34.59	£31.50	£28.48	£26.98	£25.41	£22.26	7.00	£0.25	£5.39	£4.94	£4.50	£4.07	£3.85	£3.63	£3.18
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£2.25	£72.95	£66.62	£60.24	£53.82	£50.59	£47.35	£40.83	9.00	£0.25	£8.11	£7.40	£6.69	£5.98	£5.62	£5.26	£4.54
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£2.50	£34.33	£31.88	£29.47	£27.10	£25.93	£24.77	£22.48	10.00	£0.25	£3.43	£3.19	£2.95	£2.71	£2.59	£2.48	£2.25
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£10.63	£132.76	£122.79	£112.93	£103.21	£98.39	£93.61	£84.14	42.50	£0.25	£3.12	£2.89	£2.66	£2.43	£2.32	£2.20	£1.98
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£25.00	£280.88	£259.21	£237.82	£216.70	£206.25	£195.87	£175.30	100.00	£0.25	£2.81	£2.59	£2.38	£2.17	£2.06	£1.96	£1.75
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£43.75	£448.97	£414.27	£380.02	£346.20	£329.45	£312.82	£279.88	175.00	£0.25	£2.57	£2.37	£2.17	£1.98	£1.88	£1.79	£1.60
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£0.14	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	0.56	£0.25	£12.86	£12.86	£12.86	£12.86	£12.86	£12.86	£12.86
24	C3 ECH scheme (60 units)	60	£0.20	£0.89	£0.58	£0.27	-£0.04	-£0.19	-£0.35	-£0.66	0.80	£0.25	£1.11	£0.72	£0.34	-£0.04	-£0.24	-£0.43	-£0.82
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.25	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	1.00	£0.25	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.25	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	1.00	£0.25	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69
27	Class E (office) central/inner 70% plot ratio - BF	-	£0.25	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	1.00	£0.25	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£0.25	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	1.00	£0.25	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£0.25	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.25	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£0.25	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.25	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLV: LOWER GREENFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.15	£21.83	£19.71	£17.60	£15.48	£14.42	£13.36	£11.24	1.00	£0.15	£21.83	£19.71	£17.60	£15.48	£14.42	£13.36	£11.24
2	Central / urban (300 dph - 100% flats)	300	£0.15	£18.47	£17.09	£15.71	£14.31	£13.61	£12.91	£11.49	1.00	£0.15	£18.47	£17.09	£15.71	£14.31	£13.61	£12.91	£11.49
3	Central / urban (200 dph - 100% flats)	200	£0.15	£11.33	£10.41	£9.48	£8.54	£8.07	£7.60	£6.65	1.00	£0.15	£11.33	£10.41	£9.48	£8.54	£8.07	£7.60	£6.65
4	Central urban (100 dph - 100% flats)	100	£0.15	£6.81	£6.25	£5.69	£5.15	£4.88	£4.60	£4.03	1.00	£0.15	£6.81	£6.25	£5.69	£5.15	£4.88	£4.60	£4.03
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.15	£9.34	£8.67	£8.01	£7.36	£7.04	£6.72	£6.10	1.00	£0.15	£9.34	£8.67	£8.01	£7.36	£7.04	£6.72	£6.10
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.15	£6.85	£6.43	£6.02	£5.61	£5.41	£5.21	£4.81	1.00	£0.15	£6.85	£6.43	£6.02	£5.61	£5.41	£5.21	£4.81
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.15	£7.81	£7.24	£6.68	£6.12	£5.84	£5.57	£5.03	1.00	£0.15	£7.81	£7.24	£6.68	£6.12	£5.84	£5.57	£5.03
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.15	£6.10	£5.57	£5.05	£4.54	£4.28	£4.03	£3.54	1.00	£0.15	£6.10	£5.57	£5.05	£4.54	£4.28	£4.03	£3.54
9	Central urban (100 dph - 100% flats)	30	£0.05	£1.91	£1.71	£1.52	£1.33	£1.24	£1.15	£0.98	0.30	£0.15	£6.35	£5.70	£5.06	£4.44	£4.14	£3.84	£3.26
10	Central/ outer central (200dph 100% Flats)	40	£0.03	£2.14	£1.93	£1.73	£1.52	£1.42	£1.31	£1.10	0.20	£0.15	£10.69	£9.67	£8.64	£7.60	£7.08	£6.56	£5.51
11	Central (300 dph - 100% flats)	53	£0.03	£1.89	£1.66	£1.43	£1.20	£1.09	£0.97	£0.74	0.18	£0.15	£10.82	£9.50	£8.19	£6.87	£6.21	£5.55	£4.23
12	Employment-led MU	145	£0.15	£19.51	£18.80	£18.08	£17.34	£16.98	£16.61	£15.86	1.00	£0.15	£19.51	£18.80	£18.08	£17.34	£16.98	£16.61	£15.86
13	Employment-led MU	160	£1.20	£89.17	£88.37	£87.56	£86.75	£86.34	£85.94	£85.11	8.00	£0.15	£11.15	£11.05	£10.95	£10.84	£10.79	£10.74	£10.64
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£0.30	£22.84	£21.39	£19.93	£18.47	£17.73	£16.99	£15.50	2.00	£0.15	£11.42	£10.70	£9.97	£9.23	£8.86	£8.49	£7.75
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£0.75	£17.62	£16.29	£14.99	£13.71	£13.07	£12.44	£11.19	5.00	£0.15	£3.52	£3.26	£3.00	£2.74	£2.61	£2.49	£2.24
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£0.45	£15.19	£13.95	£12.73	£11.52	£10.92	£10.33	£9.15	3.00	£0.15	£5.06	£4.65	£4.24	£3.84	£3.64	£3.44	£3.05
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£1.05	£37.74	£34.59	£31.50	£28.48	£26.98	£25.41	£22.26	7.00	£0.15	£5.39	£4.94	£4.50	£4.07	£3.85	£3.63	£3.18
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£1.35	£72.95	£66.62	£60.24	£53.82	£50.59	£47.35	£40.83	9.00	£0.15	£8.11	£7.40	£6.69	£5.98	£5.62	£5.26	£4.54
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£1.50	£34.33	£31.88	£29.47	£27.10	£25.93	£24.77	£22.48	10.00	£0.15	£3.43	£3.19	£2.95	£2.71	£2.59	£2.48	£2.25
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£6.38	£132.76	£122.79	£112.93	£103.21	£98.39	£93.61	£84.14	42.50	£0.15	£3.12	£2.89	£2.66	£2.43	£2.32	£2.20	£1.98
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£15.00	£280.88	£259.21	£237.82	£216.70	£206.25	£195.87	£175.30	100.00	£0.15	£2.81	£2.59	£2.38	£2.17	£2.06	£1.96	£1.75
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£26.25	£448.97	£414.27	£380.02	£346.20	£329.45	£312.82	£279.88	175.00	£0.15	£2.57	£2.37	£2.17	£1.98	£1.88	£1.79	£1.60
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	£0.08	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	0.56	£0.15	£12.86	£12.86	£12.86	£12.86	£12.86	£12.86	£12.86
24	C3 ECH scheme (60 units)	60	£0.12	£0.89	£0.58	£0.27	-£0.04	-£0.19	-£0.35	-£0.66	0.80	£0.15	£1.11	£0.72	£0.34	-£0.04	-£0.24	-£0.43	-£0.82
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.15	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	1.00	£0.15	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.15	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	1.00	£0.15	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69
27	Class E (office) central/inner 70% plot ratio - BF	-	£0.15	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	1.00	£0.15	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01
28	Class E (office) suburban/edge 50% plot ratio - GF	-	£0.15	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	1.00	£0.15	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	£0.15	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.15	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	£0.15	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.15	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29

BLVs	BLV per ha
Higher value brownfield	£2,500,000
Medium value brownfield	£1,500,000
Lower value brownfield	£750,000
Higher value greenfield	£250,000
Lower value greenfield	£150,000

BLVs incorporate 20% premium

Key	
Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BLV:	£X.XX

The results show the following broad patterns of viability.

In the low value areas in all three UA areas (tables 5.1.2 and 5.1.3) the viability of residential development is very challenging on previously developed sites. Flatted schemes generate negative residual land values, even at zero affordable housing, due to their higher costs and less efficient net to gross ratio.

Housing schemes are more viable in the lower value band and generate residual land values exceeding benchmark land values with varying levels of affordable housing, between 30% and 50% in most cases at Value Band B. This level of affordable housing reflects the currently adopted targets in lower value areas. However, in Value Band A larger greenfield sites with 50% net to gross site areas, are less viable than other sites but can still be brought forward at lower levels of affordable housing. However, in Value Band B, these sites can deliver at least 30% affordable housing when tested against the lower greenfield BLV.

Medium values in South Gloucestershire are the lowest of the three UA areas, but despite this, the results show improvements in viability. It is important to note that the highest benchmark land value (£2,500,000 per hectare) is only likely to be relevant to sites in Bristol. Sites coming forward on greenfield sites in all three UA areas are significantly more viable at medium values, with affordable housing targets being achievable in almost all cases.

In high value areas, improvements in viability extend, with almost all relevant combinations of typology and benchmark land value showing viability at relevant levels of affordable housing. It is important to note that typology numbers 7, 8, 15, 16, 19, 20, 21 and 22 are intended to reflect developments being brought forward on greenfield sites, so lack of viability shown against the three employment land benchmarks should not be a concern.

Employment led mixed use schemes, office schemes and C2 care home schemes are all viable, regardless of area.

Student housing and extra care schemes are only viable in higher value central locations. It is possible that institutions may bring their own schemes forward in lower value areas, but would generally do so using their own land and possibly providing subsidy to address any viability gaps.

5.2 Build to rent schemes

Build to rent ('BTR') operators tend to prefer centrally located sites in City centres with good access to public transport and amenities. These sites are typically in higher value existing uses and BTR schemes are generally flatted to maximise use of the site. Typologies 1, 2, 3, 4, 14, 17 and 18 are most reflective of the types of schemes that BTR operators would bring forward. These typologies provide between 100 and 1,350 flatted units respectively.

Completed BTR schemes tend to trade at a discount of circa 12% in comparison to the prices achieved on build for sale schemes. In Bath City Centre, for example, a typical two bed rent is circa £1,600 per week, which generates a net rent of £14,400 per annum, after deducting 25% for operating costs. This generates a capital value of £320,000, assuming an investment yield of 4.25%, which equates to circa £5,200 per square metre. In this area, sales values equate to circa £5,875 per square metre (as noted in Table 4.2.1.1). We have therefore applied a 12% discount to the capital values assumed in our appraisals to reflect this difference between tenures. In addition, we have reduced the profit margin from 17.5% to 12.5% reflecting the reduced margins that BTR developers adopt.

The results of our appraisals of the typologies on a BTR basis are summarised in tables 5.2.1 to 5.29. These results indicate that BTR schemes will only be viable in the high value parts of Bristol and Bath, with varying levels of affordable housing.

BNP PARIBAS REAL ESTATE

Table 5.2.1: BTR appraisal results (Sales value area £3,200 per square metre)

WEST OF ENGLAND - HIGH LEVEL DELIVERABILITY ASSESSMENT

Sales value (£ psm): £3,200 AH tenure 63% 12% 25%

BLV: HIGHER VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£2.50	-£19.45	-£20.25	-£21.06	-£21.87	-£22.27	-£22.67	-£23.48	1.00	£2.50	-£19.45	-£20.25	-£21.06	-£21.87	-£22.27	-£22.67	-£23.48
2	Central / urban (300 dph - 100% flats)	300	£2.50	-£11.52	-£11.74	-£11.97	-£12.20	-£12.32	-£12.44	-£12.69	1.00	£2.50	-£11.52	-£11.74	-£11.97	-£12.20	-£12.32	-£12.44	-£12.69
3	Central / urban (200 dph - 100% flats)	200	£2.50	-£7.91	-£8.06	-£8.21	-£8.36	-£8.44	-£8.52	-£8.69	1.00	£2.50	-£7.91	-£8.06	-£8.21	-£8.36	-£8.44	-£8.52	-£8.69
4	Central urban (100 dph - 100% flats)	100	£2.50	-£4.57	-£4.63	-£4.70	-£4.76	-£4.80	-£4.84	-£4.91	1.00	£2.50	-£4.57	-£4.63	-£4.70	-£4.76	-£4.80	-£4.84	-£4.91
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£2.50	-£2.85	-£2.94	-£3.03	-£3.13	-£3.18	-£3.23	-£3.34	1.00	£2.50	-£2.85	-£2.94	-£3.03	-£3.13	-£3.18	-£3.23	-£3.34
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£5.00	-£9.67	-£9.83	-£10.00	-£10.35	-£10.49	-£10.63	-£10.91	2.00	£2.50	-£4.78	-£4.91	-£5.04	-£5.18	-£5.25	-£5.31	-£5.45
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£17.50	-£21.21	-£21.71	-£22.22	-£22.75	-£23.02	-£23.30	-£23.86	7.00	£2.50	-£3.03	-£3.10	-£3.17	-£3.25	-£3.29	-£3.33	-£3.41
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£22.50	-£46.47	-£47.91	-£49.38	-£50.87	-£51.63	-£52.39	-£53.95	9.00	£2.50	-£5.16	-£5.32	-£5.49	-£5.65	-£5.74	-£5.82	-£5.99

BLV: MEDIUM VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£1.50	-£19.45	-£20.25	-£21.06	-£21.87	-£22.27	-£22.67	-£23.48	1.00	£1.50	-£19.45	-£20.25	-£21.06	-£21.87	-£22.27	-£22.67	-£23.48
2	Central / urban (300 dph - 100% flats)	300	£1.50	-£11.52	-£11.74	-£11.97	-£12.20	-£12.32	-£12.44	-£12.69	1.00	£1.50	-£11.52	-£11.74	-£11.97	-£12.20	-£12.32	-£12.44	-£12.69
3	Central / urban (200 dph - 100% flats)	200	£1.50	-£7.91	-£8.06	-£8.21	-£8.36	-£8.44	-£8.52	-£8.69	1.00	£1.50	-£7.91	-£8.06	-£8.21	-£8.36	-£8.44	-£8.52	-£8.69
4	Central urban (100 dph - 100% flats)	100	£1.50	-£4.57	-£4.63	-£4.70	-£4.76	-£4.80	-£4.84	-£4.91	1.00	£1.50	-£4.57	-£4.63	-£4.70	-£4.76	-£4.80	-£4.84	-£4.91
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£1.50	-£2.85	-£2.94	-£3.03	-£3.13	-£3.18	-£3.23	-£3.34	1.00	£1.50	-£2.85	-£2.94	-£3.03	-£3.13	-£3.18	-£3.23	-£3.34
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£3.00	-£9.67	-£9.83	-£10.00	-£10.35	-£10.49	-£10.63	-£10.91	2.00	£1.50	-£4.78	-£4.91	-£5.04	-£5.18	-£5.25	-£5.31	-£5.45
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£10.50	-£21.21	-£21.71	-£22.22	-£22.75	-£23.02	-£23.30	-£23.86	7.00	£1.50	-£3.03	-£3.10	-£3.17	-£3.25	-£3.29	-£3.33	-£3.41
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£13.50	-£46.47	-£47.91	-£49.38	-£50.87	-£51.63	-£52.39	-£53.95	9.00	£1.50	-£5.16	-£5.32	-£5.49	-£5.65	-£5.74	-£5.82	-£5.99

BLV: LOWER VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.75	-£19.45	-£20.25	-£21.06	-£21.87	-£22.27	-£22.67	-£23.48	1.00	£0.75	-£19.45	-£20.25	-£21.06	-£21.87	-£22.27	-£22.67	-£23.48
2	Central / urban (300 dph - 100% flats)	300	£0.75	-£11.52	-£11.74	-£11.97	-£12.20	-£12.32	-£12.44	-£12.69	1.00	£0.75	-£11.52	-£11.74	-£11.97	-£12.20	-£12.32	-£12.44	-£12.69
3	Central / urban (200 dph - 100% flats)	200	£0.75	-£7.91	-£8.06	-£8.21	-£8.36	-£8.44	-£8.52	-£8.69	1.00	£0.75	-£7.91	-£8.06	-£8.21	-£8.36	-£8.44	-£8.52	-£8.69
4	Central urban (100 dph - 100% flats)	100	£0.75	-£4.57	-£4.63	-£4.70	-£4.76	-£4.80	-£4.84	-£4.91	1.00	£0.75	-£4.57	-£4.63	-£4.70	-£4.76	-£4.80	-£4.84	-£4.91
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.75	-£2.85	-£2.94	-£3.03	-£3.13	-£3.18	-£3.23	-£3.34	1.00	£0.75	-£2.85	-£2.94	-£3.03	-£3.13	-£3.18	-£3.23	-£3.34
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£1.50	-£9.67	-£9.83	-£10.00	-£10.35	-£10.49	-£10.63	-£10.91	2.00	£0.75	-£4.78	-£4.91	-£5.04	-£5.18	-£5.25	-£5.31	-£5.45
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£5.25	-£21.21	-£21.71	-£22.22	-£22.75	-£23.02	-£23.30	-£23.86	7.00	£0.75	-£3.03	-£3.10	-£3.17	-£3.25	-£3.29	-£3.33	-£3.41
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£6.75	-£46.47	-£47.91	-£49.38	-£50.87	-£51.63	-£52.39	-£53.95	9.00	£0.75	-£5.16	-£5.32	-£5.49	-£5.65	-£5.74	-£5.82	-£5.99

BLVs	BLV per ha
Higher value brownfield	£2,500,000
Medium value brownfield	£1,500,000
Lower value brownfield	£750,000
Higher value greenfield	£250,000
Lower value greenfield	£150,000

BLVs incorporate 20% premium

Table 5.2.2: BTR appraisal results (Sales value area £3,400 per square metre)

WEST OF ENGLAND - HIGH LEVEL DELIVERABILITY ASSESSMENT

Sales value (£ psm): £3,400 AH tenure 63% 12% 25%

BLV: HIGHER VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£2.50	-£16.33	-£17.07	-£17.82	-£18.56	-£18.93	-£19.30	-£20.05	1.00	£2.50	-£16.33	-£17.07	-£17.82	-£18.56	-£18.93	-£19.30	-£20.05
2	Central / urban (300 dph - 100% flats)	300	£2.50	-£9.32	-£9.54	-£9.77	-£9.99	-£10.11	-£10.23	-£10.47	1.00	£2.50	-£9.32	-£9.54	-£9.77	-£9.99	-£10.11	-£10.23	-£10.47
3	Central / urban (200 dph - 100% flats)	200	£2.50	-£6.44	-£6.58	-£6.73	-£6.88	-£6.96	-£7.04	-£7.19	1.00	£2.50	-£6.44	-£6.58	-£6.73	-£6.88	-£6.96	-£7.04	-£7.19
4	Central urban (100 dph - 100% flats)	100	£2.50	-£3.72	-£3.79	-£3.86	-£3.93	-£3.97	-£4.01	-£4.09	1.00	£2.50	-£3.72	-£3.79	-£3.86	-£3.93	-£3.97	-£4.01	-£4.09
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£2.50	-£1.88	-£1.96	-£2.08	-£2.18	-£2.24	-£2.29	-£2.40	1.00	£2.50	-£1.88	-£1.96	-£2.08	-£2.18	-£2.24	-£2.29	-£2.40
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£5.00	-£7.35	-£7.60	-£7.86	-£8.12	-£8.26	-£8.39	-£8.67	2.00	£2.50	-£3.67	-£3.80	-£3.93	-£4.06	-£4.13	-£4.20	-£4.33
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£17.50	-£16.76	-£17.29	-£17.84	-£18.39	-£18.68	-£18.97	-£19.56	7.00	£2.50	-£2.39	-£2.47	-£2.55	-£2.63	-£2.67	-£2.71	-£2.79
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£22.50	-£36.60	-£38.26	-£39.73	-£41.24	-£42.00	-£42.76	-£44.32	9.00	£2.50	-£4.09	-£4.25	-£4.41	-£4.58	-£4.67	-£4.75	-£4.92

BLV: MEDIUM VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£1.50	-£16.33	-£17.07	-£17.82	-£18.56	-£18.93	-£19.30	-£20.05	1.00	£1.50	-£16.33	-£17.07	-£17.82	-£18.56	-£18.93	-£19.30	-£20.05
2	Central / urban (300 dph - 100% flats)	300	£1.50	-£9.32	-£9.54	-£9.77	-£9.99	-£10.11	-£10.23	-£10.47	1.00	£1.50	-£9.32	-£9.54	-£9.77	-£9.99	-£10.11	-£10.23	-£10.47
3	Central / urban (200 dph - 100% flats)	200	£1.50	-£6.44	-£6.58	-£6.73	-£6.88	-£6.96	-£7.04	-£7.19	1.00	£1.50	-£6.44	-£6.58	-£6.73	-£6.88	-£6.96	-£7.04	-£7.19
4	Central urban (100 dph - 100% flats)	100	£1.50	-£3.72	-£3.79	-£3.86	-£3.93	-£3.97	-£4.01	-£4.09	1.00	£1.50	-£3.72	-£3.79	-£3.86	-£3.93	-£3.97	-£4.01	-£4.09
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£1.50	-£1.88	-£1.96	-£2.08	-£2.18	-£2.24	-£2.29	-£2.40	1.00	£1.50	-£1.88	-£1.96	-£2.08	-£2.18	-£2.24	-£2.29	-£2.40
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£3.00	-£7.35	-£7.60	-£7.86	-£8.12	-£8.26	-£8.39	-£8.67	2.00	£1.50	-£3.67	-£3.80	-£3.93	-£4.06	-£4.13	-£4.20	-£4.33
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£10.50	-£16.76	-£17.29	-£17.84	-£18.39	-£18.68	-£18.97	-£19.56	7.00	£1.50	-£2.39	-£2.47	-£2.55	-£2.63	-£2.67	-£2.71	-£2.79
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£13.50	-£36.60	-£38.26	-£39.73	-£41.24	-£42.00	-£42.76	-£44.32	9.00	£1.50	-£4.09	-£4.25	-£4.41	-£4.58	-£4.67	-£4.75	-£4.92

BLV: LOWER VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.75	-£16.33	-£17.07	-£17.82	-£18.56	-£18.93	-£19.30	-£20.05	1.00	£0.75	-£16.33	-£17.07	-£17.82	-£18.56	-£18.93	-£19.30	-£20.05
2	Central / urban (300 dph - 100% flats)	300	£0.75	-£9.32	-£9.54	-£9.77	-£9.99	-£10.11	-£10.23	-£10.47	1.00	£0.75	-£9.32	-£9.54	-£9.77	-£9.99	-£10.11	-£10.23	-£10.47
3	Central / urban (200 dph - 100% flats)	200	£0.75	-£6.44	-£6.58	-£6.73	-£6.88	-£6.96	-£7.04	-£7.19	1.00	£0.75	-£6.44	-£6.58	-£6.73	-£6.88	-£6.96	-£7.04	-£7.19
4	Central urban (100 dph - 100% flats)	100	£0.75	-£3.72	-£3.79	-£3.86	-£3.93	-£3.97	-£4.01	-£4.09	1.00	£0.75	-£3.72	-£3.79	-£3.86	-£3.93	-£3.97	-£4.01	-£4.09
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.75	-£1.88	-£1.96	-£2.08	-£2.18	-£2.24	-£2.29	-£2.40	1.00	£0.75	-£1.88	-£1.96	-£2.08	-£2.18	-£2.24	-£2.29	-£2.40
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£1.50	-£7.35	-£7.60	-£7.86	-£8.12	-£8.26	-£8.39	-£8.67	2.00	£0.75	-£3.67	-£3.80	-£3.93	-£4.06	-£4.13	-£4.20	-£4.33
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£5.25	-£16.76	-£17.29	-£17.84	-£18.39	-£18.68	-£18.97	-£19.56	7.00	£0.75	-£2.39	-£2.47	-£2.55	-£2.63	-£2.67	-£2.71	-£2.79
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£6.75	-£36.60	-£38.26	-£39.73	-£41.24	-£42.00	-£42.76	-£44.32	9.00	£0.75	-£4.09	-£4.25	-£4.41	-£4.58	-£4.67	-£4.75	-£4.92

BLVs	BLV per ha
Higher value brownfield	£2,500,000
Medium value brownfield	£1,500,000
Lower value brownfield	£750,000
Higher value greenfield	£250,000
Lower value greenfield	£150,000

BLVs incorporate 20% premium

Table 5.2.3: BTR appraisal results (Sales value area £3,530 per square metre)

WEST OF ENGLAND - HIGH LEVEL DELIVERABILITY ASSESSMENT

Sales value (£ psm): £3,530 AH tenure 63% 12% 25%

BLV: HIGHER VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£2.50	-£13.04	-£13.79	-£14.54	-£15.29	-£16.66	-£16.04	-£16.78
2	Central / urban (300 dph - 100% flats)	300	£2.50	-£6.64	-£6.88	-£7.13	-£7.38	-£7.50	-£7.63	-£7.89
3	Central / urban (200 dph - 100% flats)	200	£2.50	-£4.98	-£5.14	-£5.30	-£5.47	-£5.55	-£5.64	-£5.81
4	Central urban (100 dph - 100% flats)	100	£2.50	-£2.79	-£2.87	-£2.96	-£3.04	-£3.08	-£3.13	-£3.22
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£2.50	-£1.12	-£1.23	-£1.35	-£1.47	-£1.53	-£1.59	-£1.71
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£5.00	-£3.88	-£4.16	-£4.44	-£4.73	-£4.88	-£5.02	-£5.32
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£17.50	-£11.88	-£12.48	-£13.09	-£13.72	-£14.04	-£14.36	-£15.02
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£22.50	-£27.97	-£29.55	-£31.18	-£32.77	-£33.59	-£34.42	-£36.09

Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£2.50	-£13.04	-£13.79	-£14.54	-£15.29	-£15.66	-£16.04	-£16.78
1.00	£2.50	-£6.64	-£6.88	-£7.13	-£7.38	-£7.50	-£7.63	-£7.89
1.00	£2.50	-£4.98	-£5.14	-£5.30	-£5.47	-£5.55	-£5.64	-£5.81
1.00	£2.50	-£2.79	-£2.87	-£2.96	-£3.04	-£3.08	-£3.13	-£3.22
1.00	£2.50	-£1.12	-£1.23	-£1.35	-£1.47	-£1.53	-£1.59	-£1.71
2.00	£2.50	-£1.94	-£2.08	-£2.22	-£2.37	-£2.44	-£2.51	-£2.66
7.00	£2.50	-£1.70	-£1.78	-£1.87	-£1.96	-£2.01	-£2.05	-£2.15
9.00	£2.50	-£3.11	-£3.28	-£3.46	-£3.64	-£3.73	-£3.82	-£4.01

BLV: MEDIUM VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£1.50	-£13.04	-£13.79	-£14.54	-£15.29	-£16.66	-£16.04	-£16.78
2	Central / urban (300 dph - 100% flats)	300	£1.50	-£6.64	-£6.88	-£7.13	-£7.38	-£7.50	-£7.63	-£7.89
3	Central / urban (200 dph - 100% flats)	200	£1.50	-£4.98	-£5.14	-£5.30	-£5.47	-£5.55	-£5.64	-£5.81
4	Central urban (100 dph - 100% flats)	100	£1.50	-£2.79	-£2.87	-£2.96	-£3.04	-£3.08	-£3.13	-£3.22
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£1.50	-£1.12	-£1.23	-£1.35	-£1.47	-£1.53	-£1.59	-£1.71
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£3.00	-£3.88	-£4.16	-£4.44	-£4.73	-£4.88	-£5.02	-£5.32
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£10.50	-£11.88	-£12.48	-£13.09	-£13.72	-£14.04	-£14.36	-£15.02
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£13.50	-£27.97	-£29.55	-£31.18	-£32.77	-£33.59	-£34.42	-£36.09

Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£1.50	-£13.04	-£13.79	-£14.54	-£15.29	-£15.66	-£16.04	-£16.78
1.00	£1.50	-£6.64	-£6.88	-£7.13	-£7.38	-£7.50	-£7.63	-£7.89
1.00	£1.50	-£4.98	-£5.14	-£5.30	-£5.47	-£5.55	-£5.64	-£5.81
1.00	£1.50	-£2.79	-£2.87	-£2.96	-£3.04	-£3.08	-£3.13	-£3.22
1.00	£1.50	-£1.12	-£1.23	-£1.35	-£1.47	-£1.53	-£1.59	-£1.71
2.00	£1.50	-£1.94	-£2.08	-£2.22	-£2.37	-£2.44	-£2.51	-£2.66
7.00	£1.50	-£1.70	-£1.78	-£1.87	-£1.96	-£2.01	-£2.05	-£2.15
9.00	£1.50	-£3.11	-£3.28	-£3.46	-£3.64	-£3.73	-£3.82	-£4.01

BLV: LOWER VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.75	-£13.04	-£13.79	-£14.54	-£15.29	-£16.66	-£16.04	-£16.78
2	Central / urban (300 dph - 100% flats)	300	£0.75	-£6.64	-£6.88	-£7.13	-£7.38	-£7.50	-£7.63	-£7.89
3	Central / urban (200 dph - 100% flats)	200	£0.75	-£4.98	-£5.14	-£5.30	-£5.47	-£5.55	-£5.64	-£5.81
4	Central urban (100 dph - 100% flats)	100	£0.75	-£2.79	-£2.87	-£2.96	-£3.04	-£3.08	-£3.13	-£3.22
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.75	-£1.12	-£1.23	-£1.35	-£1.47	-£1.53	-£1.59	-£1.71
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£1.50	-£3.88	-£4.16	-£4.44	-£4.73	-£4.88	-£5.02	-£5.32
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£5.25	-£11.88	-£12.48	-£13.09	-£13.72	-£14.04	-£14.36	-£15.02
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£6.75	-£27.97	-£29.55	-£31.18	-£32.77	-£33.59	-£34.42	-£36.09

Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£0.75	-£13.04	-£13.79	-£14.54	-£15.29	-£15.66	-£16.04	-£16.78
1.00	£0.75	-£6.64	-£6.88	-£7.13	-£7.38	-£7.50	-£7.63	-£7.89
1.00	£0.75	-£4.98	-£5.14	-£5.30	-£5.47	-£5.55	-£5.64	-£5.81
1.00	£0.75	-£2.79	-£2.87	-£2.96	-£3.04	-£3.08	-£3.13	-£3.22
1.00	£0.75	-£1.12	-£1.23	-£1.35	-£1.47	-£1.53	-£1.59	-£1.71
2.00	£0.75	-£1.94	-£2.08	-£2.22	-£2.37	-£2.44	-£2.51	-£2.66
7.00	£0.75	-£1.70	-£1.78	-£1.87	-£1.96	-£2.01	-£2.05	-£2.15
9.00	£0.75	-£3.11	-£3.28	-£3.46	-£3.64	-£3.73	-£3.82	-£4.01

BLVs	BLV per ha
Higher value brownfield	£2,500,000
Medium value brownfield	£1,500,000
Lower value brownfield	£750,000
Higher value greenfield	£250,000
Lower value greenfield	£150,000

BLVs incorporate 20% premium

Table 5.2.4: BTR appraisal results (Sales values area £3,750 per square metre)

WEST OF ENGLAND - HIGH LEVEL DELIVERABILITY ASSESSMENT

Sales value (£ psm): £3,750 AH tenure 63% 12% 25%

BLV: HIGHER VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£2.50	-£10.68	-£11.49	-£12.29	-£13.09	-£13.49	-£13.89	-£14.69
2	Central / urban (300 dph - 100% flats)	300	£2.50	-£4.95	-£5.24	-£5.54	-£5.84	-£6.00	-£6.16	-£6.48
3	Central / urban (200 dph - 100% flats)	200	£2.50	-£3.83	-£4.03	-£4.23	-£4.43	-£4.53	-£4.64	-£4.85
4	Central urban (100 dph - 100% flats)	100	£2.50	-£2.12	-£2.22	-£2.33	-£2.43	-£2.49	-£2.54	-£2.66
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£2.50	-£0.32	-£0.45	-£0.59	-£0.73	-£0.80	-£0.88	-£1.03
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£5.00	-£2.28	-£2.59	-£2.93	-£3.27	-£3.45	-£3.62	-£3.98
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£17.50	-£8.39	-£9.06	-£9.79	-£10.55	-£10.93	-£11.32	-£12.12
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£22.50	-£20.41	-£22.18	-£24.02	-£25.89	-£26.83	-£27.78	-£29.74

Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£2.50	-£10.68	-£11.49	-£12.29	-£13.09	-£13.49	-£13.89	-£14.69
1.00	£2.50	-£4.95	-£5.24	-£5.54	-£5.84	-£6.00	-£6.16	-£6.48
1.00	£2.50	-£3.83	-£4.03	-£4.23	-£4.43	-£4.53	-£4.64	-£4.85
1.00	£2.50	-£2.12	-£2.22	-£2.33	-£2.43	-£2.49	-£2.54	-£2.66
1.00	£2.50	-£0.32	-£0.45	-£0.59	-£0.73	-£0.80	-£0.88	-£1.03
2.00	£2.50	-£1.13	-£1.30	-£1.46	-£1.64	-£1.72	-£1.81	-£1.99
7.00	£2.50	-£1.19	-£1.29	-£1.40	-£1.51	-£1.56	-£1.62	-£1.73
9.00	£2.50	-£2.27	-£2.46	-£2.67	-£2.88	-£2.98	-£3.09	-£3.30

BLV: MEDIUM VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£1.50	-£10.68	-£11.49	-£12.29	-£13.09	-£13.49	-£13.89	-£14.69
2	Central / urban (300 dph - 100% flats)	300	£1.50	-£4.95	-£5.24	-£5.54	-£5.84	-£6.00	-£6.16	-£6.48
3	Central / urban (200 dph - 100% flats)	200	£1.50	-£3.83	-£4.03	-£4.23	-£4.43	-£4.53	-£4.64	-£4.85
4	Central urban (100 dph - 100% flats)	100	£1.50	-£2.12	-£2.22	-£2.33	-£2.43	-£2.49	-£2.54	-£2.66
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£1.50	-£0.32	-£0.45	-£0.59	-£0.73	-£0.80	-£0.88	-£1.03
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£3.00	-£2.28	-£2.59	-£2.93	-£3.27	-£3.45	-£3.62	-£3.98
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£10.50	-£8.39	-£9.06	-£9.79	-£10.55	-£10.93	-£11.32	-£12.12
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£13.50	-£20.41	-£22.18	-£24.02	-£25.89	-£26.83	-£27.78	-£29.74

Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£1.50	-£10.68	-£11.49	-£12.29	-£13.09	-£13.49	-£13.89	-£14.69
1.00	£1.50	-£4.95	-£5.24	-£5.54	-£5.84	-£6.00	-£6.16	-£6.48
1.00	£1.50	-£3.83	-£4.03	-£4.23	-£4.43	-£4.53	-£4.64	-£4.85
1.00	£1.50	-£2.12	-£2.22	-£2.33	-£2.43	-£2.49	-£2.54	-£2.66
1.00	£1.50	-£0.32	-£0.45	-£0.59	-£0.73	-£0.80	-£0.88	-£1.03
2.00	£1.50	-£1.13	-£1.30	-£1.46	-£1.64	-£1.72	-£1.81	-£1.99
7.00	£1.50	-£1.19	-£1.29	-£1.40	-£1.51	-£1.56	-£1.62	-£1.73
9.00	£1.50	-£2.27	-£2.46	-£2.67	-£2.88	-£2.98	-£3.09	-£3.30

BLV: LOWER VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.75	-£10.68	-£11.49	-£12.29	-£13.09	-£13.49	-£13.89	-£14.69
2	Central / urban (300 dph - 100% flats)	300	£0.75	-£4.95	-£5.24	-£5.54	-£5.84	-£6.00	-£6.16	-£6.48
3	Central / urban (200 dph - 100% flats)	200	£0.75	-£3.83	-£4.03	-£4.23	-£4.43	-£4.53	-£4.64	-£4.85
4	Central urban (100 dph - 100% flats)	100	£0.75	-£2.12	-£2.22	-£2.33	-£2.43	-£2.49	-£2.54	-£2.66
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.75	-£0.32	-£0.45	-£0.59	-£0.73	-£0.80	-£0.88	-£1.03
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£1.50	-£2.28	-£2.59	-£2.93	-£3.27	-£3.45	-£3.62	-£3.98
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£5.25	-£8.39	-£9.06	-£9.79	-£10.55	-£10.93	-£11.32	-£12.12
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£6.75	-£20.41	-£22.18	-£24.02	-£25.89	-£26.83	-£27.78	-£29.74

Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£0.75	-£10.68	-£11.49	-£12.29	-£13.09	-£13.49	-£13.89	-£14.69
1.00	£0.75	-£4.95	-£5.24	-£5.54	-£5.84	-£6.00	-£6.16	-£6.48
1.00	£0.75	-£3.83	-£4.03	-£4.23	-£4.43	-£4.53	-£4.64	-£4.85
1.00	£0.75	-£2.12	-£2.22	-£2.33	-£2.43	-£2.49	-£2.54	-£2.66
1.00	£0.75	-£0.32	-£0.45	-£0.59	-£0.73	-£0.80	-£0.88	-£1.03
2.00	£0.75	-£1.13	-£1.30	-£1.46	-£1.64	-£1.72	-£1.81	-£1.99
7.00	£0.75	-£1.19	-£1.29	-£1.40	-£1.51	-£1.56	-£1.62	-£1.73
9.00	£0.75	-£2.27	-£2.46	-£2.67	-£2.88	-£2.98	-£3.09	-£3.30

BLVs	BLV per ha
Higher value brownfield	£2,500,000
Medium value brownfield	£1,500,000
Lower value brownfield	£750,000
Higher value greenfield	£250,000
Lower value greenfield	£150,000

BLVs incorporate 20% premium

BNP PARIBAS REAL ESTATE

Table 5.2.5: BTR appraisal results (Sales values area £4,000 per square metre)

WEST OF ENGLAND - HIGH LEVEL DELIVERABILITY ASSESSMENT

Sales value (£ psm): £4,000 AH tenure 63% 12% 25%

BLV: HIGHER VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£2.50	-£5.52	-£6.49	-£7.46	-£8.43	-£8.91	-£9.40	-£10.36	1.00	£2.50	-£5.52	-£6.49	-£7.46	-£8.43	-£8.91	-£9.40	-£10.36
2	Central / urban (300 dph - 100% flats)	300	£2.50	-£0.96	-£1.38	-£1.80	-£2.25	-£2.47	-£2.70	-£3.15	1.00	£2.50	-£0.96	-£1.38	-£1.80	-£2.25	-£2.47	-£2.70	-£3.15
3	Central / urban (200 dph - 100% flats)	200	£2.50	-£1.49	-£1.77	-£2.06	-£2.36	-£2.51	-£2.66	-£2.96	1.00	£2.50	-£1.49	-£1.77	-£2.06	-£2.36	-£2.51	-£2.66	-£2.96
4	Central urban (100 dph - 100% flats)	100	£2.50	-£0.69	-£0.84	-£1.00	-£1.16	-£1.25	-£1.33	-£1.50	1.00	£2.50	-£0.69	-£0.84	-£1.00	-£1.16	-£1.25	-£1.33	-£1.50
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£2.50	£1.00	£0.82	£0.63	£0.43	£0.33	£0.23	£0.03	1.00	£2.50	£1.00	£0.82	£0.63	£0.43	£0.33	£0.23	£0.03
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£5.00	£2.48	£2.03	£1.59	£1.09	£0.85	£0.61	£0.12	2.00	£2.50	£1.24	£1.01	£0.78	£0.54	£0.43	£0.30	£0.06
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£17.50	-£0.67	-£1.85	-£2.90	-£3.89	-£4.42	-£4.96	-£5.96	7.00	£2.50	-£0.12	-£0.53	-£0.41	-£0.56	-£0.63	-£0.71	-£0.87
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£22.50	-£8.05	-£8.37	-£10.75	-£13.18	-£14.41	-£15.63	-£18.21	9.00	£2.50	-£0.67	-£0.93	-£1.19	-£1.46	-£1.60	-£1.74	-£2.02

BLV: MEDIUM VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£1.50	-£5.52	-£6.49	-£7.46	-£8.43	-£8.91	-£9.40	-£10.36	1.00	£1.50	-£5.52	-£6.49	-£7.46	-£8.43	-£8.91	-£9.40	-£10.36
2	Central / urban (300 dph - 100% flats)	300	£1.50	-£0.96	-£1.38	-£1.80	-£2.25	-£2.47	-£2.70	-£3.15	1.00	£1.50	-£0.96	-£1.38	-£1.80	-£2.25	-£2.47	-£2.70	-£3.15
3	Central / urban (200 dph - 100% flats)	200	£1.50	-£1.49	-£1.77	-£2.06	-£2.36	-£2.51	-£2.66	-£2.96	1.00	£1.50	-£1.49	-£1.77	-£2.06	-£2.36	-£2.51	-£2.66	-£2.96
4	Central urban (100 dph - 100% flats)	100	£1.50	-£0.69	-£0.84	-£1.00	-£1.16	-£1.25	-£1.33	-£1.50	1.00	£1.50	-£0.69	-£0.84	-£1.00	-£1.16	-£1.25	-£1.33	-£1.50
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£1.50	£1.00	£0.82	£0.63	£0.43	£0.33	£0.23	£0.03	1.00	£1.50	£1.00	£0.82	£0.63	£0.43	£0.33	£0.23	£0.03
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£3.00	£2.48	£2.03	£1.59	£1.09	£0.85	£0.61	£0.12	2.00	£1.50	£1.24	£1.01	£0.78	£0.54	£0.43	£0.30	£0.06
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£10.50	-£0.67	-£1.85	-£2.90	-£3.89	-£4.42	-£4.96	-£5.96	7.00	£1.50	-£0.12	-£0.53	-£0.41	-£0.56	-£0.63	-£0.71	-£0.87
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£13.50	-£8.05	-£8.37	-£10.75	-£13.18	-£14.41	-£15.63	-£18.21	9.00	£1.50	-£0.67	-£0.93	-£1.19	-£1.46	-£1.60	-£1.74	-£2.02

BLV: LOWER VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.75	-£5.52	-£6.49	-£7.46	-£8.43	-£8.91	-£9.40	-£10.36	1.00	£0.75	-£5.52	-£6.49	-£7.46	-£8.43	-£8.91	-£9.40	-£10.36
2	Central / urban (300 dph - 100% flats)	300	£0.75	-£0.96	-£1.38	-£1.80	-£2.25	-£2.47	-£2.70	-£3.15	1.00	£0.75	-£0.96	-£1.38	-£1.80	-£2.25	-£2.47	-£2.70	-£3.15
3	Central / urban (200 dph - 100% flats)	200	£0.75	-£1.49	-£1.77	-£2.06	-£2.36	-£2.51	-£2.66	-£2.96	1.00	£0.75	-£1.49	-£1.77	-£2.06	-£2.36	-£2.51	-£2.66	-£2.96
4	Central urban (100 dph - 100% flats)	100	£0.75	-£0.69	-£0.84	-£1.00	-£1.16	-£1.25	-£1.33	-£1.50	1.00	£0.75	-£0.69	-£0.84	-£1.00	-£1.16	-£1.25	-£1.33	-£1.50
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.75	£1.00	£0.82	£0.63	£0.43	£0.33	£0.23	£0.03	1.00	£0.75	£1.00	£0.82	£0.63	£0.43	£0.33	£0.23	£0.03
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£1.50	£2.48	£2.03	£1.59	£1.09	£0.85	£0.61	£0.12	2.00	£0.75	£1.24	£1.01	£0.78	£0.54	£0.43	£0.30	£0.06
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£5.25	-£0.67	-£1.85	-£2.90	-£3.89	-£4.42	-£4.96	-£5.96	7.00	£0.75	-£0.12	-£0.53	-£0.41	-£0.56	-£0.63	-£0.71	-£0.87
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£6.75	-£8.05	-£8.37	-£10.75	-£13.18	-£14.41	-£15.63	-£18.21	9.00	£0.75	-£0.67	-£0.93	-£1.19	-£1.46	-£1.60	-£1.74	-£2.02

BLVs	BLV per ha
Higher value brownfield	£2,500,000
Medium value brownfield	£1,500,000
Lower value brownfield	£750,000
Higher value greenfield	£250,000
Lower value greenfield	£150,000

BLVs incorporate 20% premium

Table 5.2.6: BTR appraisal results (Sales values area £4,250 per square metre)

WEST OF ENGLAND - HIGH LEVEL DELIVERABILITY ASSESSMENT

Sales value (£ psm): £4,250 AH tenure 63% 12% 25%

BLV: HIGHER VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£2.50	-£1.63	-£2.54	-£3.45	-£4.36	-£4.82	-£5.28	-£6.19	1.00	£2.50	-£1.63	-£2.54	-£3.45	-£4.36	-£4.82	-£5.28	-£6.19
2	Central / urban (300 dph - 100% flats)	300	£2.50	£1.72	£1.30	£0.87	£0.44	£0.22	-£0.00	-£0.46	1.00	£2.50	£1.72	£1.30	£0.87	£0.44	£0.22	-£0.00	-£0.46
3	Central / urban (200 dph - 100% flats)	200	£2.50	£0.33	£0.05	-£0.24	-£0.53	-£0.68	-£0.83	-£1.14	1.00	£2.50	£0.33	£0.05	-£0.24	-£0.53	-£0.68	-£0.83	-£1.14
4	Central urban (100 dph - 100% flats)	100	£2.50	£0.36	£0.20	£0.03	-£0.14	-£0.23	-£0.31	-£0.49	1.00	£2.50	£0.36	£0.20	£0.03	-£0.14	-£0.23	-£0.31	-£0.49
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£2.50	£2.19	£1.99	£1.79	£1.58	£1.48	£1.37	£1.16	1.00	£2.50	£2.19	£1.99	£1.79	£1.58	£1.48	£1.37	£1.16
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£5.00	£5.18	£4.72	£4.24	£3.76	£3.52	£3.27	£2.78	2.00	£2.50	£2.59	£2.36	£2.12	£1.88	£1.76	£1.64	£1.39
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£17.50	£4.55	£3.52	£2.48	£1.38	£0.84	£0.28	£0.85	7.00	£2.50	£0.65	£0.50	£0.35	£0.20	£0.12	£0.04	-£0.12
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£22.50	£5.68	£3.24	£0.86	-£1.59	-£2.83	-£4.08	-£6.61	9.00	£2.50	£0.62	£0.36	£0.10	-£0.18	-£0.31	-£0.45	-£0.73

BLV: MEDIUM VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£1.50	-£1.63	-£2.54	-£3.45	-£4.36	-£4.82	-£5.28	-£6.19	1.00	£1.50	-£1.63	-£2.54	-£3.45	-£4.36	-£4.82	-£5.28	-£6.19
2	Central / urban (300 dph - 100% flats)	300	£1.50	£1.72	£1.30	£0.87	£0.44	£0.22	-£0.00	-£0.46	1.00	£1.50	£1.72	£1.30	£0.87	£0.44	£0.22	-£0.00	-£0.46
3	Central / urban (200 dph - 100% flats)	200	£1.50	£0.33	£0.05	-£0.24	-£0.53	-£0.68	-£0.83	-£1.14	1.00	£1.50	£0.33	£0.05	-£0.24	-£0.53	-£0.68	-£0.83	-£1.14
4	Central urban (100 dph - 100% flats)	100	£1.50	£0.36	£0.20	£0.03	-£0.14	-£0.23	-£0.31	-£0.49	1.00	£1.50	£0.36	£0.20	£0.03	-£0.14	-£0.23	-£0.31	-£0.49
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£1.50	£2.19	£1.99	£1.79	£1.58	£1.48	£1.37	£1.16	1.00	£1.50	£2.19	£1.99	£1.79	£1.58	£1.48	£1.37	£1.16
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£3.00	£5.18	£4.72	£4.24	£3.76	£3.52	£3.27	£2.78	2.00	£1.50	£2.59	£2.36	£2.12	£1.88	£1.76	£1.64	£1.39
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£10.50	£4.55	£3.52	£2.48	£1.38	£0.84	£0.28	£0.85	7.00	£1.50	£0.65	£0.50	£0.35	£0.20	£0.12	£0.04	-£0.12
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£13.50	£5.68	£3.24	£0.86	-£1.59	-£2.83	-£4.08	-£6.61	9.00	£1.50	£0.62	£0.36	£0.10	-£0.18	-£0.31	-£0.45	-£0.73

BLV: LOWER VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.75	-£1.63	-£2.54	-£3.45	-£4.36	-£4.82	-£5.28	-£6.19	1.00	£0.75	-£1.63	-£2.54	-£3.45	-£4.36	-£4.82	-£5.28	-£6.19
2	Central / urban (300 dph - 100% flats)	300	£0.75	£1.72	£1.30	£0.87	£0.44	£0.22	-£0.00	-£0.46	1.00	£0.75	£1.72	£1.30	£0.87	£0.44	£0.22	-£0.00	-£0.46
3	Central / urban (200 dph - 100% flats)	200	£0.75	£0.33	£0.05	-£0.24	-£0.53	-£0.68	-£0.83	-£1.14	1.00	£0.75	£0.33	£0.05	-£0.24	-£0.53	-£0.68	-£0.83	-£1.14
4	Central urban (100 dph - 100% flats)	100	£0.75	£0.36	£0.20	£0.03	-£0.14	-£0.23	-£0.31	-£0.49	1.00	£0.75	£0.36	£0.20	£0.03	-£0.14	-£0.23	-£0.31	-£0.49
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.75	£2.19	£1.99	£1.79	£1.58	£1.48	£1.37	£1.16	1.00	£0.75	£2.19	£1.99	£1.79	£1.58	£1.48	£1.37	£1.16
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£1.50	£5.18	£4.72	£4.24	£3.76	£3.52	£3.27	£2.78	2.00	£0.75	£2.59	£2.36	£2.12	£1.88	£1.76	£1.64	£1.39
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£5.25	£4.55	£3.52	£2.48	£1.38	£0.84	£0.28	£0.85	7.00	£0.75	£0.65	£0.50	£0.35	£0.20	£0.12	£0.04	-£0.12
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£6.75	£5.68	£3.24	£0.86	-£1.59	-£2.83	-£4.08	-£6.61	9.00	£0.75	£0.62	£0.36	£0.10	-£0.18	-£0.31	-£0.45	-£0.73

BLVs	BLV per ha
Higher value brownfield	£2,500,000
Medium value brownfield	£1,500,000
Lower value brownfield	£750,000
Higher value greenfield	£250,000
Lower value greenfield	£150,000

BLVs incorporate 20% premium

Table 5.2.7: BTR appraisal results (Sales value area £4,500 per square metre)

WEST OF ENGLAND - HIGH LEVEL DELIVERABILITY ASSESSMENT

Sales value (£ psm): £4,500 AH tenure 63% 12% 25%

BLV: HIGHER VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£2.50	£2.30	£1.45	£0.61	-£0.24	-£0.68	-£1.09	-£1.95	1.00	£2.50	£2.30	£1.45	£0.61	-£0.24	-£0.68	-£1.09	-£1.95
2	Central / urban (300 dph - 100% flats)	300	£2.50	£4.83	£4.41	£3.98	£3.55	£3.33	£3.11	£2.66	1.00	£2.50	£4.83	£4.41	£3.98	£3.55	£3.33	£3.11	£2.66
3	Central / urban (200 dph - 100% flats)	200	£2.50	£2.12	£1.84	£1.56	£1.27	£1.12	£0.97	£0.67	1.00	£2.50	£2.12	£1.84	£1.56	£1.27	£1.12	£0.97	£0.67
4	Central urban (100 dph - 100% flats)	100	£2.50	£1.50	£1.33	£1.16	£0.99	£0.90	£0.81	£0.63	1.00	£2.50	£1.50	£1.33	£1.16	£0.99	£0.90	£0.81	£0.63
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£2.50	£3.23	£3.01	£2.80	£2.60	£2.49	£2.38	£2.16	1.00	£2.50	£3.23	£3.01	£2.80	£2.60	£2.49	£2.38	£2.16
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£5.00	£8.94	£8.48	£8.00	£7.52	£7.27	£7.03	£6.52	2.00	£2.50	£4.47	£4.24	£4.00	£3.76	£3.64	£3.51	£3.26
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£17.50	£10.38	£9.33	£8.23	£7.15	£6.58	£6.01	£4.86	7.00	£2.50	£1.48	£1.33	£1.18	£1.02	£0.94	£0.86	£0.69
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£22.50	£16.25	£13.93	£11.58	£9.17	£7.95	£6.73	£4.23	9.00	£2.50	£1.81	£1.55	£1.29	£1.02	£0.88	£0.75	£0.47

BLV: MEDIUM VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£1.50	£2.30	£1.45	£0.61	-£0.24	-£0.68	-£1.09	-£1.95	1.00	£1.50	£2.30	£1.45	£0.61	-£0.24	-£0.68	-£1.09	-£1.95
2	Central / urban (300 dph - 100% flats)	300	£1.50	£4.83	£4.41	£3.98	£3.55	£3.33	£3.11	£2.66	1.00	£1.50	£4.83	£4.41	£3.98	£3.55	£3.33	£3.11	£2.66
3	Central / urban (200 dph - 100% flats)	200	£1.50	£2.12	£1.84	£1.56	£1.27	£1.12	£0.97	£0.67	1.00	£1.50	£2.12	£1.84	£1.56	£1.27	£1.12	£0.97	£0.67
4	Central urban (100 dph - 100% flats)	100	£1.50	£1.50	£1.33	£1.16	£0.99	£0.90	£0.81	£0.63	1.00	£1.50	£1.50	£1.33	£1.16	£0.99	£0.90	£0.81	£0.63
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£1.50	£3.23	£3.01	£2.80	£2.60	£2.49	£2.38	£2.16	1.00	£1.50	£3.23	£3.01	£2.80	£2.60	£2.49	£2.38	£2.16
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£3.00	£8.94	£8.48	£8.00	£7.52	£7.27	£7.03	£6.52	2.00	£1.50	£4.47	£4.24	£4.00	£3.76	£3.64	£3.51	£3.26
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£10.50	£10.38	£9.33	£8.23	£7.15	£6.58	£6.01	£4.86	7.00	£1.50	£1.48	£1.33	£1.18	£1.02	£0.94	£0.86	£0.69
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£13.50	£16.25	£13.93	£11.58	£9.17	£7.95	£6.73	£4.23	9.00	£1.50	£1.81	£1.55	£1.29	£1.02	£0.88	£0.75	£0.47

BLV: LOWER VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.75	£2.30	£1.45	£0.61	-£0.24	-£0.68	-£1.09	-£1.95	1.00	£0.75	£2.30	£1.45	£0.61	-£0.24	-£0.68	-£1.09	-£1.95
2	Central / urban (300 dph - 100% flats)	300	£0.75	£4.83	£4.41	£3.98	£3.55	£3.33	£3.11	£2.66	1.00	£0.75	£4.83	£4.41	£3.98	£3.55	£3.33	£3.11	£2.66
3	Central / urban (200 dph - 100% flats)	200	£0.75	£2.12	£1.84	£1.56	£1.27	£1.12	£0.97	£0.67	1.00	£0.75	£2.12	£1.84	£1.56	£1.27	£1.12	£0.97	£0.67
4	Central urban (100 dph - 100% flats)	100	£0.75	£1.50	£1.33	£1.16	£0.99	£0.90	£0.81	£0.63	1.00	£0.75	£1.50	£1.33	£1.16	£0.99	£0.90	£0.81	£0.63
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.75	£3.23	£3.01	£2.80	£2.60	£2.49	£2.38	£2.16	1.00	£0.75	£3.23	£3.01	£2.80	£2.60	£2.49	£2.38	£2.16
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£1.50	£8.94	£8.48	£8.00	£7.52	£7.27	£7.03	£6.52	2.00	£0.75	£4.47	£4.24	£4.00	£3.76	£3.64	£3.51	£3.26
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£5.25	£10.38	£9.33	£8.23	£7.15	£6.58	£6.01	£4.86	7.00	£0.75	£1.48	£1.33	£1.18	£1.02	£0.94	£0.86	£0.69
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£6.75	£16.25	£13.93	£11.58	£9.17	£7.95	£6.73	£4.23	9.00	£0.75	£1.81	£1.55	£1.29	£1.02	£0.88	£0.75	£0.47

BLVs	BLV per ha
Higher value brownfield	£2,500,000
Medium value brownfield	£1,500,000
Lower value brownfield	£750,000
Higher value greenfield	£250,000
Lower value greenfield	£150,000

BLVs incorporate 20% premium

Table 5.2.8: BTR appraisal results (Sales value area £4,750 per square metre)

WEST OF ENGLAND - HIGH LEVEL DELIVERABILITY ASSESSMENT

Sales value (£ psm): £4,750 AH tenure 63% 12% 25%

BLV: HIGHER VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£2.50	£6.08	£5.18	£4.28	£3.39	£2.94	£2.49	£1.59	1.00	£2.50	£6.08	£5.18	£4.28	£3.39	£2.94	£2.49	£1.59
2	Central / urban (300 dph - 100% flats)	300	£2.50	£7.47	£6.98	£6.49	£5.98	£5.73	£5.47	£4.94	1.00	£2.50	£7.47	£6.98	£6.49	£5.98	£5.73	£5.47	£4.94
3	Central / urban (200 dph - 100% flats)	200	£2.50	£3.91	£3.58	£3.25	£2.91	£2.74	£2.57	£2.22	1.00	£2.50	£3.91	£3.58	£3.25	£2.91	£2.74	£2.57	£2.22
4	Central urban (100 dph - 100% flats)	100	£2.50	£2.52	£2.33	£2.12	£1.92	£1.81	£1.71	£1.49	1.00	£2.50	£2.52	£2.33	£2.12	£1.92	£1.81	£1.71	£1.49
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£2.50	£4.41	£4.13	£3.86	£3.61	£3.48	£3.37	£3.14	1.00	£2.50	£4.41	£4.13	£3.86	£3.61	£3.48	£3.37	£3.14
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£5.00	£11.64	£11.10	£10.55	£10.00	£9.71	£9.42	£8.84	2.00	£2.50	£5.82	£5.55	£5.28	£5.00	£4.86	£4.71	£4.42
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£17.50	£15.72	£14.49	£13.23	£11.95	£11.30	£10.65	£9.31	7.00	£2.50	£2.25	£2.07	£1.89	£1.71	£1.61	£1.52	£1.33
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£22.50	£27.40	£24.77	£22.09	£19.37	£17.99	£16.61	£13.80	9.00	£2.50	£3.04	£2.75	£2.45	£2.15	£2.00	£1.85	£1.53

BLV: MEDIUM VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£1.50	£6.08	£5.18	£4.28	£3.39	£2.94	£2.49	£1.59	1.00	£1.50	£6.08	£5.18	£4.28	£3.39	£2.94	£2.49	£1.59
2	Central / urban (300 dph - 100% flats)	300	£1.50	£7.47	£6.98	£6.49	£5.98	£5.73	£5.47	£4.94	1.00	£1.50	£7.47	£6.98	£6.49	£5.98	£5.73	£5.47	£4.94
3	Central / urban (200 dph - 100% flats)	200	£1.50	£3.91	£3.58	£3.25	£2.91	£2.74	£2.57	£2.22	1.00	£1.50	£3.91	£3.58	£3.25	£2.91	£2.74	£2.57	£2.22
4	Central urban (100 dph - 100% flats)	100	£1.50	£2.52	£2.33	£2.12	£1.92	£1.81	£1.71	£1.49	1.00	£1.50	£2.52	£2.33	£2.12	£1.92	£1.81	£1.71	£1.49
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£1.50	£4.41	£4.13	£3.86	£3.61	£3.48	£3.37	£3.14	1.00	£1.50	£4.41	£4.13	£3.86	£3.61	£3.48	£3.37	£3.14
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£3.00	£11.64	£11.10	£10.55	£10.00	£9.71	£9.42	£8.84	2.00	£1.50	£5.82	£5.55	£5.28	£5.00	£4.86	£4.71	£4.42
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£10.50	£15.72	£14.49	£13.23	£11.95	£11.30	£10.65	£9.31	7.00	£1.50	£2.25	£2.07	£1.89	£1.71	£1.61	£1.52	£1.33
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£13.50	£27.40	£24.77	£22.09	£19.37	£17.99	£16.61	£13.80	9.00	£1.50	£3.04	£2.75	£2.45	£2.15	£2.00	£1.85	£1.53

BLV: LOWER VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.75	£6.08	£5.18	£4.28	£3.39	£2.94	£2.49	£1.59	1.00	£0.75	£6.08	£5.18	£4.28	£3.39	£2.94	£2.49	£1.59
2	Central / urban (300 dph - 100% flats)	300	£0.75	£7.47	£6.98	£6.49	£5.98	£5.73	£5.47	£4.94	1.00	£0.75	£7.47	£6.98	£6.49	£5.98	£5.73	£5.47	£4.94
3	Central / urban (200 dph - 100% flats)	200	£0.75	£3.91	£3.58	£3.25	£2.91	£2.74	£2.57	£2.22	1.00	£0.75	£3.91	£3.58	£3.25	£2.91	£2.74	£2.57	£2.22
4	Central urban (100 dph - 100% flats)	100	£0.75	£2.52	£2.33	£2.12	£1.92	£1.81	£1.71	£1.49	1.00	£0.75	£2.52	£2.33	£2.12	£1.92	£1.81	£1.71	£1.49
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.75	£4.41	£4.13	£3.86	£3.61	£3.48	£3.37	£3.14	1.00	£0.75	£4.41	£4.13	£3.86	£3.61	£3.48	£3.37	£3.14
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£1.50	£11.64	£11.10	£10.55	£10.00	£9.71	£9.42	£8.84	2.00	£0.75	£5.82	£5.55	£5.28	£5.00	£4.86	£4.71	£4.42
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£5.25	£15.72	£14.49	£13.23	£11.95	£11.30	£10.65	£9.31	7.00	£0.75	£2.25	£2.07	£1.89	£1.71	£1.61	£1.52	£1.33
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£6.75	£27.40	£24.77	£22.09	£19.37	£17.99	£16.61	£13.80	9.00	£0.75	£3.04	£2.75	£2.45	£2.15	£2.00	£1.85	£1.53

BLVs	BLV per ha
Higher value brownfield	£2,500,000
Medium value brownfield	£1,500,000
Lower value brownfield	£750,000
Higher value greenfield	£250,000
Lower value greenfield	£150,000

BLVs incorporate 20% premium

BNP PARIBAS REAL ESTATE

Table 5.2.9: BTR appraisal results (Sales value area £5,100 per square metre)

WEST OF ENGLAND - HIGH LEVEL DELIVERABILITY ASSESSMENT

Sales value (£ psm): £5,100 AH tenure 63% 12% 25%

BLV: HIGHER VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£2.50	£11.38	£10.31	£9.24	£8.16	£7.63	£7.09	£6.02	1.00	£2.50	£11.38	£10.31	£9.24	£8.16	£7.63	£7.09	£6.02
2	Central / urban (300 dph - 100% flats)	300	£2.50	£11.16	£10.51	£9.86	£9.20	£8.87	£8.53	£7.85	1.00	£2.50	£11.16	£10.51	£9.86	£9.20	£8.87	£8.53	£7.85
3	Central / urban (200 dph - 100% flats)	200	£2.50	£6.41	£5.98	£5.54	£5.10	£4.87	£4.65	£4.19	1.00	£2.50	£6.41	£5.98	£5.54	£5.10	£4.87	£4.65	£4.19
4	Central urban (100 dph - 100% flats)	100	£2.50	£3.96	£3.68	£3.41	£3.15	£3.02	£2.89	£2.61	1.00	£2.50	£3.96	£3.68	£3.41	£3.15	£3.02	£2.89	£2.61
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£2.50	£6.06	£5.68	£5.31	£4.96	£4.79	£4.62	£4.29	1.00	£2.50	£6.06	£5.68	£5.31	£4.96	£4.79	£4.62	£4.29
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£5.00	£15.41	£14.70	£13.99	£13.26	£12.90	£12.53	£11.78	2.00	£2.50	£7.70	£7.35	£6.99	£6.63	£6.45	£6.26	£5.89
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£17.50	£23.12	£21.44	£19.82	£18.26	£17.49	£16.66	£14.97	7.00	£2.50	£3.30	£3.06	£2.83	£2.61	£2.50	£2.38	£2.14
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£22.50	£42.78	£39.47	£36.12	£32.72	£31.00	£29.28	£25.78	9.00	£2.50	£4.75	£4.39	£4.01	£3.64	£3.44	£3.25	£2.86

BLV: MEDIUM VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£1.50	£11.38	£10.31	£9.24	£8.16	£7.63	£7.09	£6.02	1.00	£1.50	£11.38	£10.31	£9.24	£8.16	£7.63	£7.09	£6.02
2	Central / urban (300 dph - 100% flats)	300	£1.50	£11.16	£10.51	£9.86	£9.20	£8.87	£8.53	£7.85	1.00	£1.50	£11.16	£10.51	£9.86	£9.20	£8.87	£8.53	£7.85
3	Central / urban (200 dph - 100% flats)	200	£1.50	£6.41	£5.98	£5.54	£5.10	£4.87	£4.65	£4.19	1.00	£1.50	£6.41	£5.98	£5.54	£5.10	£4.87	£4.65	£4.19
4	Central urban (100 dph - 100% flats)	100	£1.50	£3.96	£3.68	£3.41	£3.15	£3.02	£2.89	£2.61	1.00	£1.50	£3.96	£3.68	£3.41	£3.15	£3.02	£2.89	£2.61
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£1.50	£6.06	£5.68	£5.31	£4.96	£4.79	£4.62	£4.29	1.00	£1.50	£6.06	£5.68	£5.31	£4.96	£4.79	£4.62	£4.29
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£3.00	£15.41	£14.70	£13.99	£13.26	£12.90	£12.53	£11.78	2.00	£1.50	£7.70	£7.35	£6.99	£6.63	£6.45	£6.26	£5.89
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£10.50	£23.12	£21.44	£19.82	£18.26	£17.49	£16.66	£14.97	7.00	£1.50	£3.30	£3.06	£2.83	£2.61	£2.50	£2.38	£2.14
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£13.50	£42.78	£39.47	£36.12	£32.72	£31.00	£29.28	£25.78	9.00	£1.50	£4.75	£4.39	£4.01	£3.64	£3.44	£3.25	£2.86

BLV: LOWER VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Residual land values (£m per hectare) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.75	£11.38	£10.31	£9.24	£8.16	£7.63	£7.09	£6.02	1.00	£0.75	£11.38	£10.31	£9.24	£8.16	£7.63	£7.09	£6.02
2	Central / urban (300 dph - 100% flats)	300	£0.75	£11.16	£10.51	£9.86	£9.20	£8.87	£8.53	£7.85	1.00	£0.75	£11.16	£10.51	£9.86	£9.20	£8.87	£8.53	£7.85
3	Central / urban (200 dph - 100% flats)	200	£0.75	£6.41	£5.98	£5.54	£5.10	£4.87	£4.65	£4.19	1.00	£0.75	£6.41	£5.98	£5.54	£5.10	£4.87	£4.65	£4.19
4	Central urban (100 dph - 100% flats)	100	£0.75	£3.96	£3.68	£3.41	£3.15	£3.02	£2.89	£2.61	1.00	£0.75	£3.96	£3.68	£3.41	£3.15	£3.02	£2.89	£2.61
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.75	£6.06	£5.68	£5.31	£4.96	£4.79	£4.62	£4.29	1.00	£0.75	£6.06	£5.68	£5.31	£4.96	£4.79	£4.62	£4.29
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£1.50	£15.41	£14.70	£13.99	£13.26	£12.90	£12.53	£11.78	2.00	£0.75	£7.70	£7.35	£6.99	£6.63	£6.45	£6.26	£5.89
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£5.25	£23.12	£21.44	£19.82	£18.26	£17.49	£16.66	£14.97	7.00	£0.75	£3.30	£3.06	£2.83	£2.61	£2.50	£2.38	£2.14
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£6.75	£42.78	£39.47	£36.12	£32.72	£31.00	£29.28	£25.78	9.00	£0.75	£4.75	£4.39	£4.01	£3.64	£3.44	£3.25	£2.86

BLVs	BLV per ha
Higher value brownfield	£2,500,000
Medium value brownfield	£1,500,000
Lower value brownfield	£750,000
Higher value greenfield	£250,000
Lower value greenfield	£150,000

BLVs incorporate 20% premium

5.3 Indicative 'surplus' residual value available for fund strategic infrastructure

As noted in Section 4.2.11, the appraisals incorporate CIL and an additional Section 106 payment to reflect on-site mitigation that is typically resolved at development management stage. No additional contributions (i.e. beyond existing CILs and typical on-site mitigations) are included towards strategic infrastructure. While these would normally be determined at local plan stage, we have converted the 'surplus' residual land value above each of the typologies' benchmark land values. These surpluses provide an indication of the amounts that might be possible for developments to contribute towards strategic infrastructure if required depending on the level of affordable housing sought.

The actual levels of contributions will need to be considered when schemes are designed and costed in detail (as would be expected at Local Plan stage) and the policy percentage delivery of affordable housing. However, it is generally appropriate to assume that the vast majority of the costs of strategic infrastructure will be met through other sources, such as central government funding settlements and the Combined Authority Investment Fund.

The results of this analysis are shown using the same format as in tables 5.1.2 to 5.1.10. However, where the residual land value is negative, or were the residual is lower than the benchmark land value, there is clearly no capacity for additional contributions, so these cells are shown as zero. Where residuals exceed benchmark land values, the surplus is divided by the number of units in the development to show a notional per unit amount. For the commercial schemes (typologies 27 to 30), the notional surpluses are divided by gross floor area resulting in a surplus per square metre. The employment-led mixed use schemes (typologies 12 and 13) generate results which incorporate both the employment space and the residential, so these results should not be relied upon.

The results of this assessment are summarised in tables 5.3.1 to 5.3.9.

5.4 Impact of incorporating the cost of embodied carbon into the appraisals

As noted in Section 4.2.5, the main appraisals earlier in this section (at tables 5.1.2 to 5.1.10) incorporate the costs of operational carbon net zero (a 5% uplift in costs for residential and 5% uplift for non-residential). If costs are included to address both operational and embodied carbon, the additional costs increase to 15% of construction costs. The results of these additional sensitivity analyses are summarised in tables 5.4.1 to 5.4.9. These are all based on 40% affordable housing.

The impact of moving from operational only to operational and embodied carbon is significant in most cases, which is unsurprising given that the latter increases costs by an additional 10%. Where residual land values are already low, the additional cost is very often greater than the residual land value. In the short term, the cost of embodied carbon measures would therefore need to be offset against other planning requirements. Over the medium to long term, technologies are likely to adapt which will bring the costs down.

![BNP Paribas Real Estate]

Table 5.3.1: Indicative surplus residual land value per unit – Value Band A (£3,200 per square metre)

WEST OF ENGLAND - HIGH LEVEL DELIVERABILITY ASSESSMENT

Sales value (£ psm): £3,200 | AH tenure 63% 12% 25%

BLVs	BLV per ha
Higher value brownfield	£2,500,000
Medium value brownfield	£1,500,000
Lower value brownfield	£750,000
Higher vaue greenfield	£250,000
Lower value gree nfield	£150,000

BLVs incorporate 20% premium

Key	
Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BLV:	£X.XX

BLV: HIGHER VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Notional surplus (residual land value divided by number of units) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£2.50	-£12.65	-£14.14	-£15.62	-£17.11	-£17.85	-£18.59	-£20.08	1.00	£2.50	0	0	0	0	0	0	0
2	Central / urban (300 dph - 100% flats)	300	£2.50	-£6.73	-£7.43	-£8.14	-£8.85	-£9.21	-£9.57	-£10.30	1.00	£2.50	0	0	0	0	0	0	0
3	Central / urban (200 dph - 100% flats)	200	£2.50	-£4.70	-£5.17	-£5.64	-£6.12	-£6.36	-£6.60	-£7.08	1.00	£2.50	0	0	0	0	0	0	0
4	Central urban (100 dph - 100% flats)	100	£2.50	-£2.72	-£2.97	-£3.22	-£3.48	-£3.60	-£3.73	-£3.99	1.00	£2.50	0	0	0	0	0	0	0
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£2.50	-£0.73	-£1.01	-£1.30	-£1.59	-£1.73	-£1.88	-£2.17	1.00	£2.50	0	0	0	0	0	0	0
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£2.50	£0.34	£0.14	-£0.06	-£0.27	-£0.37	-£0.48	-£0.69	1.00	£2.50	0	0	0	0	0	0	0
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£2.50	£1.75	£1.48	£1.22	£0.95	£0.82	£0.69	£0.42	1.00	£2.50	0	0	0	0	0	0	0
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£2.50	£0.71	£0.49	£0.27	£0.05	-£0.07	-£0.18	-£0.42	1.00	£2.50	0	0	0	0	0	0	0
9	Central urban (100 dph - 100% flats)	30	£0.75	-£0.85	-£0.92	-£0.99	-£1.07	-£1.10	-£1.14	-£1.22	0.30	£2.50	0	0	0	0	0	0	0
10	Central/ outer central (200dph 100% Flats)	40	£0.50	-£0.91	-£1.01	-£1.12	-£1.22	-£1.28	-£1.33	-£1.44	0.20	£2.50	0	0	0	0	0	0	0
11	Central (300 dph - 100% flats)	53	£0.44	-£1.49	-£1.64	-£1.80	-£1.96	-£2.04	-£2.12	-£2.28	0.18	£2.50	0	0	0	0	0	0	0
12	Employment-led MU	145	£2.50	-£3.29	-£3.65	-£4.01	-£4.37	-£4.56	-£4.74	-£5.11	1.00	£2.50	0	0	0	0	0	0	0
13	Employment-led MU	160	£20.00	-£1.11	-£1.51	-£1.91	-£2.31	-£2.51	-£2.72	-£3.12	8.00	£2.50	0	0	0	0	0	0	0
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£5.00	-£4.72	-£5.46	-£6.21	-£6.96	-£7.34	-£7.72	-£8.48	2.00	£2.50	0	0	0	0	0	0	0
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£12.50	£1.77	£1.21	£0.65	£0.09	-£0.20	-£0.49	-£1.07	5.00	£2.50	0	0	0	0	0	0	0
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£7.50	£1.55	£0.99	£0.43	-£0.15	-£0.44	-£0.73	-£1.32	3.00	£2.50	0	0	0	0	0	0	0
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£17.50	-£11.50	-£12.97	-£14.46	-£15.96	-£16.71	-£17.47	-£19.01	7.00	£2.50	0	0	0	0	0	0	0
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£22.50	-£25.37	-£28.92	-£32.50	-£36.10	-£37.91	-£39.73	-£43.39	9.00	£2.50	0	0	0	0	0	0	0
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£25.00	£3.31	£2.28	£1.23	£0.18	-£0.36	-£0.90	-£2.00	10.00	£2.50	0	0	0	0	0	0	0
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£106.25	£9.33	£4.75	£0.15	-£4.60	-£6.98	-£9.41	-£14.32	42.50	£2.50	0	0	0	0	0	0	0
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£250.00	£25.89	£15.93	£5.87	-£4.39	-£9.63	-£14.93	-£25.80	100.00	£2.50	0	0	0	0	0	0	0
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£437.50	£40.58	£24.54	£8.27	-£8.43	-£16.99	-£25.69	-£43.76	175.00	£2.50	0	0	0	0	0	0	0
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£1.40	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	0.56	£2.50	38,980	38,980	38,980	38,980	38,980	38,980	38,980
24	C3 ECH scheme (60 units)	60	£2.00	-£3.85	-£4.06	-£4.28	-£4.49	-£4.60	-£4.70	-£4.92	0.80	£2.50	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£2.50	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	1.00	£2.50	27,444	27,444	27,444	27,444	27,444	27,444	27,444
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£2.50	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	1.00	£2.50	61,760	61,760	61,760	61,760	61,760	61,760	61,760
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£2.50	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	1.00	£2.50	0	0	0	0	0	0	0
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£2.50	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	1.00	£2.50	0	0	0	0	0	0	0
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£2.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£2.50	0	0	0	0	0	0	0
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£2.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£2.50	0	0	0	0	0	0	0

BLV: MEDIUM VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Notional surplus (residual land value divided by number of units) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£1.50	-£12.65	-£14.14	-£15.62	-£17.11	-£17.85	-£18.59	-£20.08	1.00	£1.50	0	0	0	0	0	0	0
2	Central / urban (300 dph - 100% flats)	300	£1.50	-£6.73	-£7.43	-£8.14	-£8.85	-£9.21	-£9.57	-£10.30	1.00	£1.50	0	0	0	0	0	0	0
3	Central / urban (200 dph - 100% flats)	200	£1.50	-£4.70	-£5.17	-£5.64	-£6.12	-£6.36	-£6.60	-£7.08	1.00	£1.50	0	0	0	0	0	0	0
4	Central urban (100 dph - 100% flats)	100	£1.50	-£2.72	-£2.97	-£3.22	-£3.48	-£3.60	-£3.73	-£3.99	1.00	£1.50	0	0	0	0	0	0	0
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£1.50	-£0.73	-£1.01	-£1.30	-£1.59	-£1.73	-£1.88	-£2.17	1.00	£1.50	0	0	0	0	0	0	0
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£1.50	£0.34	£0.14	-£0.06	-£0.27	-£0.37	-£0.48	-£0.69	1.00	£1.50	0	0	0	0	0	0	0
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£1.50	£1.75	£1.48	£1.22	£0.95	£0.82	£0.69	£0.42	1.00	£1.50	4,923	0	0	0	0	0	0
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£1.50	£0.71	£0.49	£0.27	£0.05	-£0.07	-£0.18	-£0.42	1.00	£1.50	0	0	0	0	0	0	0
9	Central urban (100 dph - 100% flats)	30	£0.45	-£0.85	-£0.92	-£0.99	-£1.07	-£1.10	-£1.14	-£1.22	0.30	£1.50	0	0	0	0	0	0	0
10	Central/ outer central (200dph 100% Flats)	40	£0.30	-£0.91	-£1.01	-£1.12	-£1.22	-£1.28	-£1.33	-£1.44	0.20	£1.50	0	0	0	0	0	0	0
11	Central (300 dph - 100% flats)	53	£0.26	-£1.49	-£1.64	-£1.80	-£1.96	-£2.04	-£2.12	-£2.28	0.18	£1.50	0	0	0	0	0	0	0
12	Employment-led MU	145	£1.50	-£3.29	-£3.65	-£4.01	-£4.37	-£4.56	-£4.74	-£5.11	1.00	£1.50	0	0	0	0	0	0	0
13	Employment-led MU	160	£12.00	-£1.11	-£1.51	-£1.91	-£2.31	-£2.51	-£2.72	-£3.12	8.00	£1.50	0	0	0	0	0	0	0
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£3.00	-£4.72	-£5.46	-£6.21	-£6.96	-£7.34	-£7.72	-£8.48	2.00	£1.50	0	0	0	0	0	0	0
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£7.50	£1.77	£1.21	£0.65	£0.09	-£0.20	-£0.49	-£1.07	5.00	£1.50	0	0	0	0	0	0	0
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£4.50	£1.55	£0.99	£0.43	-£0.15	-£0.44	-£0.73	-£1.32	3.00	£1.50	0	0	0	0	0	0	0
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£10.50	-£11.50	-£12.97	-£14.46	-£15.96	-£16.71	-£17.47	-£19.01	7.00	£1.50	0	0	0	0	0	0	0
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£13.50	-£25.37	-£28.92	-£32.50	-£36.10	-£37.91	-£39.73	-£43.39	9.00	£1.50	0	0	0	0	0	0	0
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£15.00	£3.31	£2.28	£1.23	£0.18	-£0.36	-£0.90	-£2.00	10.00	£1.50	0	0	0	0	0	0	0
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£63.75	£9.33	£4.75	£0.15	-£4.60	-£6.98	-£9.41	-£14.32	42.50	£1.50	0	0	0	0	0	0	0
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£150.00	£25.89	£15.93	£5.87	-£4.39	-£9.63	-£14.93	-£25.80	100.00	£1.50	0	0	0	0	0	0	0
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£262.50	£40.58	£24.54	£8.27	-£8.43	-£16.99	-£25.69	-£43.76	175.00	£1.50	0	0	0	0	0	0	0
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£0.84	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	0.56	£1.50	45,647	45,647	45,647	45,647	45,647	45,647	45,647
24	C3 ECH scheme (60 units)	60	£1.20	-£3.85	-£4.06	-£4.28	-£4.49	-£4.60	-£4.70	-£4.92	0.80	£1.50	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£1.50	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	1.00	£1.50	30,521	30,521	30,521	30,521	30,521	30,521	30,521
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£1.50	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	1.00	£1.50	66,760	66,760	66,760	66,760	66,760	66,760	66,760
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£1.50	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	1.00	£1.50	0	0	0	0	0	0	0
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£1.50	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	1.00	£1.50	0	0	0	0	0	0	0
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£1.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£1.50	73	73	73	73	73	73	73
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£1.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£1.50	0	0	0	0	0	0	0

BLV: LOWER VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Notional surplus (residual land value divided by number of units) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.75	-£12.65	-£14.14	-£15.62	-£17.11	-£17.85	-£18.59	-£20.08	1.00	£0.75	0	0	0	0	0	0	0
2	Central / urban (300 dph - 100% flats)	300	£0.75	-£6.73	-£7.43	-£8.14	-£8.85	-£9.21	-£9.57	-£10.30	1.00	£0.75	0	0	0	0	0	0	0
3	Central / urban (200 dph - 100% flats)	200	£0.75	-£4.70	-£5.17	-£5.64	-£6.12	-£6.36	-£6.60	-£7.08	1.00	£0.75	0	0	0	0	0	0	0
4	Central urban (100 dph - 100% flats)	100	£0.75	-£2.72	-£2.97	-£3.22	-£3.48	-£3.60	-£3.73	-£3.99	1.00	£0.75	0	0	0	0	0	0	0
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.75	-£0.73	-£1.01	-£1.30	-£1.59	-£1.73	-£1.88	-£2.17	1.00	£0.75	0	0	0	0	0	0	0
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.75	£0.34	£0.14	-£0.06	-£0.27	-£0.37	-£0.48	-£0.69	1.00	£0.75	0	0	0	0	0	0	0
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.75	£1.75	£1.48	£1.22	£0.95	£0.82	£0.69	£0.42	1.00	£0.75	19,923	14,667	9,379	4,059	1,387	0	0
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.75	£0.71	£0.49	£0.27	£0.05	-£0.07	-£0.18	-£0.42	1.00	£0.75	0	0	0	0	0	0	0
9	Central urban (100 dph - 100% flats)	30	£0.23	-£0.85	-£0.92	-£0.99	-£1.07	-£1.10	-£1.14	-£1.22	0.30	£0.75	0	0	0	0	0	0	0
10	Central/ outer central (200dph 100% Flats)	40	£0.15	-£0.91	-£1.01	-£1.12	-£1.22	-£1.28	-£1.33	-£1.44	0.20	£0.75	0	0	0	0	0	0	0
11	Central (300 dph - 100% flats)	53	£0.13	-£1.49	-£1.64	-£1.80	-£1.96	-£2.04	-£2.12	-£2.28	0.18	£0.75	0	0	0	0	0	0	0
12	Employment-led MU	145	£0.75	-£3.29	-£3.65	-£4.01	-£4.37	-£4.56	-£4.74	-£5.11	1.00	£0.75	0	0	0	0	0	0	0
13	Employment-led MU	160	£6.00	-£1.11	-£1.51	-£1.91	-£2.31	-£2.51	-£2.72	-£3.12	8.00	£0.75	0	0	0	0	0	0	0
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£1.50	-£4.72	-£5.46	-£6.21	-£6.96	-£7.34	-£7.72	-£8.48	2.00	£0.75	0	0	0	0	0	0	0
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£3.75	£1.77	£1.21	£0.65	£0.09	-£0.20	-£0.49	-£1.07	5.00	£0.75	0	0	0	0	0	0	0
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£2.25	£1.55	£0.99	£0.43	-£0.15	-£0.44	-£0.73	-£1.32	3.00	£0.75	0	0	0	0	0	0	0
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£5.25	-£11.50	-£12.97	-£14.46	-£15.96	-£16.71	-£17.47	-£19.01	7.00	£0.75	0	0	0	0	0	0	0
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£6.75	-£25.37	-£28.92	-£32.50	-£36.10	-£37.91	-£39.73	-£43.39	9.00	£0.75	0	0	0	0	0	0	0
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£7.50	£3.31	£2.28	£1.23	£0.18	-£0.36	-£0.90	-£2.00	10.00	£0.75	0	0	0	0	0	0	0
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£31.88	£9.33	£4.75	£0.15	-£4.60	-£6.98	-£9.41	-£14.32	42.50	£0.75	0	0	0	0	0	0	0
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£75.00	£25.89	£15.93	£5.87	-£4.39	-£9.63	-£14.93	-£25.80	100.00	£0.75	0	0	0	0	0	0	0
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£131.25	£40.58	£24.54	£8.27	-£8.43	-£16.99	-£25.69	-£43.76	175.00	£0.75	0	0	0	0	0	0	0
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£0.42	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	0.56	£0.75	50,647	50,647	50,647	50,647	50,647	50,647	50,647
24	C3 ECH scheme (60 units)	60	£0.60	-£3.85	-£4.06	-£4.28	-£4.49	-£4.60	-£4.70	-£4.92	0.80	£0.75	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.75	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	1.00	£0.75	32,828	32,828	32,828	32,828	32,828	32,828	32,828
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.75	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	1.00	£0.75	70,510	70,510	70,510	70,510	70,510	70,510	70,510
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£0.75	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	1.00	£0.75	0	0	0	0	0	0	0
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£0.75	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	1.00	£0.75	0	0	0	0	0	0	0
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£0.75	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.75	252	252	252	252	252	252	252
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£0.75	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.75	180	180	180	180	180	180	180

BLV: HIGHER GREENFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Notional surplus (residual land value divided by number of units) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.25	-£12.65	-£14.14	-£15.62	-£17.11	-£17.85	-£18.59	-£20.08	1.00	£0.25	0	0	0	0	0	0	0
2	Central / urban (300 dph - 100% flats)	300	£0.25	-£6.73	-£7.43	-£8.14	-£8.85	-£9.21	-£9.57	-£10.30	1.00	£0.25	0	0	0	0	0	0	0
3	Central / urban (200 dph - 100% flats)	200	£0.25	-£4.70	-£5.17	-£5.64	-£6.12	-£6.36	-£6.60	-£7.08	1.00	£0.25	0	0	0	0	0	0	0
4	Central urban (100 dph - 100% flats)	100	£0.25	-£2.72	-£2.97	-£3.22	-£3.48	-£3.60	-£3.73	-£3.99	1.00	£0.25	0	0	0	0	0	0	0
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.25	-£0.73	-£1.01	-£1.30	-£1.59	-£1.73	-£1.88	-£2.17	1.00	£0.25	0	0	0	0	0	0	0
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.25	£0.34	£0.14	-£0.06	-£0.27	-£0.37	-£0.48	-£0.69	1.00	£0.25	1,317	0	0	0	0	0	0
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.25	£1.75	£1.48	£1.22	£0.95	£0.82	£0.69	£0.42	1.00	£0.25	29,923	24,667	19,379	14,059	11,387	8,707	3,324
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.25	£0.71	£0.49	£0.27	£0.05	-£0.07	-£0.18	-£0.42	1.00	£0.25	11,530	6,028	519	0	0	0	0
9	Central urban (100 dph - 100% flats)	30	£0.08	-£0.85	-£0.92	-£0.99	-£1.07	-£1.10	-£1.14	-£1.22	0.30	£0.25	0	0	0	0	0	0	0
10	Central/ outer central (200dph 100% Flats)	40	£0.05	-£0.91	-£1.01	-£1.12	-£1.22	-£1.28	-£1.33	-£1.44	0.20	£0.25	0	0	0	0	0	0	0
11	Central (300 dph - 100% flats)	53	£0.04	-£1.49	-£1.64	-£1.80	-£1.96	-£2.04	-£2.12	-£2.28	0.18	£0.25	0	0	0	0	0	0	0
12	Employment-led MU	145	£0.25	-£3.29	-£3.65	-£4.01	-£4.37	-£4.56	-£4.74	-£5.11	1.00	£0.25	0	0	0	0	0	0	0
13	Employment-led MU	160	£2.00	-£1.11	-£1.51	-£1.91	-£2.31	-£2.51	-£2.72	-£3.12	8.00	£0.25	0	0	0	0	0	0	0
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£0.50	-£4.72	-£5.46	-£6.21	-£6.96	-£7.34	-£7.72	-£8.48	2.00	£0.25	0	0	0	0	0	0	0
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£1.25	£1.77	£1.21	£0.65	£0.09	-£0.20	-£0.49	-£1.07	5.00	£0.25	5,161	0	0	0	0	0	0
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£0.75	£1.55	£0.99	£0.43	-£0.15	-£0.44	-£0.73	-£1.32	3.00	£0.25	7,088	2,124	0	0	0	0	0
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£1.75	-£11.50	-£12.97	-£14.46	-£15.96	-£16.71	-£17.47	-£19.01	7.00	£0.25	0	0	0	0	0	0	0
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£2.25	-£25.37	-£28.92	-£32.50	-£36.10	-£37.91	-£39.73	-£43.39	9.00	£0.25	0	0	0	0	0	0	0
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£2.50	£3.31	£2.28	£1.23	£0.18	-£0.36	-£0.90	-£2.00	10.00	£0.25	4,039	0	0	0	0	0	0
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£10.63	£9.33	£4.75	£0.15	-£4.60	-£6.98	-£9.41	-£14.32	42.50	£0.25	0	0	0	0	0	0	0
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£25.00	£25.89	£15.93	£5.87	-£4.39	-£9.63	-£14.93	-£25.80	100.00	£0.25	357	0	0	0	0	0	0
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£43.75	£40.58	£24.54	£8.27	-£8.43	-£16.99	-£25.69	-£43.76	175.00	£0.25	0	0	0	0	0	0	0
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£0.14	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	0.56	£0.25	53,980	53,980	53,980	53,980	53,980	53,980	53,980
24	C3 ECH scheme (60 units)	60	£0.20	-£3.85	-£4.06	-£4.28	-£4.49	-£4.60	-£4.70	-£4.92	0.80	£0.25	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.25	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	1.00	£0.25	34,367	34,367	34,367	34,367	34,367	34,367	34,367
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.25	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	1.00	£0.25	73,010	73,010	73,010	73,010	73,010	73,010	73,010
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£0.25	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	1.00	£0.25	0	0	0	0	0	0	0
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£0.25	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	1.00	£0.25	0	0	0	0	0	0	0
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£0.25	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.25	371	371	371	371	371	371	371
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£0.25	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.25	347	347	347	347	347	347	347

BLV: LOWER GREENFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Notional surplus (residual land value divided by number of units) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.15	-£12.65	-£14.14	-£15.62	-£17.11	-£17.85	-£18.59	-£20.08	1.00	£0.15	0	0	0	0	0	0	0
2	Central / urban (300 dph - 100% flats)	300	£0.15	-£6.73	-£7.43	-£8.14	-£8.85	-£9.21	-£9.57	-£10.30	1.00	£0.15	0	0	0	0	0	0	0
3	Central / urban (200 dph - 100% flats)	200	£0.15	-£4.70	-£5.17	-£5.64	-£6.12	-£6.36	-£6.60	-£7.08	1.00	£0.15	0	0	0	0	0	0	0
4	Central urban (100 dph - 100% flats)	100	£0.15	-£2.72	-£2.97	-£3.22	-£3.48	-£3.60	-£3.73	-£3.99	1.00	£0.15	0	0	0	0	0	0	0
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.15	-£0.73	-£1.01	-£1.30	-£1.59	-£1.73	-£1.88	-£2.17	1.00	£0.15	0	0	0	0	0	0	0
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.15	£0.34	£0.14	-£0.06	-£0.27	-£0.37	-£0.48	-£0.69	1.00	£0.15	2,745	0	0	0	0	0	0
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.15	£1.75	£1.48	£1.22	£0.95	£0.82	£0.69	£0.42	1.00	£0.15	31,923	26,667	21,379	16,059	13,387	10,707	5,324
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.15	£0.71	£0.49	£0.27	£0.05	-£0.07	-£0.18	-£0.42	1.00	£0.15	14,030	8,528	3,019	0	0	0	0
9	Central urban (100 dph - 100% flats)	30	£0.05	-£0.85	-£0.92	-£0.99	-£1.07	-£1.10	-£1.14	-£1.22	0.30	£0.15	0	0	0	0	0	0	0
10	Central/ outer central (200dph 100% Flats)	40	£0.03	-£0.91	-£1.01	-£1.12	-£1.22	-£1.28	-£1.33	-£1.44	0.20	£0.15	0	0	0	0	0	0	0
11	Central (300 dph - 100% flats)	53	£0.03	-£1.49	-£1.64	-£1.80	-£1.96	-£2.04	-£2.12	-£2.28	0.18	£0.15	0	0	0	0	0	0	0
12	Employment-led MU	145	£0.15	-£3.29	-£3.65	-£4.01	-£4.37	-£4.56	-£4.74	-£5.11	1.00	£0.15	0	0	0	0	0	0	0
13	Employment-led MU	160	£1.20	-£1.11	-£1.51	-£1.91	-£2.31	-£2.51	-£2.72	-£3.12	8.00	£0.15	0	0	0	0	0	0	0
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£0.30	-£4.72	-£5.46	-£6.21	-£6.96	-£7.34	-£7.72	-£8.48	2.00	£0.15	0	0	0	0	0	0	0
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£0.75	£1.77	£1.21	£0.65	£0.09	-£0.20	-£0.49	-£1.07	5.00	£0.15	10,161	4,591	0	0	0	0	0
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£0.45	£1.55	£0.99	£0.43	-£0.15	-£0.44	-£0.73	-£1.32	3.00	£0.15	9,755	4,790	0	0	0	0	0
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£1.05	-£11.50	-£12.97	-£14.46	-£15.96	-£16.71	-£17.47	-£19.01	7.00	£0.15	0	0	0	0	0	0	0
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£1.35	-£25.37	-£28.92	-£32.50	-£36.10	-£37.91	-£39.73	-£43.39	9.00	£0.15	0	0	0	0	0	0	0
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£1.50	£3.31	£2.28	£1.23	£0.18	-£0.36	-£0.90	-£2.00	10.00	£0.15	9,039	3,880	0	0	0	0	0
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£6.38	£9.33	£4.75	£0.15	-£4.60	-£6.98	-£9.41	-£14.32	42.50	£0.15	2,781	0	0	0	0	0	0
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£15.00	£25.89	£15.93	£5.87	-£4.39	-£9.63	-£14.93	-£25.80	100.00	£0.15	4,357	373	0	0	0	0	0
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£26.25	£40.58	£24.54	£8.27	-£8.43	-£16.99	-£25.69	-£43.76	175.00	£0.15	3,276	0	0	0	0	0	0
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£0.08	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	0.56	£0.15	54,647	54,647	54,647	54,647	54,647	54,647	54,647
24	C3 ECH scheme (60 units)	60	£0.12	-£3.85	-£4.06	-£4.28	-£4.49	-£4.60	-£4.70	-£4.92	0.80	£0.15	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.15	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	1.00	£0.15	34,675	34,675	34,675	34,675	34,675	34,675	34,675
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.15	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	1.00	£0.15	73,510	73,510	73,510	73,510	73,510	73,510	73,510
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£0.15	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	1.00	£0.15	2	2	2	2	2	2	2
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£0.15	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	1.00	£0.15	0	0	0	0	0	0	0
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£0.15	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.15	395	395	395	395	395	395	395
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£0.15	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.15	380	380	380	380	380	380	380

BNP PARIBAS REAL ESTATE

Table 5.3.2: Indicative surplus residual land value per unit – Value Band B (£3,400 per square metre)

WEST OF ENGLAND - HIGH LEVEL DELIVERABILITY ASSESSMENT

Sales value (£ psm): £3,400 | AH tenure: 63% | 12% | 25%

BLVs	BLV per ha
Higher value brownfield	£2,500,000
Medium value brownfield	£1,500,000
Lower value brownfield	£750,000
Higher vaue greenfield	£250,000
Lower value gree nfield	£150,000

BLVs incorporate 20% premium

Key

Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BLV:	£X.XX

BLV: HIGHER VALUE BROWNFIELD				Residual land values (£m)							Site area	BLV per ha	Notional surplus (residual land value divided by number of units)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£2.50	-£9.11	-£10.57	-£12.04	-£13.50	-£14.24	-£14.97	-£16.43	1.00	£2.50	0	0	0	0	0	0	0
2	Central / urban (300 dph - 100% flats)	300	£2.50	-£4.24	-£4.97	-£5.70	-£6.44	-£6.81	-£7.18	-£7.92	1.00	£2.50	0	0	0	0	0	0	0
3	Central / urban (200 dph - 100% flats)	200	£2.50	-£3.03	-£3.51	-£4.00	-£4.49	-£4.74	-£4.99	-£5.49	1.00	£2.50	0	0	0	0	0	0	0
4	Central urban (100 dph - 100% flats)	100	£2.50	-£1.77	-£2.03	-£2.30	-£2.56	-£2.70	-£2.83	-£3.11	1.00	£2.50	0	0	0	0	0	0	0
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£2.50	£0.37	£0.07	-£0.23	-£0.54	-£0.69	-£0.85	-£1.16	1.00	£2.50	0	0	0	0	0	0	0
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£2.50	£1.07	£0.86	£0.65	£0.44	£0.33	£0.22	£0.01	1.00	£2.50	0	0	0	0	0	0	0
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£2.50	£2.42	£2.14	£1.87	£1.59	£1.46	£1.32	£1.04	1.00	£2.50	0	0	0	0	0	0	0
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£2.50	£1.31	£1.07	£0.83	£0.60	£0.49	£0.37	£0.13	1.00	£2.50	0	0	0	0	0	0	0
9	Central urban (100 dph - 100% flats)	30	£0.75	-£0.54	-£0.62	-£0.70	-£0.78	-£0.82	-£0.86	-£0.94	0.30	£2.50	0	0	0	0	0	0	0
10	Central/ outer central (200dph 100% Flats)	40	£0.50	-£0.56	-£0.67	-£0.78	-£0.89	-£0.95	-£1.00	-£1.11	0.20	£2.50	0	0	0	0	0	0	0
11	Central (300 dph - 100% flats)	53	£0.44	-£1.10	-£1.26	-£1.42	-£1.57	-£1.65	-£1.73	-£1.89	0.18	£2.50	0	0	0	0	0	0	0
12	Employment-led MU	145	£2.50	-£2.06	-£2.43	-£2.81	-£3.18	-£3.37	-£3.56	-£3.95	1.00	£2.50	0	0	0	0	0	0	0
13	Employment-led MU	160	£20.00	£0.24	-£0.17	-£0.58	-£1.00	-£1.21	-£1.42	-£1.84	8.00	£2.50	0	0	0	0	0	0	0
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£5.00	-£2.20	-£2.97	-£3.74	-£4.52	-£4.91	-£5.30	-£6.09	2.00	£2.50	0	0	0	0	0	0	0
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£12.50	£3.28	£2.67	£2.07	£1.48	£1.20	£0.91	£0.31	5.00	£2.50	0	0	0	0	0	0	0
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£7.50	£3.06	£2.48	£1.90	£1.31	£1.01	£0.72	£0.12	3.00	£2.50	0	0	0	0	0	0	0
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£17.50	-£6.45	-£8.01	-£9.58	-£11.17	-£11.97	-£12.78	-£14.40	7.00	£2.50	0	0	0	0	0	0	0
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£22.50	-£14.50	-£18.12	-£21.80	-£25.54	-£27.42	-£29.31	-£33.11	9.00	£2.50	0	0	0	0	0	0	0
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£25.00	£6.11	£5.00	£3.92	£2.83	£2.27	£1.72	£0.60	10.00	£2.50	0	0	0	0	0	0	0
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£106.25	£22.06	£17.33	£12.58	£7.79	£5.38	£2.95	-£1.96	42.50	£2.50	0	0	0	0	0	0	0
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£250.00	£52.34	£42.07	£31.71	£21.28	£16.02	£10.73	£0.05	100.00	£2.50	0	0	0	0	0	0	0
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£437.50	£83.29	£66.79	£50.12	£33.31	£24.85	£16.30	-£0.99	175.00	£2.50	0	0	0	0	0	0	0
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£1.40	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	0.56	£2.50	38,980	38,980	38,980	38,980	38,980	38,980	38,980
24	C3 ECH scheme (60 units)	60	£2.00	-£3.31	-£3.52	-£3.73	-£3.94	-£4.05	-£4.15	-£4.36	0.80	£2.50	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£2.50	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	1.00	£2.50	27,444	27,444	27,444	27,444	27,444	27,444	27,444
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£2.50	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	1.00	£2.50	61,760	61,760	61,760	61,760	61,760	61,760	61,760
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£2.50	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	1.00	£2.50	0	0	0	0	0	0	0
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£2.50	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	1.00	£2.50	0	0	0	0	0	0	0
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£2.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£2.50	0	0	0	0	0	0	0
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£2.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£2.50	0	0	0	0	0	0	0

BLV: MEDIUM VALUE BROWNFIELD				Residual land values (£m)							Site area	BLV per ha	Notional surplus (residual land value divided by number of units)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£1.50	-£9.11	-£10.57	-£12.04	-£13.50	-£14.24	-£14.97	-£16.43	1.00	£1.50	0	0	0	0	0	0	0
2	Central / urban (300 dph - 100% flats)	300	£1.50	-£4.24	-£4.97	-£5.70	-£6.44	-£6.81	-£7.18	-£7.92	1.00	£1.50	0	0	0	0	0	0	0
3	Central / urban (200 dph - 100% flats)	200	£1.50	-£3.03	-£3.51	-£4.00	-£4.49	-£4.74	-£4.99	-£5.49	1.00	£1.50	0	0	0	0	0	0	0
4	Central urban (100 dph - 100% flats)	100	£1.50	-£1.77	-£2.03	-£2.30	-£2.56	-£2.70	-£2.83	-£3.11	1.00	£1.50	0	0	0	0	0	0	0
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£1.50	£0.37	£0.07	-£0.23	-£0.54	-£0.69	-£0.85	-£1.16	1.00	£1.50	0	0	0	0	0	0	0
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£1.50	£1.07	£0.86	£0.65	£0.44	£0.33	£0.22	£0.01	1.00	£1.50	0	0	0	0	0	0	0
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£1.50	£2.42	£2.14	£1.87	£1.59	£1.46	£1.32	£1.04	1.00	£1.50	18,331	12,881	7,404	1,898	0	0	0
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£1.50	£1.31	£1.07	£0.83	£0.60	£0.49	£0.37	£0.13	1.00	£1.50	0	0	0	0	0	0	0
9	Central urban (100 dph - 100% flats)	30	£0.45	-£0.54	-£0.62	-£0.70	-£0.78	-£0.82	-£0.86	-£0.94	0.30	£1.50	0	0	0	0	0	0	0
10	Central/ outer central (200dph 100% Flats)	40	£0.30	-£0.56	-£0.67	-£0.78	-£0.89	-£0.95	-£1.00	-£1.11	0.20	£1.50	0	0	0	0	0	0	0
11	Central (300 dph - 100% flats)	53	£0.26	-£1.10	-£1.26	-£1.42	-£1.57	-£1.65	-£1.73	-£1.89	0.18	£1.50	0	0	0	0	0	0	0
12	Employment-led MU	145	£1.50	-£2.06	-£2.43	-£2.81	-£3.18	-£3.37	-£3.56	-£3.95	1.00	£1.50	0	0	0	0	0	0	0
13	Employment-led MU	160	£12.00	£0.24	-£0.17	-£0.58	-£1.00	-£1.21	-£1.42	-£1.84	8.00	£1.50	0	0	0	0	0	0	0
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£3.00	-£2.20	-£2.97	-£3.74	-£4.52	-£4.91	-£5.30	-£6.09	2.00	£1.50	0	0	0	0	0	0	0
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£7.50	£3.28	£2.67	£2.07	£1.48	£1.20	£0.91	£0.31	5.00	£1.50	0	0	0	0	0	0	0
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£4.50	£3.06	£2.48	£1.90	£1.31	£1.01	£0.72	£0.12	3.00	£1.50	0	0	0	0	0	0	0
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£10.50	-£6.45	-£8.01	-£9.58	-£11.17	-£11.97	-£12.78	-£14.40	7.00	£1.50	0	0	0	0	0	0	0
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£13.50	-£14.50	-£18.12	-£21.80	-£25.54	-£27.42	-£29.31	-£33.11	9.00	£1.50	0	0	0	0	0	0	0
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£15.00	£6.11	£5.00	£3.92	£2.83	£2.27	£1.72	£0.60	10.00	£1.50	0	0	0	0	0	0	0
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£63.75	£22.06	£17.33	£12.58	£7.79	£5.38	£2.95	-£1.96	42.50	£1.50	0	0	0	0	0	0	0
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£150.00	£52.34	£42.07	£31.71	£21.28	£16.02	£10.73	£0.05	100.00	£1.50	0	0	0	0	0	0	0
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£262.50	£83.29	£66.79	£50.12	£33.31	£24.85	£16.30	-£0.99	175.00	£1.50	0	0	0	0	0	0	0
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£0.84	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	0.56	£1.50	45,647	45,647	45,647	45,647	45,647	45,647	45,647
24	C3 ECH scheme (60 units)	60	£1.20	-£3.31	-£3.52	-£3.73	-£3.94	-£4.05	-£4.15	-£4.36	0.80	£1.50	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£1.50	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	1.00	£1.50	30,521	30,521	30,521	30,521	30,521	30,521	30,521
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£1.50	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	1.00	£1.50	66,760	66,760	66,760	66,760	66,760	66,760	66,760
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£1.50	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	1.00	£1.50	0	0	0	0	0	0	0
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£1.50	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	1.00	£1.50	0	0	0	0	0	0	0
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£1.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£1.50	73	73	73	73	73	73	73
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£1.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£1.50	0	0	0	0	0	0	0

BLV: LOWER VALUE BROWNFIELD				Residual land values (£m)							Site area	BLV per ha	Notional surplus (residual land value divided by number of units)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.75	-£9.11	-£10.57	-£12.04	-£13.50	-£14.24	-£14.97	-£16.43	1.00	£0.75	0	0	0	0	0	0	0
2	Central / urban (300 dph - 100% flats)	300	£0.75	-£4.24	-£4.97	-£5.70	-£6.44	-£6.81	-£7.18	-£7.92	1.00	£0.75	0	0	0	0	0	0	0
3	Central / urban (200 dph - 100% flats)	200	£0.75	-£3.03	-£3.51	-£4.00	-£4.49	-£4.74	-£4.99	-£5.49	1.00	£0.75	0	0	0	0	0	0	0
4	Central urban (100 dph - 100% flats)	100	£0.75	-£1.77	-£2.03	-£2.30	-£2.56	-£2.70	-£2.83	-£3.11	1.00	£0.75	0	0	0	0	0	0	0
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.75	£0.37	£0.07	-£0.23	-£0.54	-£0.69	-£0.85	-£1.16	1.00	£0.75	0	0	0	0	0	0	0
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.75	£1.07	£0.86	£0.65	£0.44	£0.33	£0.22	£0.01	1.00	£0.75	4,562	1,571	0	0	0	0	0
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.75	£2.42	£2.14	£1.87	£1.59	£1.46	£1.32	£1.04	1.00	£0.75	33,331	27,881	22,404	16,898	14,135	11,365	5,784
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.75	£1.31	£1.07	£0.83	£0.60	£0.49	£0.37	£0.13	1.00	£0.75	13,998	7,905	1,975	0	0	0	0
9	Central urban (100 dph - 100% flats)	30	£0.23	-£0.54	-£0.62	-£0.70	-£0.78	-£0.82	-£0.86	-£0.94	0.30	£0.75	0	0	0	0	0	0	0
10	Central/ outer central (200dph 100% Flats)	40	£0.15	-£0.56	-£0.67	-£0.78	-£0.89	-£0.95	-£1.00	-£1.11	0.20	£0.75	0	0	0	0	0	0	0
11	Central (300 dph - 100% flats)	53	£0.13	-£1.10	-£1.26	-£1.42	-£1.57	-£1.65	-£1.73	-£1.89	0.18	£0.75	0	0	0	0	0	0	0
12	Employment-led MU	145	£0.75	-£2.06	-£2.43	-£2.81	-£3.18	-£3.37	-£3.56	-£3.95	1.00	£0.75	0	0	0	0	0	0	0
13	Employment-led MU	160	£6.00	£0.24	-£0.17	-£0.58	-£1.00	-£1.21	-£1.42	-£1.84	8.00	£0.75	0	0	0	0	0	0	0
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£1.50	-£2.20	-£2.97	-£3.74	-£4.52	-£4.91	-£5.30	-£6.09	2.00	£0.75	0	0	0	0	0	0	0
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£3.75	£3.28	£2.67	£2.07	£1.48	£1.20	£0.91	£0.31	5.00	£0.75	0	0	0	0	0	0	0
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£2.25	£3.06	£2.48	£1.90	£1.31	£1.01	£0.72	£0.12	3.00	£0.75	7,215	2,047	0	0	0	0	0
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£5.25	-£6.45	-£8.01	-£9.58	-£11.17	-£11.97	-£12.78	-£14.40	7.00	£0.75	0	0	0	0	0	0	0
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£6.75	-£14.50	-£18.12	-£21.80	-£25.54	-£27.42	-£29.31	-£33.11	9.00	£0.75	0	0	0	0	0	0	0
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£7.50	£6.11	£5.00	£3.92	£2.83	£2.27	£1.72	£0.60	10.00	£0.75	0	0	0	0	0	0	0
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£31.88	£22.06	£17.33	£12.58	£7.79	£5.38	£2.95	-£1.96	42.50	£0.75	0	0	0	0	0	0	0
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£75.00	£52.34	£42.07	£31.71	£21.28	£16.02	£10.73	£0.05	100.00	£0.75	0	0	0	0	0	0	0
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£131.25	£83.29	£66.79	£50.12	£33.31	£24.85	£16.30	-£0.99	175.00	£0.75	0	0	0	0	0	0	0
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£0.42	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	0.56	£0.75	50,647	50,647	50,647	50,647	50,647	50,647	50,647
24	C3 ECH scheme (60 units)	60	£0.60	-£3.31	-£3.52	-£3.73	-£3.94	-£4.05	-£4.15	-£4.36	0.80	£0.75	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.75	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	1.00	£0.75	32,828	32,828	32,828	32,828	32,828	32,828	32,828
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.75	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	1.00	£0.75	70,510	70,510	70,510	70,510	70,510	70,510	70,510
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£0.75	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	1.00	£0.75	0	0	0	0	0	0	0
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£0.75	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	1.00	£0.75	0	0	0	0	0	0	0
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£0.75	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.75	252	252	252	252	252	252	252
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£0.75	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.75	180	180	180	180	180	180	180

BLV: HIGHER GREENFIELD				Residual land values (£m)							Site area	BLV per ha	Notional surplus (residual land value divided by number of units)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.25	-£9.11	-£10.57	-£12.04	-£13.50	-£14.24	-£14.97	-£16.43	1.00	£0.25	0	0	0	0	0	0	0
2	Central / urban (300 dph - 100% flats)	300	£0.25	-£4.24	-£4.97	-£5.70	-£6.44	-£6.81	-£7.18	-£7.92	1.00	£0.25	0	0	0	0	0	0	0
3	Central / urban (200 dph - 100% flats)	200	£0.25	-£3.03	-£3.51	-£4.00	-£4.49	-£4.74	-£4.99	-£5.49	1.00	£0.25	0	0	0	0	0	0	0
4	Central urban (100 dph - 100% flats)	100	£0.25	-£1.77	-£2.03	-£2.30	-£2.56	-£2.70	-£2.83	-£3.11	1.00	£0.25	0	0	0	0	0	0	0
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.25	£0.37	£0.07	-£0.23	-£0.54	-£0.69	-£0.85	-£1.16	1.00	£0.25	1,167	0	0	0	0	0	0
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.25	£1.07	£0.86	£0.65	£0.44	£0.33	£0.22	£0.01	1.00	£0.25	11,705	8,714	5,697	2,662	1,139	0	0
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.25	£2.42	£2.14	£1.87	£1.59	£1.46	£1.32	£1.04	1.00	£0.25	43,331	37,881	32,404	26,898	24,135	21,365	15,784
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.25	£1.31	£1.07	£0.83	£0.60	£0.49	£0.37	£0.13	1.00	£0.25	26,498	20,405	14,475	8,707	5,883	3,070	0
9	Central urban (100 dph - 100% flats)	30	£0.08	-£0.54	-£0.62	-£0.70	-£0.78	-£0.82	-£0.86	-£0.94	0.30	£0.25	0	0	0	0	0	0	0
10	Central/ outer central (200dph 100% Flats)	40	£0.05	-£0.56	-£0.67	-£0.78	-£0.89	-£0.95	-£1.00	-£1.11	0.20	£0.25	0	0	0	0	0	0	0
11	Central (300 dph - 100% flats)	53	£0.04	-£1.10	-£1.26	-£1.42	-£1.57	-£1.65	-£1.73	-£1.89	0.18	£0.25	0	0	0	0	0	0	0
12	Employment-led MU	145	£0.25	-£2.06	-£2.43	-£2.81	-£3.18	-£3.37	-£3.56	-£3.95	1.00	£0.25	0	0	0	0	0	0	0
13	Employment-led MU	160	£2.00	£0.24	-£0.17	-£0.58	-£1.00	-£1.21	-£1.42	-£1.84	8.00	£0.25	0	0	0	0	0	0	0
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£0.50	-£2.20	-£2.97	-£3.74	-£4.52	-£4.91	-£5.30	-£6.09	2.00	£0.25	0	0	0	0	0	0	0
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£1.25	£3.28	£2.67	£2.07	£1.48	£1.20	£0.91	£0.31	5.00	£0.25	20,336	14,168	8,164	2,325	0	0	0
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£0.75	£3.06	£2.48	£1.90	£1.31	£1.01	£0.72	£0.12	3.00	£0.25	20,549	15,380	10,186	4,967	2,348	0	0
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£1.75	-£6.45	-£8.01	-£9.58	-£11.17	-£11.97	-£12.78	-£14.40	7.00	£0.25	0	0	0	0	0	0	0
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£2.25	-£14.50	-£18.12	-£21.80	-£25.54	-£27.42	-£29.31	-£33.11	9.00	£0.25	0	0	0	0	0	0	0
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£2.50	£6.11	£5.00	£3.92	£2.83	£2.27	£1.72	£0.60	10.00	£0.25	18,030	12,491	7,092	1,630	0	0	0
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£10.63	£22.06	£17.33	£12.58	£7.79	£5.38	£2.95	-£1.96	42.50	£0.25	10,766	6,314	1,840	0	0	0	0
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£25.00	£52.34	£42.07	£31.71	£21.28	£16.02	£10.73	£0.05	100.00	£0.25	10,938	6,829	2,685	0	0	0	0
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£43.75	£83.29	£66.79	£50.12	£33.31	£24.85	£16.30	-£0.99	175.00	£0.25	9,037	5,266	1,457	0	0	0	0
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£0.14	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	0.56	£0.25	53,980	53,980	53,980	53,980	53,980	53,980	53,980
24	C3 ECH scheme (60 units)	60	£0.20	-£3.31	-£3.52	-£3.73	-£3.94	-£4.05	-£4.15	-£4.36	0.80	£0.25	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.25	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	1.00	£0.25	34,367	34,367	34,367	34,367	34,367	34,367	34,367
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.25	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	1.00	£0.25	73,010	73,010	73,010	73,010	73,010	73,010	73,010
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£0.25	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	1.00	£0.25	0	0	0	0	0	0	0
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£0.25	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	1.00	£0.25	0	0	0	0	0	0	0
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£0.25	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.25	371	371	371	371	371	371	371
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£0.25	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.25	347	347	347	347	347	347	347

BLV: LOWER GREENFIELD				Residual land values (£m)							Site area	BLV per ha	Notional surplus (residual land value divided by number of units)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.15	-£9.11	-£10.57	-£12.04	-£13.50	-£14.24	-£14.97	-£16.43	1.00	£0.15	0	0	0	0	0	0	0
2	Central / urban (300 dph - 100% flats)	300	£0.15	-£4.24	-£4.97	-£5.70	-£6.44	-£6.81	-£7.18	-£7.92	1.00	£0.15	0	0	0	0	0	0	0
3	Central / urban (200 dph - 100% flats)	200	£0.15	-£3.03	-£3.51	-£4.00	-£4.49	-£4.74	-£4.99	-£5.49	1.00	£0.15	0	0	0	0	0	0	0
4	Central urban (100 dph - 100% flats)	100	£0.15	-£1.77	-£2.03	-£2.30	-£2.56	-£2.70	-£2.83	-£3.11	1.00	£0.15	0	0	0	0	0	0	0
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.15	£0.37	£0.07	-£0.23	-£0.54	-£0.69	-£0.85	-£1.16	1.00	£0.15	2,167	0	0	0	0	0	0
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.15	£1.07	£0.86	£0.65	£0.44	£0.33	£0.22	£0.01	1.00	£0.15	13,134	10,143	7,126	4,091	2,567	1,039	0
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.15	£2.42	£2.14	£1.87	£1.59	£1.46	£1.32	£1.04	1.00	£0.15	45,331	39,881	34,404	28,898	26,135	23,365	17,784
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.15	£1.31	£1.07	£0.83	£0.60	£0.49	£0.37	£0.13	1.00	£0.15	28,998	22,905	16,975	11,207	8,383	5,570	0
9	Central urban (100 dph - 100% flats)	30	£0.05	-£0.54	-£0.62	-£0.70	-£0.78	-£0.82	-£0.86	-£0.94	0.30	£0.15	0	0	0	0	0	0	0
10	Central/ outer central (200dph 100% Flats)	40	£0.03	-£0.56	-£0.67	-£0.78	-£0.89	-£0.95	-£1.00	-£1.11	0.20	£0.15	0	0	0	0	0	0	0
11	Central (300 dph - 100% flats)	53	£0.03	-£1.10	-£1.26	-£1.42	-£1.57	-£1.65	-£1.73	-£1.89	0.18	£0.15	0	0	0	0	0	0	0
12	Employment-led MU	145	£0.15	-£2.06	-£2.43	-£2.81	-£3.18	-£3.37	-£3.56	-£3.95	1.00	£0.15	0	0	0	0	0	0	0
13	Employment-led MU	160	£1.20	£0.24	-£0.17	-£0.58	-£1.00	-£1.21	-£1.42	-£1.84	8.00	£0.15	0	0	0	0	0	0	0
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£0.30	-£2.20	-£2.97	-£3.74	-£4.52	-£4.91	-£5.30	-£6.09	2.00	£0.15	0	0	0	0	0	0	0
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£0.75	£3.28	£2.67	£2.07	£1.48	£1.20	£0.91	£0.31	5.00	£0.15	25,336	19,168	13,164	7,325	4,467	1,619	0
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£0.45	£3.06	£2.48	£1.90	£1.31	£1.01	£0.72	£0.12	3.00	£0.15	23,215	18,047	12,853	7,633	5,014	2,389	0
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£1.05	-£6.45	-£8.01	-£9.58	-£11.17	-£11.97	-£12.78	-£14.40	7.00	£0.15	0	0	0	0	0	0	0
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£1.35	-£14.50	-£18.12	-£21.80	-£25.54	-£27.42	-£29.31	-£33.11	9.00	£0.15	0	0	0	0	0	0	0
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£1.50	£6.11	£5.00	£3.92	£2.83	£2.27	£1.72	£0.60	10.00	£0.15	23,030	17,491	12,092	6,630	3,867	1,096	0
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£6.38	£22.06	£17.33	£12.58	£7.79	£5.38	£2.95	-£1.96	42.50	£0.15	14,766	10,314	5,840	1,336	0	0	0
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£15.00	£52.34	£42.07	£31.71	£21.28	£16.02	£10.73	£0.05	100.00	£0.15	14,938	10,829	6,685	2,510	406	0	0
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£26.25	£83.29	£66.79	£50.12	£33.31	£24.85	£16.30	-£0.99	175.00	£0.15	13,037	9,266	5,457	1,614	0	0	0
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£0.08	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	£4.67	0.56	£0.15	54,647	54,647	54,647	54,647	54,647	54,647	54,647
24	C3 ECH scheme (60 units)	60	£0.12	-£3.31	-£3.52	-£3.73	-£3.94	-£4.05	-£4.15	-£4.36	0.80	£0.15	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.15	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	1.00	£0.15	34,675	34,675	34,675	34,675	34,675	34,675	34,675
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.15	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	1.00	£0.15	73,510	73,510	73,510	73,510	73,510	73,510	73,510
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£0.15	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	£0.20	1.00	£0.15	2	2	2	2	2	2	2
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£0.15	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	£0.14	1.00	£0.15	0	0	0	0	0	0	0
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£0.15	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.15	395	395	395	395	395	395	395
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£0.15	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.15	380	380	380	380	380	380	380

Table 5.3.3: Indicative surplus residual land value per unit – Value Band C (£3,530 per square metre)

WEST OF ENGLAND - HIGH LEVEL DELIVERABILITY ASSESSMENT

Sales value (£ psm): £3,530 | AH tenure 63% 12% 25%

BLVs	BLV per ha
Higher value brownfield	£2,500,000
Medium value brownfield	£1,500,000
Lower value brownfield	£750,000
Higher vaue greenfield	£250,000
Lower value gree nfield	£150,000

BLVs incorporate 20% premium

Key	
Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BLV:	£X.XX

BLV: HIGHER VALUE BROWNFIELD

				Residual land values (£m)							Site area	BLV per ha	Notional surplus (residual land value divided by number of units)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£2.50	-£5.54	-£7.04	-£8.54	-£10.04	-£10.79	-£11.54	-£13.03	1.00	£2.50	0	0	0	0	0	0	0
2	Central / urban (300 dph - 100% flats)	300	£2.50	-£1.36	-£2.13	-£2.90	-£3.68	-£4.07	-£4.47	-£5.25	1.00	£2.50	0	0	0	0	0	0	0
3	Central / urban (200 dph - 100% flats)	200	£2.50	-£1.43	-£1.95	-£2.47	-£2.99	-£3.25	-£3.51	-£4.04	1.00	£2.50	0	0	0	0	0	0	0
4	Central urban (100 dph - 100% flats)	100	£2.50	-£0.76	-£1.05	-£1.33	-£1.62	-£1.76	-£1.91	-£2.20	1.00	£2.50	0	0	0	0	0	0	0
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£2.50	£1.20	£0.88	£0.56	£0.24	£0.07	-£0.09	-£0.42	1.00	£2.50	0	0	0	0	0	0	0
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£2.50	£1.54	£1.32	£1.10	£0.87	£0.76	£0.65	£0.42	1.00	£2.50	0	0	0	0	0	0	0
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£2.50	£2.85	£2.56	£2.28	£1.99	£1.85	£1.70	£1.41	1.00	£2.50	7,033	1,296	0	0	0	0	0
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£2.50	£1.70	£1.43	£1.18	£0.93	£0.80	£0.68	£0.45	1.00	£2.50	0	0	0	0	0	0	0
9	Central urban (100 dph - 100% flats)	30	£0.75	-£0.34	-£0.42	-£0.51	-£0.60	-£0.64	-£0.69	-£0.78	0.30	£2.50	0	0	0	0	0	0	0
10	Central/ outer central (200dph 100% Flats)	40	£0.50	-£0.34	-£0.46	-£0.57	-£0.69	-£0.75	-£0.80	-£0.92	0.20	£2.50	0	0	0	0	0	0	0
11	Central (300 dph - 100% flats)	53	£0.44	-£0.86	-£1.02	-£1.18	-£1.34	-£1.42	-£1.50	-£1.66	0.18	£2.50	0	0	0	0	0	0	0
12	Employment-led MU	145	£2.50	£2.94	£2.55	£2.16	£1.77	£1.58	£1.38	£0.98	1.00	£2.50	3,014	353	0	0	0	0	0
13	Employment-led MU	160	£20.00	£28.26	£27.82	£27.37	£26.92	£26.70	£26.47	£26.02	8.00	£2.50	51,646	48,875	46,086	43,281	41,872	40,458	37,619
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£5.00	£1.44	£0.64	-£0.17	-£0.99	-£1.40	-£1.82	-£2.65	2.00	£2.50	0	0	0	0	0	0	0
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£12.50	£5.02	£4.35	£3.70	£3.07	£2.76	£2.45	£1.85	5.00	£2.50	0	0	0	0	0	0	0
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£7.50	£4.05	£3.44	£2.82	£2.21	£1.90	£1.59	£0.97	3.00	£2.50	0	0	0	0	0	0	0
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£17.50	-£1.23	-£2.87	-£4.53	-£6.22	-£7.08	-£7.93	-£9.66	7.00	£2.50	0	0	0	0	0	0	0
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£22.50	-£5.02	-£8.79	-£12.63	-£16.51	-£18.46	-£20.45	-£24.46	9.00	£2.50	0	0	0	0	0	0	0
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£25.00	£9.84	£8.64	£7.47	£6.32	£5.76	£5.21	£4.04	10.00	£2.50	0	0	0	0	0	0	0
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£106.25	£33.60	£28.67	£23.71	£18.72	£16.22	£13.70	£8.64	42.50	£2.50	0	0	0	0	0	0	0
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£250.00	£76.31	£65.56	£54.77	£43.93	£38.48	£33.00	£22.00	100.00	£2.50	0	0	0	0	0	0	0
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£437.50	£122.02	£104.80	£87.52	£70.09	£61.35	£52.56	£34.90	175.00	£2.50	0	0	0	0	0	0	0
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£1.40	£5.48	£5.48	£5.48	£5.48	£5.48	£5.48	£5.48	0.56	£2.50	48,557	48,557	48,557	48,557	48,557	48,557	48,557
24	C3 ECH scheme (60 units)	60	£2.00	-£2.96	-£3.18	-£3.39	-£3.61	-£3.71	-£3.82	-£4.03	0.80	£2.50	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£2.50	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	1.00	£2.50	27,444	27,444	27,444	27,444	27,444	27,444	27,444
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£2.50	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	1.00	£2.50	61,760	61,760	61,760	61,760	61,760	61,760	61,760
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£2.50	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	1.00	£2.50	172	172	172	172	172	172	172
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£2.50	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	1.00	£2.50	136	136	136	136	136	136	136
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£2.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£2.50	0	0	0	0	0	0	0
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£2.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£2.50	0	0	0	0	0	0	0

BLV: MEDIUM VALUE BROWNFIELD

				Residual land values (£m)							Site area	BLV per ha	Notional surplus (residual land value divided by number of units)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£1.50	-£5.54	-£7.04	-£8.54	-£10.04	-£10.79	-£11.54	-£13.03	1.00	£1.50	0	0	0	0	0	0	0
2	Central / urban (300 dph - 100% flats)	300	£1.50	-£1.36	-£2.13	-£2.90	-£3.68	-£4.07	-£4.47	-£5.25	1.00	£1.50	0	0	0	0	0	0	0
3	Central / urban (200 dph - 100% flats)	200	£1.50	-£1.43	-£1.95	-£2.47	-£2.99	-£3.25	-£3.51	-£4.04	1.00	£1.50	0	0	0	0	0	0	0
4	Central urban (100 dph - 100% flats)	100	£1.50	-£0.76	-£1.05	-£1.33	-£1.62	-£1.76	-£1.91	-£2.20	1.00	£1.50	0	0	0	0	0	0	0
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£1.50	£1.20	£0.88	£0.56	£0.24	£0.07	-£0.09	-£0.42	1.00	£1.50	0	0	0	0	0	0	0
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£1.50	£1.54	£1.32	£1.10	£0.87	£0.76	£0.65	£0.42	1.00	£1.50	519	0	0	0	0	0	0
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£1.50	£2.85	£2.56	£2.28	£1.99	£1.85	£1.70	£1.41	1.00	£1.50	27,033	21,296	15,581	9,814	6,920	4,020	0
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£1.50	£1.70	£1.43	£1.18	£0.93	£0.80	£0.68	£0.45	1.00	£1.50	4,977	0	0	0	0	0	0
9	Central urban (100 dph - 100% flats)	30	£0.45	-£0.34	-£0.42	-£0.51	-£0.60	-£0.64	-£0.69	-£0.78	0.30	£1.50	0	0	0	0	0	0	0
10	Central/ outer central (200dph 100% Flats)	40	£0.30	-£0.34	-£0.46	-£0.57	-£0.69	-£0.75	-£0.80	-£0.92	0.20	£1.50	0	0	0	0	0	0	0
11	Central (300 dph - 100% flats)	53	£0.26	-£0.86	-£1.02	-£1.18	-£1.34	-£1.42	-£1.50	-£1.66	0.18	£1.50	0	0	0	0	0	0	0
12	Employment-led MU	145	£1.50	£2.94	£2.55	£2.16	£1.77	£1.58	£1.38	£0.98	1.00	£1.50	9,911	7,250	4,573	1,880	528	0	0
13	Employment-led MU	160	£12.00	£28.26	£27.82	£27.37	£26.92	£26.70	£26.47	£26.02	8.00	£1.50	101,646	98,875	96,086	93,281	91,872	90,458	87,619
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£3.00	£1.44	£0.64	-£0.17	-£0.99	-£1.40	-£1.82	-£2.65	2.00	£1.50	0	0	0	0	0	0	0
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£7.50	£5.02	£4.35	£3.70	£3.07	£2.76	£2.45	£1.85	5.00	£1.50	0	0	0	0	0	0	0
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£4.50	£4.05	£3.44	£2.82	£2.21	£1.90	£1.59	£0.97	3.00	£1.50	0	0	0	0	0	0	0
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£10.50	-£1.23	-£2.87	-£4.53	-£6.22	-£7.08	-£7.93	-£9.66	7.00	£1.50	0	0	0	0	0	0	0
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£13.50	-£5.02	-£8.79	-£12.63	-£16.51	-£18.46	-£20.45	-£24.46	9.00	£1.50	0	0	0	0	0	0	0
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£15.00	£9.84	£8.64	£7.47	£6.32	£5.76	£5.21	£4.04	10.00	£1.50	0	0	0	0	0	0	0
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£63.75	£33.60	£28.67	£23.71	£18.72	£16.22	£13.70	£8.64	42.50	£1.50	0	0	0	0	0	0	0
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£150.00	£76.31	£65.56	£54.77	£43.93	£38.48	£33.00	£22.00	100.00	£1.50	0	0	0	0	0	0	0
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£262.50	£122.02	£104.80	£87.52	£70.09	£61.35	£52.56	£34.90	175.00	£1.50	0	0	0	0	0	0	0
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£0.84	£5.48	£5.48	£5.48	£5.48	£5.48	£5.48	£5.48	0.56	£1.50	55,224	55,224	55,224	55,224	55,224	55,224	55,224
24	C3 ECH scheme (60 units)	60	£1.20	-£2.96	-£3.18	-£3.39	-£3.61	-£3.71	-£3.82	-£4.03	0.80	£1.50	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£1.50	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	1.00	£1.50	30,521	30,521	30,521	30,521	30,521	30,521	30,521
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£1.50	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	1.00	£1.50	66,760	66,760	66,760	66,760	66,760	66,760	66,760
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£1.50	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	1.00	£1.50	208	208	208	208	208	208	208
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£1.50	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	1.00	£1.50	186	186	186	186	186	186	186
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£1.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£1.50	73	73	73	73	73	73	73
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£1.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£1.50	0	0	0	0	0	0	0

BLV: LOWER VALUE BROWNFIELD

				Residual land values (£m)							Site area	BLV per ha	Notional surplus (residual land value divided by number of units)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.75	-£5.54	-£7.04	-£8.54	-£10.04	-£10.79	-£11.54	-£13.03	1.00	£0.75	0	0	0	0	0	0	0
2	Central / urban (300 dph - 100% flats)	300	£0.75	-£1.36	-£2.13	-£2.90	-£3.68	-£4.07	-£4.47	-£5.25	1.00	£0.75	0	0	0	0	0	0	0
3	Central / urban (200 dph - 100% flats)	200	£0.75	-£1.43	-£1.95	-£2.47	-£2.99	-£3.25	-£3.51	-£4.04	1.00	£0.75	0	0	0	0	0	0	0
4	Central urban (100 dph - 100% flats)	100	£0.75	-£0.76	-£1.05	-£1.33	-£1.62	-£1.76	-£1.91	-£2.20	1.00	£0.75	0	0	0	0	0	0	0
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.75	£1.20	£0.88	£0.56	£0.24	£0.07	-£0.09	-£0.42	1.00	£0.75	4,481	1,300	0	0	0	0	0
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.75	£1.54	£1.32	£1.10	£0.87	£0.76	£0.65	£0.42	1.00	£0.75	11,234	8,098	4,946	1,776	180	0	0
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.75	£2.85	£2.56	£2.28	£1.99	£1.85	£1.70	£1.41	1.00	£0.75	42,033	36,296	30,581	24,814	21,920	19,020	13,199
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.75	£1.70	£1.43	£1.18	£0.93	£0.80	£0.68	£0.45	1.00	£0.75	23,727	17,124	10,692	4,431	1,365	0	0
9	Central urban (100 dph - 100% flats)	30	£0.23	-£0.34	-£0.42	-£0.51	-£0.60	-£0.64	-£0.69	-£0.78	0.30	£0.75	0	0	0	0	0	0	0
10	Central/ outer central (200dph 100% Flats)	40	£0.15	-£0.34	-£0.46	-£0.57	-£0.69	-£0.75	-£0.80	-£0.92	0.20	£0.75	0	0	0	0	0	0	0
11	Central (300 dph - 100% flats)	53	£0.13	-£0.86	-£1.02	-£1.18	-£1.34	-£1.42	-£1.50	-£1.66	0.18	£0.75	0	0	0	0	0	0	0
12	Employment-led MU	145	£0.75	£2.94	£2.55	£2.16	£1.77	£1.58	£1.38	£0.98	1.00	£0.75	15,083	12,422	9,745	7,053	5,701	4,344	1,620
13	Employment-led MU	160	£6.00	£28.26	£27.82	£27.37	£26.92	£26.70	£26.47	£26.02	8.00	£0.75	139,146	136,375	133,586	130,781	129,372	127,958	125,119
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£1.50	£1.44	£0.64	-£0.17	-£0.99	-£1.40	-£1.82	-£2.65	2.00	£0.75	0	0	0	0	0	0	0
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£3.75	£5.02	£4.35	£3.70	£3.07	£2.76	£2.45	£1.85	5.00	£0.75	12,714	6,029	0	0	0	0	0
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£2.25	£4.05	£3.44	£2.82	£2.21	£1.90	£1.59	£0.97	3.00	£0.75	15,965	10,534	5,094	0	0	0	0
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£5.25	-£1.23	-£2.87	-£4.53	-£6.22	-£7.08	-£7.93	-£9.66	7.00	£0.75	0	0	0	0	0	0	0
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£6.75	-£5.02	-£8.79	-£12.63	-£16.51	-£18.46	-£20.45	-£24.46	9.00	£0.75	0	0	0	0	0	0	0
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£7.50	£9.84	£8.64	£7.47	£6.32	£5.76	£5.21	£4.04	10.00	£0.75	11,699	5,693	0	0	0	0	0
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£31.88	£33.60	£28.67	£23.71	£18.72	£16.22	£13.70	£8.64	42.50	£0.75	1,625	0	0	0	0	0	0
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£75.00	£76.31	£65.56	£54.77	£43.93	£38.48	£33.00	£22.00	100.00	£0.75	525	0	0	0	0	0	0
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£131.25	£122.02	£104.80	£87.52	£70.09	£61.35	£52.56	£34.90	175.00	£0.75	0	0	0	0	0	0	0
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£0.42	£5.48	£5.48	£5.48	£5.48	£5.48	£5.48	£5.48	0.56	£0.75	60,224	60,224	60,224	60,224	60,224	60,224	60,224
24	C3 ECH scheme (60 units)	60	£0.60	-£2.96	-£3.18	-£3.39	-£3.61	-£3.71	-£3.82	-£4.03	0.80	£0.75	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.75	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	1.00	£0.75	32,828	32,828	32,828	32,828	32,828	32,828	32,828
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.75	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	1.00	£0.75	70,510	70,510	70,510	70,510	70,510	70,510	70,510
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£0.75	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	1.00	£0.75	235	235	235	235	235	235	235
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£0.75	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	1.00	£0.75	224	224	224	224	224	224	224
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£0.75	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.75	252	252	252	252	252	252	252
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£0.75	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.75	180	180	180	180	180	180	180

BLV: HIGHER GREENFIELD

				Residual land values (£m)							Site area	BLV per ha	Notional surplus (residual land value divided by number of units)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.25	-£5.54	-£7.04	-£8.54	-£10.04	-£10.79	-£11.54	-£13.03	1.00	£0.25	0	0	0	0	0	0	0
2	Central / urban (300 dph - 100% flats)	300	£0.25	-£1.36	-£2.13	-£2.90	-£3.68	-£4.07	-£4.47	-£5.25	1.00	£0.25	0	0	0	0	0	0	0
3	Central / urban (200 dph - 100% flats)	200	£0.25	-£1.43	-£1.95	-£2.47	-£2.99	-£3.25	-£3.51	-£4.04	1.00	£0.25	0	0	0	0	0	0	0
4	Central urban (100 dph - 100% flats)	100	£0.25	-£0.76	-£1.05	-£1.33	-£1.62	-£1.76	-£1.91	-£2.20	1.00	£0.25	0	0	0	0	0	0	0
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.25	£1.20	£0.88	£0.56	£0.24	£0.07	-£0.09	-£0.42	1.00	£0.25	9,481	6,300	3,093	0	0	0	0
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.25	£1.54	£1.32	£1.10	£0.87	£0.76	£0.65	£0.42	1.00	£0.25	18,376	15,241	12,089	8,919	7,323	5,713	2,481
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.25	£2.85	£2.56	£2.28	£1.99	£1.85	£1.70	£1.41	1.00	£0.25	52,033	46,296	40,581	34,814	31,920	29,020	23,199
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.25	£1.70	£1.43	£1.18	£0.93	£0.80	£0.68	£0.45	1.00	£0.25	36,227	29,624	23,192	16,931	13,865	10,841	4,921
9	Central urban (100 dph - 100% flats)	30	£0.08	-£0.34	-£0.42	-£0.51	-£0.60	-£0.64	-£0.69	-£0.78	0.30	£0.25	0	0	0	0	0	0	0
10	Central/ outer central (200dph 100% Flats)	40	£0.05	-£0.34	-£0.46	-£0.57	-£0.69	-£0.75	-£0.80	-£0.92	0.20	£0.25	0	0	0	0	0	0	0
11	Central (300 dph - 100% flats)	53	£0.04	-£0.86	-£1.02	-£1.18	-£1.34	-£1.42	-£1.50	-£1.66	0.18	£0.25	0	0	0	0	0	0	0
12	Employment-led MU	145	£0.25	£2.94	£2.55	£2.16	£1.77	£1.58	£1.38	£0.98	1.00	£0.25	18,531	15,870	13,194	10,501	9,149	7,793	5,069
13	Employment-led MU	160	£2.00	£28.26	£27.82	£27.37	£26.92	£26.70	£26.47	£26.02	8.00	£0.25	164,146	161,375	158,586	155,781	154,372	152,958	150,119
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£0.50	£1.44	£0.64	-£0.17	-£0.99	-£1.40	-£1.82	-£2.65	2.00	£0.25	3,129	475	0	0	0	0	0
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£1.25	£5.02	£4.35	£3.70	£3.07	£2.76	£2.45	£1.85	5.00	£0.25	37,714	31,029	24,517	18,179	15,075	12,014	6,022
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£0.75	£4.05	£3.44	£2.82	£2.21	£1.90	£1.59	£0.97	3.00	£0.25	29,298	23,867	18,428	12,956	10,211	7,460	1,939
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£1.75	-£1.23	-£2.87	-£4.53	-£6.22	-£7.08	-£7.93	-£9.66	7.00	£0.25	0	0	0	0	0	0	0
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£2.25	-£5.02	-£8.79	-£12.63	-£16.51	-£18.46	-£20.45	-£24.46	9.00	£0.25	0	0	0	0	0	0	0
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£2.50	£9.84	£8.64	£7.47	£6.32	£5.76	£5.21	£4.04	10.00	£0.25	36,699	30,693	24,835	19,123	16,323	13,559	7,708
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£10.63	£33.60	£28.67	£23.71	£18.72	£16.22	£13.70	£8.64	42.50	£0.25	21,625	16,980	12,312	7,623	5,263	2,891	0
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£25.00	£76.31	£65.56	£54.77	£43.93	£38.48	£33.00	£22.00	100.00	£0.25	20,525	16,223	11,910	7,570	5,392	3,200	0
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£43.75	£122.02	£104.80	£87.52	£70.09	£61.35	£52.56	£34.90	175.00	£0.25	17,890	13,954	10,004	6,021	4,022	2,015	0
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£0.14	£5.48	£5.48	£5.48	£5.48	£5.48	£5.48	£5.48	0.56	£0.25	63,557	63,557	63,557	63,557	63,557	63,557	63,557
24	C3 ECH scheme (60 units)	60	£0.20	-£2.96	-£3.18	-£3.39	-£3.61	-£3.71	-£3.82	-£4.03	0.80	£0.25	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.25	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	1.00	£0.25	34,367	34,367	34,367	34,367	34,367	34,367	34,367
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.25	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	1.00	£0.25	73,010	73,010	73,010	73,010	73,010	73,010	73,010
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£0.25	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	1.00	£0.25	252	252	252	252	252	252	252
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£0.25	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	1.00	£0.25	249	249	249	249	249	249	249
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£0.25	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.25	371	371	371	371	371	371	371
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£0.25	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.25	347	347	347	347	347	347	347

BLV: LOWER GREENFIELD

				Residual land values (£m)							Site area	BLV per ha	Notional surplus (residual land value divided by number of units)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.15	-£5.54	-£7.04	-£8.54	-£10.04	-£10.79	-£11.54	-£13.03	1.00	£0.15	0	0	0	0	0	0	0
2	Central / urban (300 dph - 100% flats)	300	£0.15	-£1.36	-£2.13	-£2.90	-£3.68	-£4.07	-£4.47	-£5.25	1.00	£0.15	0	0	0	0	0	0	0
3	Central / urban (200 dph - 100% flats)	200	£0.15	-£1.43	-£1.95	-£2.47	-£2.99	-£3.25	-£3.51	-£4.04	1.00	£0.15	0	0	0	0	0	0	0
4	Central urban (100 dph - 100% flats)	100	£0.15	-£0.76	-£1.05	-£1.33	-£1.62	-£1.76	-£1.91	-£2.20	1.00	£0.15	0	0	0	0	0	0	0
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.15	£1.20	£0.88	£0.56	£0.24	£0.07	-£0.09	-£0.42	1.00	£0.15	10,481	7,300	4,093	860	0	0	0
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.15	£1.54	£1.32	£1.10	£0.87	£0.76	£0.65	£0.42	1.00	£0.15	19,805	16,670	13,517	10,348	8,751	7,142	3,909
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.15	£2.85	£2.56	£2.28	£1.99	£1.85	£1.70	£1.41	1.00	£0.15	54,033	48,296	42,581	36,814	33,920	31,020	25,199
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.15	£1.70	£1.43	£1.18	£0.93	£0.80	£0.68	£0.45	1.00	£0.15	38,727	32,124	25,692	19,431	16,365	13,341	7,421
9	Central urban (100 dph - 100% flats)	30	£0.05	-£0.34	-£0.42	-£0.51	-£0.60	-£0.64	-£0.69	-£0.78	0.30	£0.15	0	0	0	0	0	0	0
10	Central/ outer central (200dph 100% Flats)	40	£0.03	-£0.34	-£0.46	-£0.57	-£0.69	-£0.75	-£0.80	-£0.92	0.20	£0.15	0	0	0	0	0	0	0
11	Central (300 dph - 100% flats)	53	£0.03	-£0.86	-£1.02	-£1.18	-£1.34	-£1.42	-£1.50	-£1.66	0.18	£0.15	0	0	0	0	0	0	0
12	Employment-led MU	145	£0.15	£2.94	£2.55	£2.16	£1.77	£1.58	£1.38	£0.98	1.00	£0.15	19,221	16,560	13,883	11,191	9,839	8,482	5,758
13	Employment-led MU	160	£1.20	£28.26	£27.82	£27.37	£26.92	£26.70	£26.47	£26.02	8.00	£0.15	169,146	166,375	163,586	160,781	159,372	157,958	155,119
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£0.30	£1.44	£0.64	-£0.17	-£0.99	-£1.40	-£1.82	-£2.65	2.00	£0.15	3,796	1,142	0	0	0	0	0
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£0.75	£5.02	£4.35	£3.70	£3.07	£2.76	£2.45	£1.85	5.00	£0.15	42,714	36,029	29,517	23,179	20,075	17,014	11,022
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£0.45	£4.05	£3.44	£2.82	£2.21	£1.90	£1.59	£0.97	3.00	£0.15	31,965	26,534	21,094	15,623	12,878	10,126	4,606
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£1.05	-£1.23	-£2.87	-£4.53	-£6.22	-£7.08	-£7.93	-£9.66	7.00	£0.15	0	0	0	0	0	0	0
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£1.35	-£5.02	-£8.79	-£12.63	-£16.51	-£18.46	-£20.45	-£24.46	9.00	£0.15	0	0	0	0	0	0	0
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£1.50	£9.84	£8.64	£7.47	£6.32	£5.76	£5.21	£4.04	10.00	£0.15	41,699	35,693	29,835	24,123	21,323	18,559	12,708
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£6.38	£33.60	£28.67	£23.71	£18.72	£16.22	£13.70	£8.64	42.50	£0.15	25,625	20,980	16,312	11,623	9,263	6,891	2,130
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£15.00	£76.31	£65.56	£54.77	£43.93	£38.48	£33.00	£22.00	100.00	£0.15	24,525	20,223	15,910	11,570	9,392	7,200	2,800
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£26.25	£122.02	£104.80	£87.52	£70.09	£61.35	£52.56	£34.90	175.00	£0.15	21,890	17,954	14,004	10,021	8,022	6,015	1,976
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£0.08	£5.48	£5.48	£5.48	£5.48	£5.48	£5.48	£5.48	0.56	£0.15	64,224	64,224	64,224	64,224	64,224	64,224	64,224
24	C3 ECH scheme (60 units)	60	£0.12	-£2.96	-£3.18	-£3.39	-£3.61	-£3.71	-£3.82	-£4.03	0.80	£0.15	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.15	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	£11.42	1.00	£0.15	34,675	34,675	34,675	34,675	34,675	34,675	34,675
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.15	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	£14.85	1.00	£0.15	73,510	73,510	73,510	73,510	73,510	73,510	73,510
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£0.15	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	1.00	£0.15	256	256	256	256	256	256	256
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£0.15	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	1.00	£0.15	254	254	254	254	254	254	254
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£0.15	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.15	395	395	395	395	395	395	395
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£0.15	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.15	380	380	380	380	380	380	380

Table 5.3.4: Indicative surplus residual land value per unit – Value Band D (£3,750 per square metre)

WEST OF ENGLAND - HIGH LEVEL DELIVERABILITY ASSESSMENT

Sales value (£ psm): £3,750 | AH tenure 63% 12% 25%

BLVs	BLV per ha
Higher value brownfield	£2,500,000
Medium value brownfield	£1,500,000
Lower value brownfield	£750,000
Higher vaue greenfield	£250,000
Lower value gree nfield	£150,000

BLVs incorporate 20% premium

Key	
Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BLV:	£X.XX

BLV: HIGHER VALUE BROWNFIELD

				Residual land values (£m)							Site area	BLV per ha	Notional surplus (residual land value divided by number of units)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£2.50	-£2.72	-£4.32	-£5.92	-£7.51	-£8.31	-£9.11	-£10.71	1.00	£2.50	0	0	0	0	0	0	0
2	Central / urban (300 dph - 100% flats)	300	£2.50	£0.61	-£0.22	-£1.06	-£1.92	-£2.35	-£2.79	-£3.67	1.00	£2.50	0	0	0	0	0	0	0
3	Central / urban (200 dph - 100% flats)	200	£2.50	-£0.08	-£0.64	-£1.22	-£1.80	-£2.09	-£2.38	-£2.97	1.00	£2.50	0	0	0	0	0	0	0
4	Central urban (100 dph - 100% flats)	100	£2.50	£0.03	-£0.28	-£0.60	-£0.92	-£1.09	-£1.25	-£1.58	1.00	£2.50	0	0	0	0	0	0	0
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£2.50	£2.12	£1.78	£1.42	£1.07	£0.88	£0.70	£0.34	1.00	£2.50	0	0	0	0	0	0	0
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£2.50	£2.16	£1.92	£1.68	£1.44	£1.32	£1.20	£0.95	1.00	£2.50	0	0	0	0	0	0	0
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£2.50	£3.45	£3.12	£2.81	£2.49	£2.34	£2.18	£1.88	1.00	£2.50	19,002	12,494	6,101	0	0	0	0
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£2.50	£2.23	£1.93	£1.64	£1.35	£1.21	£1.07	£0.80	1.00	£2.50	0	0	0	0	0	0	0
9	Central urban (100 dph - 100% flats)	30	£0.75	-£0.08	-£0.17	-£0.27	-£0.37	-£0.42	-£0.48	-£0.58	0.30	£2.50	0	0	0	0	0	0	0
10	Central/ outer central (200dph 100% Flats)	40	£0.50	-£0.05	-£0.18	-£0.31	-£0.44	-£0.50	-£0.57	-£0.70	0.20	£2.50	0	0	0	0	0	0	0
11	Central (300 dph - 100% flats)	53	£0.44	-£0.55	-£0.72	-£0.89	-£1.06	-£1.14	-£1.23	-£1.40	0.18	£2.50	0	0	0	0	0	0	0
12	Employment-led MU	145	£2.50	£3.92	£3.50	£3.07	£2.64	£2.42	£2.20	£1.76	1.00	£2.50	9,811	6,876	3,917	932	0	0	0
13	Employment-led MU	160	£20.00	£29.21	£28.73	£28.23	£27.74	£27.49	£27.24	£26.73	8.00	£2.50	57,582	54,533	51,458	48,357	46,797	45,230	42,077
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£5.00	£3.34	£2.46	£1.58	£0.69	£0.24	-£0.22	-£1.15	2.00	£2.50	0	0	0	0	0	0	0
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£12.50	£6.38	£5.62	£4.88	£4.15	£3.80	£3.44	£2.75	5.00	£2.50	0	0	0	0	0	0	0
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£7.50	£5.39	£4.70	£4.02	£3.34	£3.01	£2.68	£2.03	3.00	£2.50	0	0	0	0	0	0	0
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£17.50	£2.86	£1.07	-£0.75	-£2.61	-£3.55	-£4.50	-£6.43	7.00	£2.50	0	0	0	0	0	0	0
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£22.50	£3.68	-£0.39	-£4.54	-£8.73	-£10.87	-£13.02	-£17.37	9.00	£2.50	0	0	0	0	0	0	0
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£25.00	£12.34	£10.97	£9.63	£8.32	£7.68	£7.04	£5.79	10.00	£2.50	0	0	0	0	0	0	0
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£106.25	£44.70	£39.17	£33.73	£28.38	£25.74	£23.03	£17.53	42.50	£2.50	0	0	0	0	0	0	0
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£250.00	£99.22	£87.03	£75.04	£63.25	£57.43	£51.65	£40.11	100.00	£2.50	0	0	0	0	0	0	0
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£437.50	£158.70	£139.16	£119.94	£101.05	£91.73	£82.49	£63.98	175.00	£2.50	0	0	0	0	0	0	0
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£1.40	£5.34	£5.34	£5.34	£5.34	£5.34	£5.34	£5.34	0.56	£2.50	46,856	46,856	46,856	46,856	46,856	46,856	46,856
24	C3 ECH scheme (60 units)	60	£2.00	-£2.55	-£2.78	-£3.00	-£3.23	-£3.34	-£3.46	-£3.68	0.80	£2.50	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£2.50	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	1.00	£2.50	26,635	26,635	26,635	26,635	26,635	26,635	26,635
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£2.50	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	1.00	£2.50	58,849	58,849	58,849	58,849	58,849	58,849	58,849
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£2.50	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	1.00	£2.50	172	172	172	172	172	172	172
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£2.50	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	1.00	£2.50	136	136	136	136	136	136	136
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£2.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£2.50	0	0	0	0	0	0	0
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£2.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£2.50	0	0	0	0	0	0	0

BLV: MEDIUM VALUE BROWNFIELD

				Residual land values (£m)							Site area	BLV per ha	Notional surplus (residual land value divided by number of units)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£1.50	-£2.72	-£4.32	-£5.92	-£7.51	-£8.31	-£9.11	-£10.71	1.00	£1.50	0	0	0	0	0	0	0
2	Central / urban (300 dph - 100% flats)	300	£1.50	£0.61	-£0.22	-£1.06	-£1.92	-£2.35	-£2.79	-£3.67	1.00	£1.50	0	0	0	0	0	0	0
3	Central / urban (200 dph - 100% flats)	200	£1.50	-£0.08	-£0.64	-£1.22	-£1.80	-£2.09	-£2.38	-£2.97	1.00	£1.50	0	0	0	0	0	0	0
4	Central urban (100 dph - 100% flats)	100	£1.50	£0.03	-£0.28	-£0.60	-£0.92	-£1.09	-£1.25	-£1.58	1.00	£1.50	0	0	0	0	0	0	0
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£1.50	£2.12	£1.78	£1.42	£1.07	£0.88	£0.70	£0.34	1.00	£1.50	6,231	2,756	0	0	0	0	0
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£1.50	£2.16	£1.92	£1.68	£1.44	£1.32	£1.20	£0.95	1.00	£1.50	9,465	6,066	2,640	0	0	0	0
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£1.50	£3.45	£3.12	£2.81	£2.49	£2.34	£2.18	£1.88	1.00	£1.50	39,002	32,494	26,101	19,821	16,724	13,655	7,530
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£1.50	£2.23	£1.93	£1.64	£1.35	£1.21	£1.07	£0.80	1.00	£1.50	18,266	10,811	3,518	0	0	0	0
9	Central urban (100 dph - 100% flats)	30	£0.45	-£0.08	-£0.17	-£0.27	-£0.37	-£0.42	-£0.48	-£0.58	0.30	£1.50	0	0	0	0	0	0	0
10	Central/ outer central (200dph 100% Flats)	40	£0.30	-£0.05	-£0.18	-£0.31	-£0.44	-£0.50	-£0.57	-£0.70	0.20	£1.50	0	0	0	0	0	0	0
11	Central (300 dph - 100% flats)	53	£0.26	-£0.55	-£0.72	-£0.89	-£1.06	-£1.14	-£1.23	-£1.40	0.18	£1.50	0	0	0	0	0	0	0
12	Employment-led MU	145	£1.50	£3.92	£3.50	£3.07	£2.64	£2.42	£2.20	£1.76	1.00	£1.50	16,707	13,773	10,813	7,828	6,326	4,818	1,783
13	Employment-led MU	160	£12.00	£29.21	£28.73	£28.23	£27.74	£27.49	£27.24	£26.73	8.00	£1.50	107,582	104,533	101,458	98,357	96,797	95,230	92,077
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£3.00	£3.34	£2.46	£1.58	£0.69	£0.24	-£0.22	-£1.15	2.00	£1.50	1,118	0	0	0	0	0	0
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£7.50	£6.38	£5.62	£4.88	£4.15	£3.80	£3.44	£2.75	5.00	£1.50	0	0	0	0	0	0	0
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£4.50	£5.39	£4.70	£4.02	£3.34	£3.01	£2.68	£2.03	3.00	£1.50	7,927	1,763	0	0	0	0	0
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£10.50	£2.86	£1.07	-£0.75	-£2.61	-£3.55	-£4.50	-£6.43	7.00	£1.50	0	0	0	0	0	0	0
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£13.50	£3.68	-£0.39	-£4.54	-£8.73	-£10.87	-£13.02	-£17.37	9.00	£1.50	0	0	0	0	0	0	0
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£15.00	£12.34	£10.97	£9.63	£8.32	£7.68	£7.04	£5.79	10.00	£1.50	0	0	0	0	0	0	0
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£63.75	£44.70	£39.17	£33.73	£28.38	£25.74	£23.03	£17.53	42.50	£1.50	0	0	0	0	0	0	0
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£150.00	£99.22	£87.03	£75.04	£63.25	£57.43	£51.65	£40.11	100.00	£1.50	0	0	0	0	0	0	0
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£262.50	£158.70	£139.16	£119.94	£101.05	£91.73	£82.49	£63.98	175.00	£1.50	0	0	0	0	0	0	0
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£0.84	£5.34	£5.34	£5.34	£5.34	£5.34	£5.34	£5.34	0.56	£1.50	53,522	53,522	53,522	53,522	53,522	53,522	53,522
24	C3 ECH scheme (60 units)	60	£1.20	-£2.55	-£2.78	-£3.00	-£3.23	-£3.34	-£3.46	-£3.68	0.80	£1.50	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£1.50	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	1.00	£1.50	29,712	29,712	29,712	29,712	29,712	29,712	29,712
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£1.50	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	1.00	£1.50	63,849	63,849	63,849	63,849	63,849	63,849	63,849
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£1.50	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	1.00	£1.50	208	208	208	208	208	208	208
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£1.50	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	1.00	£1.50	186	186	186	186	186	186	186
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£1.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£1.50	73	73	73	73	73	73	73
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£1.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£1.50	0	0	0	0	0	0	0

BLV: LOWER VALUE BROWNFIELD

				Residual land values (£m)							Site area	BLV per ha	Notional surplus (residual land value divided by number of units)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.75	-£2.72	-£4.32	-£5.92	-£7.51	-£8.31	-£9.11	-£10.71	1.00	£0.75	0	0	0	0	0	0	0
2	Central / urban (300 dph - 100% flats)	300	£0.75	£0.61	-£0.22	-£1.06	-£1.92	-£2.35	-£2.79	-£3.67	1.00	£0.75	0	0	0	0	0	0	0
3	Central / urban (200 dph - 100% flats)	200	£0.75	-£0.08	-£0.64	-£1.22	-£1.80	-£2.09	-£2.38	-£2.97	1.00	£0.75	0	0	0	0	0	0	0
4	Central urban (100 dph - 100% flats)	100	£0.75	£0.03	-£0.28	-£0.60	-£0.92	-£1.09	-£1.25	-£1.58	1.00	£0.75	0	0	0	0	0	0	0
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.75	£2.12	£1.78	£1.42	£1.07	£0.88	£0.70	£0.34	1.00	£0.75	13,731	10,256	6,739	3,153	1,344	0	0
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.75	£2.16	£1.92	£1.68	£1.44	£1.32	£1.20	£0.95	1.00	£0.75	20,179	16,780	13,354	9,902	8,167	6,424	2,920
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.75	£3.45	£3.12	£2.81	£2.49	£2.34	£2.18	£1.88	1.00	£0.75	54,002	47,494	41,101	34,821	31,724	28,655	22,530
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.75	£2.23	£1.93	£1.64	£1.35	£1.21	£1.07	£0.80	1.00	£0.75	37,016	29,561	22,268	15,123	11,601	8,120	1,282
9	Central urban (100 dph - 100% flats)	30	£0.23	-£0.08	-£0.17	-£0.27	-£0.37	-£0.42	-£0.48	-£0.58	0.30	£0.75	0	0	0	0	0	0	0
10	Central/ outer central (200dph 100% Flats)	40	£0.15	-£0.05	-£0.18	-£0.31	-£0.44	-£0.50	-£0.57	-£0.70	0.20	£0.75	0	0	0	0	0	0	0
11	Central (300 dph - 100% flats)	53	£0.13	-£0.55	-£0.72	-£0.89	-£1.06	-£1.14	-£1.23	-£1.40	0.18	£0.75	0	0	0	0	0	0	0
12	Employment-led MU	145	£0.75	£3.92	£3.50	£3.07	£2.64	£2.42	£2.20	£1.76	1.00	£0.75	21,880	18,945	15,985	13,001	11,499	9,991	6,956
13	Employment-led MU	160	£6.00	£29.21	£28.73	£28.23	£27.74	£27.49	£27.24	£26.73	8.00	£0.75	145,082	142,033	138,958	135,857	134,297	132,730	129,577
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£1.50	£3.34	£2.46	£1.58	£0.69	£0.24	-£0.22	-£1.15	2.00	£0.75	6,118	3,205	267	0	0	0	0
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£3.75	£6.38	£5.62	£4.88	£4.15	£3.80	£3.44	£2.75	5.00	£0.75	26,289	18,699	11,276	4,019	454	0	0
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£2.25	£5.39	£4.70	£4.02	£3.34	£3.01	£2.68	£2.03	3.00	£0.75	27,927	21,763	15,704	9,723	6,773	3,849	0
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£5.25	£2.86	£1.07	-£0.75	-£2.61	-£3.55	-£4.50	-£6.43	7.00	£0.75	0	0	0	0	0	0	0
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£6.75	£3.68	-£0.39	-£4.54	-£8.73	-£10.87	-£13.02	-£17.37	9.00	£0.75	0	0	0	0	0	0	0
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£7.50	£12.34	£10.97	£9.63	£8.32	£7.68	£7.04	£5.79	10.00	£0.75	24,188	17,354	10,662	4,111	888	0	0
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£31.88	£44.70	£39.17	£33.73	£28.38	£25.74	£23.03	£17.53	42.50	£0.75	12,074	6,869	1,747	0	0	0	0
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£75.00	£99.22	£87.03	£75.04	£63.25	£57.43	£51.65	£40.11	100.00	£0.75	9,687	4,811	18	0	0	0	0
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£131.25	£158.70	£139.16	£119.94	£101.05	£91.73	£82.49	£63.98	175.00	£0.75	6,274	1,809	0	0	0	0	0
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£0.42	£5.34	£5.34	£5.34	£5.34	£5.34	£5.34	£5.34	0.56	£0.75	58,522	58,522	58,522	58,522	58,522	58,522	58,522
24	C3 ECH scheme (60 units)	60	£0.60	-£2.55	-£2.78	-£3.00	-£3.23	-£3.34	-£3.46	-£3.68	0.80	£0.75	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.75	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	1.00	£0.75	32,020	32,020	32,020	32,020	32,020	32,020	32,020
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.75	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	1.00	£0.75	67,599	67,599	67,599	67,599	67,599	67,599	67,599
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£0.75	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	1.00	£0.75	235	235	235	235	235	235	235
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£0.75	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	1.00	£0.75	224	224	224	224	224	224	224
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£0.75	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.75	252	252	252	252	252	252	252
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£0.75	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.75	180	180	180	180	180	180	180

BLV: HIGHER GREENFIELD

				Residual land values (£m)							Site area	BLV per ha	Notional surplus (residual land value divided by number of units)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.25	-£2.72	-£4.32	-£5.92	-£7.51	-£8.31	-£9.11	-£10.71	1.00	£0.25	0	0	0	0	0	0	0
2	Central / urban (300 dph - 100% flats)	300	£0.25	£0.61	-£0.22	-£1.06	-£1.92	-£2.35	-£2.79	-£3.67	1.00	£0.25	1,205	0	0	0	0	0	0
3	Central / urban (200 dph - 100% flats)	200	£0.25	-£0.08	-£0.64	-£1.22	-£1.80	-£2.09	-£2.38	-£2.97	1.00	£0.25	0	0	0	0	0	0	0
4	Central urban (100 dph - 100% flats)	100	£0.25	£0.03	-£0.28	-£0.60	-£0.92	-£1.09	-£1.25	-£1.58	1.00	£0.25	0	0	0	0	0	0	0
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.25	£2.12	£1.78	£1.42	£1.07	£0.88	£0.70	£0.34	1.00	£0.25	18,731	15,256	11,739	8,153	6,344	4,525	855
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.25	£2.16	£1.92	£1.68	£1.44	£1.32	£1.20	£0.95	1.00	£0.25	27,322	23,923	20,497	17,045	15,310	13,567	10,063
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.25	£3.45	£3.12	£2.81	£2.49	£2.34	£2.18	£1.88	1.00	£0.25	64,002	57,494	51,101	44,821	41,724	38,655	32,530
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.25	£2.23	£1.93	£1.64	£1.35	£1.21	£1.07	£0.80	1.00	£0.25	49,516	42,061	34,768	27,623	24,101	20,620	13,782
9	Central urban (100 dph - 100% flats)	30	£0.08	-£0.08	-£0.17	-£0.27	-£0.37	-£0.42	-£0.48	-£0.58	0.30	£0.25	0	0	0	0	0	0	0
10	Central/ outer central (200dph 100% Flats)	40	£0.05	-£0.05	-£0.18	-£0.31	-£0.44	-£0.50	-£0.57	-£0.70	0.20	£0.25	0	0	0	0	0	0	0
11	Central (300 dph - 100% flats)	53	£0.04	-£0.55	-£0.72	-£0.89	-£1.06	-£1.14	-£1.23	-£1.40	0.18	£0.25	0	0	0	0	0	0	0
12	Employment-led MU	145	£0.25	£3.92	£3.50	£3.07	£2.64	£2.42	£2.20	£1.76	1.00	£0.25	25,328	22,393	19,434	16,449	14,947	13,439	10,404
13	Employment-led MU	160	£2.00	£29.21	£28.73	£28.23	£27.74	£27.49	£27.24	£26.73	8.00	£0.25	170,082	167,033	163,958	160,857	159,297	157,730	154,577
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£0.50	£3.34	£2.46	£1.58	£0.69	£0.24	-£0.22	-£1.15	2.00	£0.25	9,451	6,539	3,601	638	0	0	0
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£1.25	£6.38	£5.62	£4.88	£4.15	£3.80	£3.44	£2.75	5.00	£0.25	51,289	43,699	36,276	29,019	25,454	21,930	15,007
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£0.75	£5.39	£4.70	£4.02	£3.34	£3.01	£2.68	£2.03	3.00	£0.25	41,260	35,096	29,038	23,057	20,106	17,183	11,371
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£1.75	£2.86	£1.07	-£0.75	-£2.61	-£3.55	-£4.50	-£6.43	7.00	£0.25	2,111	0	0	0	0	0	0
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£2.25	£3.68	-£0.39	-£4.54	-£8.73	-£10.87	-£13.02	-£17.37	9.00	£0.25	1,058	0	0	0	0	0	0
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£2.50	£12.34	£10.97	£9.63	£8.32	£7.68	£7.04	£5.79	10.00	£0.25	49,188	42,354	35,662	29,111	25,888	22,701	16,433
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£10.63	£44.70	£39.17	£33.73	£28.38	£25.74	£23.03	£17.53	42.50	£0.25	32,074	26,869	21,747	16,714	14,230	11,679	6,496
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£25.00	£99.22	£87.03	£75.04	£63.25	£57.43	£51.65	£40.11	100.00	£0.25	29,687	24,811	20,018	15,302	12,971	10,661	6,046
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£43.75	£158.70	£139.16	£119.94	£101.05	£91.73	£82.49	£63.98	175.00	£0.25	26,274	21,809	17,416	13,098	10,967	8,854	4,623
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£0.14	£5.34	£5.34	£5.34	£5.34	£5.34	£5.34	£5.34	0.56	£0.25	61,856	61,856	61,856	61,856	61,856	61,856	61,856
24	C3 ECH scheme (60 units)	60	£0.20	-£2.55	-£2.78	-£3.00	-£3.23	-£3.34	-£3.46	-£3.68	0.80	£0.25	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.25	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	1.00	£0.25	33,558	33,558	33,558	33,558	33,558	33,558	33,558
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.25	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	1.00	£0.25	70,099	70,099	70,099	70,099	70,099	70,099	70,099
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£0.25	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	1.00	£0.25	252	252	252	252	252	252	252
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£0.25	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	1.00	£0.25	249	249	249	249	249	249	249
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£0.25	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.25	371	371	371	371	371	371	371
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£0.25	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.25	347	347	347	347	347	347	347

BLV: LOWER GREENFIELD

				Residual land values (£m)							Site area	BLV per ha	Notional surplus (residual land value divided by number of units)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.15	-£2.72	-£4.32	-£5.92	-£7.51	-£8.31	-£9.11	-£10.71	1.00	£0.15	0	0	0	0	0	0	0
2	Central / urban (300 dph - 100% flats)	300	£0.15	£0.61	-£0.22	-£1.06	-£1.92	-£2.35	-£2.79	-£3.67	1.00	£0.15	1,538	0	0	0	0	0	0
3	Central / urban (200 dph - 100% flats)	200	£0.15	-£0.08	-£0.64	-£1.22	-£1.80	-£2.09	-£2.38	-£2.97	1.00	£0.15	0	0	0	0	0	0	0
4	Central urban (100 dph - 100% flats)	100	£0.15	£0.03	-£0.28	-£0.60	-£0.92	-£1.09	-£1.25	-£1.58	1.00	£0.15	0	0	0	0	0	0	0
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.15	£2.12	£1.78	£1.42	£1.07	£0.88	£0.70	£0.34	1.00	£0.15	19,731	16,256	12,739	9,153	7,344	5,525	1,855
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.15	£2.16	£1.92	£1.68	£1.44	£1.32	£1.20	£0.95	1.00	£0.15	28,751	25,351	21,926	18,474	16,738	14,996	11,492
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.15	£3.45	£3.12	£2.81	£2.49	£2.34	£2.18	£1.88	1.00	£0.15	66,002	59,494	53,101	46,821	43,724	40,655	34,530
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.15	£2.23	£1.93	£1.64	£1.35	£1.21	£1.07	£0.80	1.00	£0.15	52,016	44,561	37,268	30,123	26,601	23,120	16,282
9	Central urban (100 dph - 100% flats)	30	£0.05	-£0.08	-£0.17	-£0.27	-£0.37	-£0.42	-£0.48	-£0.58	0.30	£0.15	0	0	0	0	0	0	0
10	Central/ outer central (200dph 100% Flats)	40	£0.03	-£0.05	-£0.18	-£0.31	-£0.44	-£0.50	-£0.57	-£0.70	0.20	£0.15	0	0	0	0	0	0	0
11	Central (300 dph - 100% flats)	53	£0.03	-£0.55	-£0.72	-£0.89	-£1.06	-£1.14	-£1.23	-£1.40	0.18	£0.15	0	0	0	0	0	0	0
12	Employment-led MU	145	£0.15	£3.92	£3.50	£3.07	£2.64	£2.42	£2.20	£1.76	1.00	£0.15	26,018	23,083	20,123	17,139	15,637	14,129	11,094
13	Employment-led MU	160	£1.20	£29.21	£28.73	£28.23	£27.74	£27.49	£27.24	£26.73	8.00	£0.15	175,082	172,033	168,958	165,857	164,297	162,730	159,577
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£0.30	£3.34	£2.46	£1.58	£0.69	£0.24	-£0.22	-£1.15	2.00	£0.15	10,118	7,205	4,267	1,304	0	0	0
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£0.75	£6.38	£5.62	£4.88	£4.15	£3.80	£3.44	£2.75	5.00	£0.15	56,289	48,699	41,276	34,019	30,454	26,930	20,007
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£0.45	£5.39	£4.70	£4.02	£3.34	£3.01	£2.68	£2.03	3.00	£0.15	43,927	37,763	31,704	25,723	22,773	19,849	14,037
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£1.05	£2.86	£1.07	-£0.75	-£2.61	-£3.55	-£4.50	-£6.43	7.00	£0.15	3,444	33	0	0	0	0	0
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£1.35	£3.68	-£0.39	-£4.54	-£8.73	-£10.87	-£13.02	-£17.37	9.00	£0.15	1,725	0	0	0	0	0	0
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£1.50	£12.34	£10.97	£9.63	£8.32	£7.68	£7.04	£5.79	10.00	£0.15	54,188	47,354	40,662	34,111	30,888	27,701	21,433
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£6.38	£44.70	£39.17	£33.73	£28.38	£25.74	£23.03	£17.53	42.50	£0.15	36,074	30,869	25,747	20,714	18,230	15,679	10,496
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£15.00	£99.22	£87.03	£75.04	£63.25	£57.43	£51.65	£40.11	100.00	£0.15	33,687	28,811	24,018	19,302	16,971	14,661	10,046
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£26.25	£158.70	£139.16	£119.94	£101.05	£91.73	£82.49	£63.98	175.00	£0.15	30,274	25,809	21,416	17,098	14,967	12,854	8,623
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£0.08	£5.34	£5.34	£5.34	£5.34	£5.34	£5.34	£5.34	0.56	£0.15	62,522	62,522	62,522	62,522	62,522	62,522	62,522
24	C3 ECH scheme (60 units)	60	£0.12	-£2.55	-£2.78	-£3.00	-£3.23	-£3.34	-£3.46	-£3.68	0.80	£0.15	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.15	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	1.00	£0.15	33,866	33,866	33,866	33,866	33,866	33,866	33,866
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.15	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	1.00	£0.15	70,599	70,599	70,599	70,599	70,599	70,599	70,599
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£0.15	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	£7.32	1.00	£0.15	256	256	256	256	256	256	256
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£0.15	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	£5.23	1.00	£0.15	254	254	254	254	254	254	254
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£0.15	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.15	395	395	395	395	395	395	395
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£0.15	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.15	380	380	380	380	380	380	380

BNP PARIBAS REAL ESTATE

Table 5.3.5: Indicative surplus residual land value per unit – Value Band E (£4,000 per square metre)

WEST OF ENGLAND - HIGH LEVEL DELIVERABILITY ASSESSMENT

Sales value (£ psm): £4,000 AH tenure 63% 12% 25%

BLV: HIGHER VALUE BROWNFIELD				Residual land values (£m)							Site area	BLV per ha	Notional surplus (residual land value divided by number of units)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£2.50	£2.87	£1.11	-£0.67	-£2.48	-£3.39	-£4.30	-£6.11	1.00	£2.50	750	0	0	0	0	0	0
2	Central / urban (300 dph - 100% flats)	300	£2.50	£4.87	£3.87	£2.87	£1.86	£1.35	£0.84	-£0.18	1.00	£2.50	7,890	4,577	1,237	0	0	0	0
3	Central / urban (200 dph - 100% flats)	200	£2.50	£2.45	£1.78	£1.11	£0.43	£0.09	-£0.25	-£0.96	1.00	£2.50	0	0	0	0	0	0	0
4	Central urban (100 dph - 100% flats)	100	£2.50	£1.59	£1.21	£0.83	£0.44	£0.24	£0.05	-£0.35	1.00	£2.50	0	0	0	0	0	0	0
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£2.50	£3.59	£3.17	£2.75	£2.32	£2.11	£1.89	£1.46	1.00	£2.50	10,872	6,705	2,493	0	0	0	0
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£2.50	£3.06	£2.78	£2.50	£2.22	£2.08	£1.93	£1.65	1.00	£2.50	8,009	4,030	22	0	0	0	0
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£2.50	£4.29	£3.90	£3.52	£3.15	£2.96	£2.78	£2.42	1.00	£2.50	35,738	28,022	20,427	12,951	9,258	5,594	0
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£2.50	£2.97	£2.62	£2.27	£1.93	£1.76	£1.60	£1.27	1.00	£2.50	11,783	2,943	0	0	0	0	0
9	Central urban (100 dph - 100% flats)	30	£0.75	£0.31	£0.19	£0.07	-£0.06	-£0.12	-£0.18	-£0.31	0.30	£2.50	0	0	0	0	0	0	0
10	Central/ outer central (200dph 100% Flats)	40	£0.50	£0.37	£0.22	£0.07	-£0.08	-£0.16	-£0.23	-£0.39	0.20	£2.50	0	0	0	0	0	0	0
11	Central (300 dph - 100% flats)	53	£0.44	-£0.07	-£0.26	-£0.46	-£0.65	-£0.75	-£0.85	-£1.04	0.18	£2.50	0	0	0	0	0	0	0
12	Employment-led MU	145	£2.50	£9.55	£9.04	£8.52	£8.00	£7.74	£7.48	£6.95	1.00	£2.50	48,623	45,087	41,522	37,930	36,124	34,310	30,663
13	Employment-led MU	160	£20.00	£57.67	£57.09	£56.51	£55.92	£55.62	£55.33	£54.73	8.00	£2.50	235,437	231,816	228,168	224,490	222,641	220,784	217,050
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£5.00	£8.37	£7.33	£6.27	£5.21	£4.68	£4.14	£3.06	2.00	£2.50	11,242	7,759	4,248	710	0	0	0
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£12.50	£9.03	£8.13	£7.24	£6.38	£5.95	£5.53	£4.70	5.00	£2.50	0	0	0	0	0	0	0
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£7.50	£7.27	£6.44	£5.62	£4.82	£4.42	£4.03	£3.25	3.00	£2.50	0	0	0	0	0	0	0
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£17.50	£10.89	£8.76	£6.61	£4.41	£3.31	£2.19	-£0.05	7.00	£2.50	0	0	0	0	0	0	0
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£22.50	£18.94	£14.25	£9.52	£4.71	£2.28	-£0.19	-£5.22	9.00	£2.50	0	0	0	0	0	0	0
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£25.00	£17.75	£16.12	£14.53	£12.96	£12.19	£11.42	£9.91	10.00	£2.50	0	0	0	0	0	0	0
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£106.25	£63.62	£57.01	£50.50	£44.08	£40.91	£37.76	£31.55	42.50	£2.50	0	0	0	0	0	0	0
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£250.00	£138.39	£123.90	£109.61	£95.54	£88.59	£81.69	£68.05	100.00	£2.50	0	0	0	0	0	0	0
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£437.50	£221.35	£198.13	£175.25	£152.71	£141.57	£130.51	£108.65	175.00	£2.50	0	0	0	0	0	0	0
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£1.40	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	0.56	£2.50	56,432	56,432	56,432	56,432	56,432	56,432	56,432
24	C3 ECH scheme (60 units)	60	£2.00	-£1.88	-£2.14	-£2.40	-£2.66	-£2.79	-£2.92	-£3.18	0.80	£2.50	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£2.50	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	1.00	£2.50	26,635	26,635	26,635	26,635	26,635	26,635	26,635
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£2.50	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	1.00	£2.50	58,849	58,849	58,849	58,849	58,849	58,849	58,849
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£2.50	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	1.00	£2.50	426	426	426	426	426	426	426
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£2.50	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	1.00	£2.50	391	391	391	391	391	391	391
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£2.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£2.50	0	0	0	0	0	0	0
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£2.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£2.50	0	0	0	0	0	0	0

BLV: MEDIUM VALUE BROWNFIELD				Residual land values (£m)							Site area	BLV per ha	Notional surplus (residual land value divided by number of units)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£1.50	£2.87	£1.11	-£0.67	-£2.48	-£3.39	-£4.30	-£6.11	1.00	£1.50	2,750	0	0	0	0	0	0
2	Central / urban (300 dph - 100% flats)	300	£1.50	£4.87	£3.87	£2.87	£1.86	£1.35	£0.84	-£0.18	1.00	£1.50	11,223	7,910	4,571	1,205	0	0	0
3	Central / urban (200 dph - 100% flats)	200	£1.50	£2.45	£1.78	£1.11	£0.43	£0.09	-£0.25	-£0.96	1.00	£1.50	4,732	1,400	0	0	0	0	0
4	Central urban (100 dph - 100% flats)	100	£1.50	£1.59	£1.21	£0.83	£0.44	£0.24	£0.05	-£0.35	1.00	£1.50	905	0	0	0	0	0	0
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£1.50	£3.59	£3.17	£2.75	£2.32	£2.11	£1.89	£1.46	1.00	£1.50	20,872	16,705	12,493	8,237	6,092	3,936	0
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£1.50	£3.06	£2.78	£2.50	£2.22	£2.08	£1.93	£1.65	1.00	£1.50	22,294	18,315	14,308	10,271	8,242	6,206	2,112
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£1.50	£4.29	£3.90	£3.52	£3.15	£2.96	£2.78	£2.42	1.00	£1.50	55,738	48,022	40,427	32,951	29,258	25,594	18,358
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£1.50	£2.97	£2.62	£2.27	£1.93	£1.76	£1.60	£1.27	1.00	£1.50	36,783	27,943	19,273	10,773	6,587	2,444	0
9	Central urban (100 dph - 100% flats)	30	£0.45	£0.31	£0.19	£0.07	-£0.06	-£0.12	-£0.18	-£0.31	0.30	£1.50	0	0	0	0	0	0	0
10	Central/ outer central (200dph 100% Flats)	40	£0.30	£0.37	£0.22	£0.07	-£0.08	-£0.16	-£0.23	-£0.39	0.20	£1.50	1,717	0	0	0	0	0	0
11	Central (300 dph - 100% flats)	53	£0.26	-£0.07	-£0.26	-£0.46	-£0.65	-£0.75	-£0.85	-£1.04	0.18	£1.50	0	0	0	0	0	0	0
12	Employment-led MU	145	£1.50	£9.55	£9.04	£8.52	£8.00	£7.74	£7.48	£6.95	1.00	£1.50	55,519	51,983	48,419	44,827	43,021	41,207	37,559
13	Employment-led MU	160	£12.00	£57.67	£57.09	£56.51	£55.92	£55.62	£55.33	£54.73	8.00	£1.50	285,437	281,816	278,168	274,490	272,641	270,784	267,050
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£3.00	£8.37	£7.33	£6.27	£5.21	£4.68	£4.14	£3.06	2.00	£1.50	17,909	14,426	10,915	7,376	5,597	3,810	217
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£7.50	£9.03	£8.13	£7.24	£6.38	£5.95	£5.53	£4.70	5.00	£1.50	15,266	6,264	0	0	0	0	0
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£4.50	£7.27	£6.44	£5.62	£4.82	£4.42	£4.03	£3.25	3.00	£1.50	24,579	17,227	9,985	2,855	0	0	0
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£10.50	£10.89	£8.76	£6.61	£4.41	£3.31	£2.19	-£0.05	7.00	£1.50	751	0	0	0	0	0	0
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£13.50	£18.94	£14.25	£9.52	£4.71	£2.28	-£0.19	-£5.22	9.00	£1.50	4,027	557	0	0	0	0	0
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£15.00	£17.75	£16.12	£14.53	£12.96	£12.19	£11.42	£9.91	10.00	£1.50	13,751	5,619	0	0	0	0	0
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£63.75	£63.62	£57.01	£50.50	£44.08	£40.91	£37.76	£31.55	42.50	£1.50	0	0	0	0	0	0	0
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£150.00	£138.39	£123.90	£109.61	£95.54	£88.59	£81.69	£68.05	100.00	£1.50	0	0	0	0	0	0	0
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£262.50	£221.35	£198.13	£175.25	£152.71	£141.57	£130.51	£108.65	175.00	£1.50	0	0	0	0	0	0	0
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£0.84	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	0.56	£1.50	63,099	63,099	63,099	63,099	63,099	63,099	63,099
24	C3 ECH scheme (60 units)	60	£1.20	-£1.88	-£2.14	-£2.40	-£2.66	-£2.79	-£2.92	-£3.18	0.80	£1.50	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£1.50	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	1.00	£1.50	29,712	29,712	29,712	29,712	29,712	29,712	29,712
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£1.50	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	1.00	£1.50	63,849	63,849	63,849	63,849	63,849	63,849	63,849
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£1.50	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	1.00	£1.50	462	462	462	462	462	462	462
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£1.50	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	1.00	£1.50	441	441	441	441	441	441	441
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£1.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£1.50	73	73	73	73	73	73	73
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£1.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£1.50	0	0	0	0	0	0	0

BLV: LOWER VALUE BROWNFIELD				Residual land values (£m)							Site area	BLV per ha	Notional surplus (residual land value divided by number of units)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.75	£2.87	£1.11	-£0.67	-£2.48	-£3.39	-£4.30	-£6.11	1.00	£0.75	4,250	715	0	0	0	0	0
2	Central / urban (300 dph - 100% flats)	300	£0.75	£4.87	£3.87	£2.87	£1.86	£1.35	£0.84	-£0.18	1.00	£0.75	13,723	10,410	7,071	3,705	2,012	313	0
3	Central / urban (200 dph - 100% flats)	200	£0.75	£2.45	£1.78	£1.11	£0.43	£0.09	-£0.25	-£0.96	1.00	£0.75	8,482	5,150	1,793	0	0	0	0
4	Central urban (100 dph - 100% flats)	100	£0.75	£1.59	£1.21	£0.83	£0.44	£0.24	£0.05	-£0.35	1.00	£0.75	8,405	4,613	778	0	0	0	0
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.75	£3.59	£3.17	£2.75	£2.32	£2.11	£1.89	£1.46	1.00	£0.75	28,372	24,205	19,993	15,737	13,592	11,436	7,090
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.75	£3.06	£2.78	£2.50	£2.22	£2.08	£1.93	£1.65	1.00	£0.75	33,009	29,030	25,022	20,986	18,956	16,920	12,826
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.75	£4.29	£3.90	£3.52	£3.15	£2.96	£2.78	£2.42	1.00	£0.75	70,738	63,022	55,427	47,951	44,258	40,594	33,358
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.75	£2.97	£2.62	£2.27	£1.93	£1.76	£1.60	£1.27	1.00	£0.75	55,533	46,693	38,023	29,523	25,337	21,194	13,035
9	Central urban (100 dph - 100% flats)	30	£0.23	£0.31	£0.19	£0.07	-£0.06	-£0.12	-£0.18	-£0.31	0.30	£0.75	2,689	0	0	0	0	0	0
10	Central/ outer central (200dph 100% Flats)	40	£0.15	£0.37	£0.22	£0.07	-£0.08	-£0.16	-£0.23	-£0.39	0.20	£0.75	5,467	1,764	0	0	0	0	0
11	Central (300 dph - 100% flats)	53	£0.13	-£0.07	-£0.26	-£0.46	-£0.65	-£0.75	-£0.85	-£1.04	0.18	£0.75	0	0	0	0	0	0	0
12	Employment-led MU	145	£0.75	£9.55	£9.04	£8.52	£8.00	£7.74	£7.48	£6.95	1.00	£0.75	60,692	57,155	53,591	49,999	48,193	46,379	42,732
13	Employment-led MU	160	£6.00	£57.67	£57.09	£56.51	£55.92	£55.62	£55.33	£54.73	8.00	£0.75	322,937	319,316	315,668	311,990	310,141	308,284	304,550
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£1.50	£8.37	£7.33	£6.27	£5.21	£4.68	£4.14	£3.06	2.00	£0.75	22,909	19,426	15,915	12,376	10,597	8,810	5,217
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£3.75	£9.03	£8.13	£7.24	£6.38	£5.95	£5.53	£4.70	5.00	£0.75	52,766	43,764	34,931	26,274	22,011	17,791	9,484
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£2.25	£7.27	£6.44	£5.62	£4.82	£4.42	£4.03	£3.25	3.00	£0.75	44,579	37,227	29,985	22,855	19,332	15,836	8,928
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£5.25	£10.89	£8.76	£6.61	£4.41	£3.31	£2.19	-£0.05	7.00	£0.75	10,751	6,692	2,590	0	0	0	0
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£6.75	£18.94	£14.25	£9.52	£4.71	£2.28	-£0.19	-£5.22	9.00	£0.75	9,027	5,557	2,049	0	0	0	0
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£7.50	£17.75	£16.12	£14.53	£12.96	£12.19	£11.42	£9.91	10.00	£0.75	51,251	43,119	35,135	27,299	23,436	19,611	12,072
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£31.88	£63.62	£57.01	£50.50	£44.08	£40.91	£37.76	£31.55	42.50	£0.75	29,876	23,655	17,526	11,488	8,504	5,543	0
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£75.00	£138.39	£123.90	£109.61	£95.54	£88.59	£81.69	£68.05	100.00	£0.75	25,358	19,558	13,845	8,217	5,435	2,675	0
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£131.25	£221.35	£198.13	£175.25	£152.71	£141.57	£130.51	£108.65	175.00	£0.75	20,594	15,287	10,057	4,905	2,359	0	0
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£0.42	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	0.56	£0.75	68,099	68,099	68,099	68,099	68,099	68,099	68,099
24	C3 ECH scheme (60 units)	60	£0.60	-£1.88	-£2.14	-£2.40	-£2.66	-£2.79	-£2.92	-£3.18	0.80	£0.75	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.75	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	1.00	£0.75	32,020	32,020	32,020	32,020	32,020	32,020	32,020
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.75	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	1.00	£0.75	67,599	67,599	67,599	67,599	67,599	67,599	67,599
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£0.75	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	1.00	£0.75	489	489	489	489	489	489	489
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£0.75	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	1.00	£0.75	478	478	478	478	478	478	478
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£0.75	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.75	252	252	252	252	252	252	252
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£0.75	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.75	180	180	180	180	180	180	180

BLV: HIGHER GREENFIELD				Residual land values (£m)							Site area	BLV per ha	Notional surplus (residual land value divided by number of units)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.25	£2.87	£1.11	-£0.67	-£2.48	-£3.39	-£4.30	-£6.11	1.00	£0.25	5,250	1,715	0	0	0	0	0
2	Central / urban (300 dph - 100% flats)	300	£0.25	£4.87	£3.87	£2.87	£1.86	£1.35	£0.84	-£0.18	1.00	£0.25	15,390	12,077	8,737	5,372	3,679	1,980	0
3	Central / urban (200 dph - 100% flats)	200	£0.25	£2.45	£1.78	£1.11	£0.43	£0.09	-£0.25	-£0.96	1.00	£0.25	10,982	7,650	4,293	909	0	0	0
4	Central urban (100 dph - 100% flats)	100	£0.25	£1.59	£1.21	£0.83	£0.44	£0.24	£0.05	-£0.35	1.00	£0.25	13,405	9,613	5,778	1,903	0	0	0
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.25	£3.59	£3.17	£2.75	£2.32	£2.11	£1.89	£1.46	1.00	£0.25	33,372	29,205	24,993	20,737	18,592	16,436	12,090
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.25	£3.06	£2.78	£2.50	£2.22	£2.08	£1.93	£1.65	1.00	£0.25	40,151	36,173	32,165	28,128	26,099	24,063	19,969
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.25	£4.29	£3.90	£3.52	£3.15	£2.96	£2.78	£2.42	1.00	£0.25	80,738	73,022	65,427	57,951	54,258	50,594	43,358
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.25	£2.97	£2.62	£2.27	£1.93	£1.76	£1.60	£1.27	1.00	£0.25	68,033	59,193	50,523	42,023	37,837	33,694	25,535
9	Central urban (100 dph - 100% flats)	30	£0.08	£0.31	£0.19	£0.07	-£0.06	-£0.12	-£0.18	-£0.31	0.30	£0.25	7,689	3,723	0	0	0	0	0
10	Central/ outer central (200dph 100% Flats)	40	£0.05	£0.37	£0.22	£0.07	-£0.08	-£0.16	-£0.23	-£0.39	0.20	£0.25	7,967	4,264	532	0	0	0	0
11	Central (300 dph - 100% flats)	53	£0.04	-£0.07	-£0.26	-£0.46	-£0.65	-£0.75	-£0.85	-£1.04	0.18	£0.25	0	0	0	0	0	0	0
12	Employment-led MU	145	£0.25	£9.55	£9.04	£8.52	£8.00	£7.74	£7.48	£6.95	1.00	£0.25	64,140	60,604	57,040	53,448	51,641	49,828	46,180
13	Employment-led MU	160	£2.00	£57.67	£57.09	£56.51	£55.92	£55.62	£55.33	£54.73	8.00	£0.25	347,937	344,316	340,668	336,990	335,141	333,284	329,550
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£0.50	£8.37	£7.33	£6.27	£5.21	£4.68	£4.14	£3.06	2.00	£0.25	26,242	22,759	19,248	15,710	13,930	12,144	8,550
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£1.25	£9.03	£8.13	£7.24	£6.38	£5.95	£5.53	£4.70	5.00	£0.25	77,766	68,764	59,931	51,274	47,011	42,791	34,484
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£0.75	£7.27	£6.44	£5.62	£4.82	£4.42	£4.03	£3.25	3.00	£0.25	57,913	50,560	43,319	36,188	32,665	29,169	22,262
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£1.75	£10.89	£8.76	£6.61	£4.41	£3.31	£2.19	-£0.05	7.00	£0.25	17,418	13,359	9,256	5,076	2,967	848	0
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£2.25	£18.94	£14.25	£9.52	£4.71	£2.28	-£0.19	-£5.22	9.00	£0.25	12,361	8,890	5,382	1,819	20	0	0
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£2.50	£17.75	£16.12	£14.53	£12.96	£12.19	£11.42	£9.91	10.00	£0.25	76,251	68,119	60,135	52,299	48,436	44,611	37,072
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£10.63	£63.62	£57.01	£50.50	£44.08	£40.91	£37.76	£31.55	42.50	£0.25	49,876	43,655	37,526	31,488	28,504	25,543	19,691
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£25.00	£138.39	£123.90	£109.61	£95.54	£88.59	£81.69	£68.05	100.00	£0.25	45,358	39,558	33,845	28,217	25,435	22,675	17,218
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£43.75	£221.35	£198.13	£175.25	£152.71	£141.57	£130.51	£108.65	175.00	£0.25	40,594	35,287	30,057	24,905	22,359	19,831	14,835
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£0.14	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	0.56	£0.25	71,432	71,432	71,432	71,432	71,432	71,432	71,432
24	C3 ECH scheme (60 units)	60	£0.20	-£1.88	-£2.14	-£2.40	-£2.66	-£2.79	-£2.92	-£3.18	0.80	£0.25	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.25	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	1.00	£0.25	33,558	33,558	33,558	33,558	33,558	33,558	33,558
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.25	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	1.00	£0.25	70,099	70,099	70,099	70,099	70,099	70,099	70,099
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£0.25	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	1.00	£0.25	507	507	507	507	507	507	507
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£0.25	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	1.00	£0.25	503	503	503	503	503	503	503
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£0.25	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.25	371	371	371	371	371	371	371
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£0.25	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.25	347	347	347	347	347	347	347

BLV: LOWER GREENFIELD				Residual land values (£m)							Site area	BLV per ha	Notional surplus (residual land value divided by number of units)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.15	£2.87	£1.11	-£0.67	-£2.48	-£3.39	-£4.30	-£6.11	1.00	£0.15	5,450	1,915	0	0	0	0	0
2	Central / urban (300 dph - 100% flats)	300	£0.15	£4.87	£3.87	£2.87	£1.86	£1.35	£0.84	-£0.18	1.00	£0.15	15,723	12,410	9,071	5,705	4,012	2,313	0
3	Central / urban (200 dph - 100% flats)	200	£0.15	£2.45	£1.78	£1.11	£0.43	£0.09	-£0.25	-£0.96	1.00	£0.15	11,482	8,150	4,793	1,409	0	0	0
4	Central urban (100 dph - 100% flats)	100	£0.15	£1.59	£1.21	£0.83	£0.44	£0.24	£0.05	-£0.35	1.00	£0.15	14,405	10,613	6,778	2,903	950	0	0
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.15	£3.59	£3.17	£2.75	£2.32	£2.11	£1.89	£1.46	1.00	£0.15	34,372	30,205	25,993	21,737	19,592	17,436	13,090
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.15	£3.06	£2.78	£2.50	£2.22	£2.08	£1.93	£1.65	1.00	£0.15	41,580	37,601	33,593	29,557	27,528	25,492	21,397
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.15	£4.29	£3.90	£3.52	£3.15	£2.96	£2.78	£2.42	1.00	£0.15	82,738	75,022	67,427	59,951	56,258	52,594	45,358
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.15	£2.97	£2.62	£2.27	£1.93	£1.76	£1.60	£1.27	1.00	£0.15	70,533	61,693	53,023	44,523	40,337	36,194	28,035
9	Central urban (100 dph - 100% flats)	30	£0.05	£0.31	£0.19	£0.07	-£0.06	-£0.12	-£0.18	-£0.31	0.30	£0.15	8,689	4,723	701	0	0	0	0
10	Central/ outer central (200dph 100% Flats)	40	£0.03	£0.37	£0.22	£0.07	-£0.08	-£0.16	-£0.23	-£0.39	0.20	£0.15	8,467	4,764	1,032	0	0	0	0
11	Central (300 dph - 100% flats)	53	£0.03	-£0.07	-£0.26	-£0.46	-£0.65	-£0.75	-£0.85	-£1.04	0.18	£0.15	0	0	0	0	0	0	0
12	Employment-led MU	145	£0.15	£9.55	£9.04	£8.52	£8.00	£7.74	£7.48	£6.95	1.00	£0.15	64,830	61,293	57,729	54,137	52,331	50,517	46,870
13	Employment-led MU	160	£1.20	£57.67	£57.09	£56.51	£55.92	£55.62	£55.33	£54.73	8.00	£0.15	352,937	349,316	345,668	341,990	340,141	338,284	334,550
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£0.30	£8.37	£7.33	£6.27	£5.21	£4.68	£4.14	£3.06	2.00	£0.15	26,909	23,426	19,915	16,376	14,597	12,810	9,217
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£0.75	£9.03	£8.13	£7.24	£6.38	£5.95	£5.53	£4.70	5.00	£0.15	82,766	73,764	64,931	56,274	52,011	47,791	39,484
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£0.45	£7.27	£6.44	£5.62	£4.82	£4.42	£4.03	£3.25	3.00	£0.15	60,579	53,227	45,985	38,855	35,332	31,836	24,928
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£1.05	£10.89	£8.76	£6.61	£4.41	£3.31	£2.19	-£0.05	7.00	£0.15	18,751	14,692	10,590	6,409	4,301	2,181	0
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£1.35	£18.94	£14.25	£9.52	£4.71	£2.28	-£0.19	-£5.22	9.00	£0.15	13,027	9,557	6,049	2,485	687	0	0
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£1.50	£17.75	£16.12	£14.53	£12.96	£12.19	£11.42	£9.91	10.00	£0.15	81,251	73,119	65,135	57,299	53,436	49,611	42,072
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£6.38	£63.62	£57.01	£50.50	£44.08	£40.91	£37.76	£31.55	42.50	£0.15	53,876	47,655	41,526	35,488	32,504	29,543	23,691
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£15.00	£138.39	£123.90	£109.61	£95.54	£88.59	£81.69	£68.05	100.00	£0.15	49,358	43,558	37,845	32,217	29,435	26,675	21,218
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£26.25	£221.35	£198.13	£175.25	£152.71	£141.57	£130.51	£108.65	175.00	£0.15	44,594	39,287	34,057	28,905	26,359	23,831	18,835
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£0.08	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	0.56	£0.15	72,099	72,099	72,099	72,099	72,099	72,099	72,099
24	C3 ECH scheme (60 units)	60	£0.12	-£1.88	-£2.14	-£2.40	-£2.66	-£2.79	-£2.92	-£3.18	0.80	£0.15	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.15	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	1.00	£0.15	33,866	33,866	33,866	33,866	33,866	33,866	33,866
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.15	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	1.00	£0.15	70,599	70,599	70,599	70,599	70,599	70,599	70,599
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£0.15	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	1.00	£0.15	510	510	510	510	510	510	510
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£0.15	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	1.00	£0.15	508	508	508	508	508	508	508
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£0.15	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.15	395	395	395	395	395	395	395
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£0.15	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.15	380	380	380	380	380	380	380

BLVs	BLV per ha
Higher value brownfield	£2,500,000
Medium value brownfield	£1,500,000
Lower value brownfield	£750,000
Higher vaue greenfield	£250,000
Lower value gree nfield	£150,000

BLVs incorporate 20% premium

Key	
Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BLV:	£X.XX

BNP PARIBAS REAL ESTATE

Table 5.3.6: Indicative surplus residual land value per unit – Value Band F (£4,250 per square metre)

WEST OF ENGLAND - HIGH LEVEL DELIVERABILITY ASSESSMENT

Sales value (£ psm): £4,250 | AH tenure 63% 12% 25%

BLVs	BLV per ha
Higher value brownfield	£2,500,000
Medium value brownfield	£1,500,000
Lower value brownfield	£750,000
Higher vaue greenfield	£250,000
Lower value gree nfield	£150,000

BLVs incorporate 20% premium

Key

Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BLV:	£X.XX

BLV: HIGHER VALUE BROWNFIELD

				Residual land values (£m)							Site area	BLV per ha	Notional surplus (residual land value divided by number of units)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£2.50	£7.18	£5.41	£3.65	£1.88	£1.00	£0.12	-£1.67	1.00	£2.50	9,354	5,825	2,296	0	0	0	0
2	Central / urban (300 dph - 100% flats)	300	£2.50	£7.87	£6.84	£5.80	£4.76	£4.23	£3.70	£2.64	1.00	£2.50	17,910	14,471	11,009	7,524	5,771	4,003	451
3	Central / urban (200 dph - 100% flats)	200	£2.50	£4.48	£3.78	£3.08	£2.38	£2.02	£1.67	£0.95	1.00	£2.50	9,889	6,411	2,910	0	0	0	0
4	Central urban (100 dph - 100% flats)	100	£2.50	£2.76	£2.36	£1.95	£1.55	£1.34	£1.14	£0.72	1.00	£2.50	2,570	0	0	0	0	0	0
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£2.50	£4.93	£4.48	£4.03	£3.58	£3.35	£3.13	£2.67	1.00	£2.50	24,279	19,835	15,350	10,824	8,546	6,258	1,650
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£2.50	£3.96	£3.67	£3.37	£3.08	£2.93	£2.78	£2.48	1.00	£2.50	20,838	16,661	12,458	8,229	6,104	3,973	0
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£2.50	£5.12	£4.71	£4.29	£3.89	£3.69	£3.49	£3.10	1.00	£2.50	52,473	44,114	35,890	27,798	23,800	19,836	12,006
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£2.50	£3.71	£3.33	£2.95	£2.58	£2.40	£2.22	£1.86	1.00	£2.50	30,300	20,665	11,220	1,966	0	0	0
9	Central urban (100 dph - 100% flats)	30	£0.75	£0.69	£0.56	£0.43	£0.30	£0.23	£0.16	£0.03	0.30	£2.50	0	0	0	0	0	0	0
10	Central/ outer central (200dph 100% Flats)	40	£0.50	£0.79	£0.64	£0.48	£0.32	£0.24	£0.17	£0.01	0.20	£2.50	7,281	3,409	0	0	0	0	0
11	Central (300 dph - 100% flats)	53	£0.44	£0.40	£0.21	£0.02	-£0.17	-£0.27	-£0.37	-£0.56	0.18	£2.50	0	0	0	0	0	0	0
12	Employment-led MU	145	£2.50	£11.03	£10.49	£9.96	£9.41	£9.14	£8.87	£8.31	1.00	£2.50	58,834	55,137	51,415	47,668	45,786	43,897	40,100
13	Employment-led MU	160	£20.00	£59.30	£58.69	£58.08	£57.47	£57.16	£56.85	£56.23	8.00	£2.50	245,604	241,817	238,004	234,165	232,236	230,301	226,410
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£5.00	£11.44	£10.35	£9.25	£8.14	£7.59	£7.03	£5.91	2.00	£2.50	21,468	17,828	14,164	10,474	8,620	6,760	3,021
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£12.50	£10.90	£9.93	£8.98	£8.04	£7.57	£7.11	£6.21	5.00	£2.50	0	0	0	0	0	0	0
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£7.50	£9.14	£8.24	£7.36	£6.49	£6.06	£5.63	£4.79	3.00	£2.50	14,565	6,592	0	0	0	0	0
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£17.50	£16.96	£14.69	£12.40	£10.09	£8.93	£7.76	£5.41	7.00	£2.50	0	0	0	0	0	0	0
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£22.50	£31.54	£26.68	£21.78	£16.83	£14.34	£11.84	£6.79	9.00	£2.50	6,694	3,096	0	0	0	0	0
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£25.00	£21.25	£19.48	£17.74	£16.03	£15.19	£14.36	£12.72	10.00	£2.50	0	0	0	0	0	0	0
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£106.25	£79.26	£72.07	£64.99	£58.02	£54.58	£51.16	£44.41	42.50	£2.50	0	0	0	0	0	0	0
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£250.00	£170.68	£154.96	£139.47	£124.22	£116.68	£109.21	£94.43	100.00	£2.50	0	0	0	0	0	0	0
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£437.50	£272.87	£247.67	£222.85	£198.41	£186.33	£174.35	£150.67	175.00	£2.50	0	0	0	0	0	0	0
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£1.40	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	0.56	£2.50	56,432	56,432	56,432	56,432	56,432	56,432	56,432
24	C3 ECH scheme (60 units)	60	£2.00	-£1.21	-£1.47	-£1.72	-£1.98	-£2.11	-£2.24	-£2.50	0.80	£2.50	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£2.50	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	1.00	£2.50	26,635	26,635	26,635	26,635	26,635	26,635	26,635
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£2.50	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	1.00	£2.50	58,849	58,849	58,849	58,849	58,849	58,849	58,849
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£2.50	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	1.00	£2.50	426	426	426	426	426	426	426
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£2.50	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	1.00	£2.50	391	391	391	391	391	391	391
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£2.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£2.50	0	0	0	0	0	0	0
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£2.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£2.50	0	0	0	0	0	0	0

BLV: MEDIUM VALUE BROWNFIELD

				Residual land values (£m)							Site area	BLV per ha	Notional surplus (residual land value divided by number of units)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£1.50	£7.18	£5.41	£3.65	£1.88	£1.00	£0.12	-£1.67	1.00	£1.50	11,354	7,825	4,296	767	0	0	0
2	Central / urban (300 dph - 100% flats)	300	£1.50	£7.87	£6.84	£5.80	£4.76	£4.23	£3.70	£2.64	1.00	£1.50	21,243	17,804	14,343	10,858	9,104	7,337	3,785
3	Central / urban (200 dph - 100% flats)	200	£1.50	£4.48	£3.78	£3.08	£2.38	£2.02	£1.67	£0.95	1.00	£1.50	14,889	11,411	7,910	4,386	2,615	838	0
4	Central urban (100 dph - 100% flats)	100	£1.50	£2.76	£2.36	£1.95	£1.55	£1.34	£1.14	£0.72	1.00	£1.50	12,570	8,570	4,535	463	0	0	0
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£1.50	£4.93	£4.48	£4.03	£3.58	£3.35	£3.13	£2.67	1.00	£1.50	34,279	29,835	25,350	20,824	18,546	16,258	11,650
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£1.50	£3.96	£3.67	£3.37	£3.08	£2.93	£2.78	£2.48	1.00	£1.50	35,124	30,947	26,744	22,514	20,390	18,259	13,977
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£1.50	£5.12	£4.71	£4.29	£3.89	£3.69	£3.49	£3.10	1.00	£1.50	72,473	64,114	55,890	47,798	43,800	39,836	32,006
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£1.50	£3.71	£3.33	£2.95	£2.58	£2.40	£2.22	£1.86	1.00	£1.50	55,300	45,665	36,220	26,966	22,410	17,903	9,030
9	Central urban (100 dph - 100% flats)	30	£0.45	£0.69	£0.56	£0.43	£0.30	£0.23	£0.16	£0.03	0.30	£1.50	7,918	3,619	0	0	0	0	0
10	Central/ outer central (200dph 100% Flats)	40	£0.30	£0.79	£0.64	£0.48	£0.32	£0.24	£0.17	£0.01	0.20	£1.50	12,281	8,409	4,511	587	0	0	0
11	Central (300 dph - 100% flats)	53	£0.26	£0.40	£0.21	£0.02	-£0.17	-£0.27	-£0.37	-£0.56	0.18	£1.50	2,661	0	0	0	0	0	0
12	Employment-led MU	145	£1.50	£11.03	£10.49	£9.96	£9.41	£9.14	£8.87	£8.31	1.00	£1.50	65,730	62,034	58,312	54,565	52,682	50,793	46,996
13	Employment-led MU	160	£12.00	£59.30	£58.69	£58.08	£57.47	£57.16	£56.85	£56.23	8.00	£1.50	295,604	291,817	288,004	284,165	282,236	280,301	276,410
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£3.00	£11.44	£10.35	£9.25	£8.14	£7.59	£7.03	£5.91	2.00	£1.50	28,135	24,495	20,830	17,141	15,287	13,427	9,688
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£7.50	£10.90	£9.93	£8.98	£8.04	£7.57	£7.11	£6.21	5.00	£1.50	33,976	24,280	14,778	5,373	733	0	0
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£4.50	£9.14	£8.24	£7.36	£6.49	£6.06	£5.63	£4.79	3.00	£1.50	41,232	33,258	25,410	17,685	13,870	10,086	2,611
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£10.50	£16.96	£14.69	£12.40	£10.09	£8.93	£7.76	£5.41	7.00	£1.50	12,296	7,979	3,622	0	0	0	0
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£13.50	£31.54	£26.68	£21.78	£16.83	£14.34	£11.84	£6.79	9.00	£1.50	13,361	9,763	6,137	2,467	623	0	0
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£15.00	£21.25	£19.48	£17.74	£16.03	£15.19	£14.36	£12.72	10.00	£1.50	31,241	22,385	13,695	5,172	972	0	0
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£63.75	£79.26	£72.07	£64.99	£58.02	£54.58	£51.16	£44.41	42.50	£1.50	14,598	7,831	1,167	0	0	0	0
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£150.00	£170.68	£154.96	£139.47	£124.22	£116.68	£109.21	£94.43	100.00	£1.50	8,274	1,982	0	0	0	0	0
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£262.50	£272.87	£247.67	£222.85	£198.41	£186.33	£174.35	£150.67	175.00	£1.50	2,369	0	0	0	0	0	0
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£0.84	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	0.56	£1.50	63,099	63,099	63,099	63,099	63,099	63,099	63,099
24	C3 ECH scheme (60 units)	60	£1.20	-£1.21	-£1.47	-£1.72	-£1.98	-£2.11	-£2.24	-£2.50	0.80	£1.50	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£1.50	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	1.00	£1.50	29,712	29,712	29,712	29,712	29,712	29,712	29,712
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£1.50	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	1.00	£1.50	63,849	63,849	63,849	63,849	63,849	63,849	63,849
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£1.50	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	1.00	£1.50	462	462	462	462	462	462	462
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£1.50	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	1.00	£1.50	441	441	441	441	441	441	441
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£1.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£1.50	73	73	73	73	73	73	73
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£1.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£1.50	0	0	0	0	0	0	0

BLV: LOWER VALUE BROWNFIELD

				Residual land values (£m)							Site area	BLV per ha	Notional surplus (residual land value divided by number of units)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.75	£7.18	£5.41	£3.65	£1.88	£1.00	£0.12	-£1.67	1.00	£0.75	12,854	9,325	5,796	2,267	502	0	0
2	Central / urban (300 dph - 100% flats)	300	£0.75	£7.87	£6.84	£5.80	£4.76	£4.23	£3.70	£2.64	1.00	£0.75	23,743	20,304	16,843	13,358	11,604	9,837	6,285
3	Central / urban (200 dph - 100% flats)	200	£0.75	£4.48	£3.78	£3.08	£2.38	£2.02	£1.67	£0.95	1.00	£0.75	18,639	15,161	11,660	8,136	6,365	4,588	1,018
4	Central urban (100 dph - 100% flats)	100	£0.75	£2.76	£2.36	£1.95	£1.55	£1.34	£1.14	£0.72	1.00	£0.75	20,070	16,070	12,035	7,963	5,914	3,855	0
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.75	£4.93	£4.48	£4.03	£3.58	£3.35	£3.13	£2.67	1.00	£0.75	41,779	37,335	32,850	28,324	26,046	23,758	19,150
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.75	£3.96	£3.67	£3.37	£3.08	£2.93	£2.78	£2.48	1.00	£0.75	45,838	41,661	37,458	33,229	31,104	28,973	24,692
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.75	£5.12	£4.71	£4.29	£3.89	£3.69	£3.49	£3.10	1.00	£0.75	87,473	79,114	70,890	62,798	58,800	54,836	47,006
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.75	£3.71	£3.33	£2.95	£2.58	£2.40	£2.22	£1.86	1.00	£0.75	74,050	64,415	54,970	45,716	41,160	36,653	27,780
9	Central urban (100 dph - 100% flats)	30	£0.23	£0.69	£0.56	£0.43	£0.30	£0.23	£0.16	£0.03	0.30	£0.75	15,418	11,119	6,769	2,368	149	0	0
10	Central/ outer central (200dph 100% Flats)	40	£0.15	£0.79	£0.64	£0.48	£0.32	£0.24	£0.17	£0.01	0.20	£0.75	16,031	12,159	8,261	4,337	2,365	386	0
11	Central (300 dph - 100% flats)	53	£0.13	£0.40	£0.21	£0.02	-£0.17	-£0.27	-£0.37	-£0.56	0.18	£0.75	5,161	1,517	0	0	0	0	0
12	Employment-led MU	145	£0.75	£11.03	£10.49	£9.96	£9.41	£9.14	£8.87	£8.31	1.00	£0.75	70,903	67,206	63,484	59,737	57,855	55,966	52,169
13	Employment-led MU	160	£6.00	£59.30	£58.69	£58.08	£57.47	£57.16	£56.85	£56.23	8.00	£0.75	333,104	329,317	325,504	321,665	319,736	317,801	313,910
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£1.50	£11.44	£10.35	£9.25	£8.14	£7.59	£7.03	£5.91	2.00	£0.75	33,135	29,495	25,830	22,141	20,287	18,427	14,688
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£3.75	£10.90	£9.93	£8.98	£8.04	£7.57	£7.11	£6.21	5.00	£0.75	71,476	61,780	52,278	42,873	38,233	33,642	24,608
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£2.25	£9.14	£8.24	£7.36	£6.49	£6.06	£5.63	£4.79	3.00	£0.75	61,232	53,258	45,410	37,685	33,870	30,086	22,611
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£5.25	£16.96	£14.69	£12.40	£10.09	£8.93	£7.76	£5.41	7.00	£0.75	22,296	17,979	13,622	9,225	7,011	4,787	309
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£6.75	£31.54	£26.68	£21.78	£16.83	£14.34	£11.84	£6.79	9.00	£0.75	18,361	14,763	11,137	7,467	5,623	3,772	26
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£7.50	£21.25	£19.48	£17.74	£16.03	£15.19	£14.36	£12.72	10.00	£0.75	68,741	59,885	51,195	42,672	38,472	34,314	26,123
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£31.88	£79.26	£72.07	£64.99	£58.02	£54.58	£51.16	£44.41	42.50	£0.75	44,598	37,831	31,167	24,607	21,365	18,150	11,796
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£75.00	£170.68	£154.96	£139.47	£124.22	£116.68	£109.21	£94.43	100.00	£0.75	38,274	31,982	25,787	19,687	16,672	13,682	7,774
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£131.25	£272.87	£247.67	£222.85	£198.41	£186.33	£174.35	£150.67	175.00	£0.75	32,369	26,609	20,936	15,350	12,590	9,851	4,440
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£0.42	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	0.56	£0.75	68,099	68,099	68,099	68,099	68,099	68,099	68,099
24	C3 ECH scheme (60 units)	60	£0.60	-£1.21	-£1.47	-£1.72	-£1.98	-£2.11	-£2.24	-£2.50	0.80	£0.75	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.75	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	1.00	£0.75	32,020	32,020	32,020	32,020	32,020	32,020	32,020
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.75	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	1.00	£0.75	67,599	67,599	67,599	67,599	67,599	67,599	67,599
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£0.75	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	1.00	£0.75	489	489	489	489	489	489	489
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£0.75	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	1.00	£0.75	478	478	478	478	478	478	478
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£0.75	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.75	252	252	252	252	252	252	252
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£0.75	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.75	180	180	180	180	180	180	180

BLV: HIGHER GREENFIELD

				Residual land values (£m)							Site area	BLV per ha	Notional surplus (residual land value divided by number of units)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.25	£7.18	£5.41	£3.65	£1.88	£1.00	£0.12	-£1.67	1.00	£0.25	13,854	10,325	6,796	3,267	1,502	0	0
2	Central / urban (300 dph - 100% flats)	300	£0.25	£7.87	£6.84	£5.80	£4.76	£4.23	£3.70	£2.64	1.00	£0.25	25,410	21,971	18,509	15,024	13,271	11,503	7,951
3	Central / urban (200 dph - 100% flats)	200	£0.25	£4.48	£3.78	£3.08	£2.38	£2.02	£1.67	£0.95	1.00	£0.25	21,139	17,661	14,160	10,636	8,865	7,088	3,518
4	Central urban (100 dph - 100% flats)	100	£0.25	£2.76	£2.36	£1.95	£1.55	£1.34	£1.14	£0.72	1.00	£0.25	25,070	21,070	17,035	12,963	10,914	8,855	4,695
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.25	£4.93	£4.48	£4.03	£3.58	£3.35	£3.13	£2.67	1.00	£0.25	46,779	42,335	37,850	33,324	31,046	28,758	24,150
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.25	£3.96	£3.67	£3.37	£3.08	£2.93	£2.78	£2.48	1.00	£0.25	52,981	48,804	44,601	40,371	38,247	36,116	31,835
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.25	£5.12	£4.71	£4.29	£3.89	£3.69	£3.49	£3.10	1.00	£0.25	97,473	89,114	80,890	72,798	68,800	64,836	57,006
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.25	£3.71	£3.33	£2.95	£2.58	£2.40	£2.22	£1.86	1.00	£0.25	86,550	76,915	67,470	58,216	53,660	49,153	40,280
9	Central urban (100 dph - 100% flats)	30	£0.08	£0.69	£0.56	£0.43	£0.30	£0.23	£0.16	£0.03	0.30	£0.25	20,418	16,119	11,769	7,368	5,149	2,918	0
10	Central/ outer central (200dph 100% Flats)	40	£0.05	£0.79	£0.64	£0.48	£0.32	£0.24	£0.17	£0.01	0.20	£0.25	18,531	14,659	10,761	6,837	4,865	2,886	0
11	Central (300 dph - 100% flats)	53	£0.04	£0.40	£0.21	£0.02	-£0.17	-£0.27	-£0.37	-£0.56	0.18	£0.25	6,827	3,184	0	0	0	0	0
12	Employment-led MU	145	£0.25	£11.03	£10.49	£9.96	£9.41	£9.14	£8.87	£8.31	1.00	£0.25	74,351	70,654	66,933	63,186	61,303	59,414	55,617
13	Employment-led MU	160	£2.00	£59.30	£58.69	£58.08	£57.47	£57.16	£56.85	£56.23	8.00	£0.25	358,104	354,317	350,504	346,665	344,736	342,801	338,910
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£0.50	£11.44	£10.35	£9.25	£8.14	£7.59	£7.03	£5.91	2.00	£0.25	36,468	32,828	29,164	25,474	23,620	21,760	18,021
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£1.25	£10.90	£9.93	£8.98	£8.04	£7.57	£7.11	£6.21	5.00	£0.25	96,476	86,780	77,278	67,873	63,233	58,642	49,608
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£0.75	£9.14	£8.24	£7.36	£6.49	£6.06	£5.63	£4.79	3.00	£0.25	74,565	66,592	58,743	51,019	47,203	43,419	35,944
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£1.75	£16.96	£14.69	£12.40	£10.09	£8.93	£7.76	£5.41	7.00	£0.25	28,963	24,646	20,289	15,891	13,677	11,454	6,976
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£2.25	£31.54	£26.68	£21.78	£16.83	£14.34	£11.84	£6.79	9.00	£0.25	21,694	18,096	14,470	10,800	8,956	7,105	3,360
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£2.50	£21.25	£19.48	£17.74	£16.03	£15.19	£14.36	£12.72	10.00	£0.25	93,741	84,885	76,195	67,672	63,472	59,314	51,123
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£10.63	£79.26	£72.07	£64.99	£58.02	£54.58	£51.16	£44.41	42.50	£0.25	64,598	57,831	51,167	44,607	41,365	38,150	31,796
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£25.00	£170.68	£154.96	£139.47	£124.22	£116.68	£109.21	£94.43	100.00	£0.25	58,274	51,982	45,787	39,687	36,672	33,682	27,774
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£43.75	£272.87	£247.67	£222.85	£198.41	£186.33	£174.35	£150.67	175.00	£0.25	52,369	46,609	40,936	35,350	32,590	29,851	24,440
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£0.14	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	0.56	£0.25	71,432	71,432	71,432	71,432	71,432	71,432	71,432
24	C3 ECH scheme (60 units)	60	£0.20	-£1.21	-£1.47	-£1.72	-£1.98	-£2.11	-£2.24	-£2.50	0.80	£0.25	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.25	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	1.00	£0.25	33,558	33,558	33,558	33,558	33,558	33,558	33,558
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.25	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	1.00	£0.25	70,099	70,099	70,099	70,099	70,099	70,099	70,099
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£0.25	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	1.00	£0.25	507	507	507	507	507	507	507
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£0.25	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	1.00	£0.25	503	503	503	503	503	503	503
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£0.25	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.25	371	371	371	371	371	371	371
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£0.25	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.25	347	347	347	347	347	347	347

BLV: LOWER GREENFIELD

				Residual land values (£m)							Site area	BLV per ha	Notional surplus (residual land value divided by number of units)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.15	£7.18	£5.41	£3.65	£1.88	£1.00	£0.12	-£1.67	1.00	£0.15	14,054	10,525	6,996	3,467	1,702	0	0
2	Central / urban (300 dph - 100% flats)	300	£0.15	£7.87	£6.84	£5.80	£4.76	£4.23	£3.70	£2.64	1.00	£0.15	25,743	22,304	18,843	15,358	13,604	11,837	8,285
3	Central / urban (200 dph - 100% flats)	200	£0.15	£4.48	£3.78	£3.08	£2.38	£2.02	£1.67	£0.95	1.00	£0.15	21,639	18,161	14,660	11,136	9,365	7,588	4,018
4	Central urban (100 dph - 100% flats)	100	£0.15	£2.76	£2.36	£1.95	£1.55	£1.34	£1.14	£0.72	1.00	£0.15	26,070	22,070	18,035	13,963	11,914	9,855	5,695
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.15	£4.93	£4.48	£4.03	£3.58	£3.35	£3.13	£2.67	1.00	£0.15	47,779	43,335	38,850	34,324	32,046	29,758	25,150
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.15	£3.96	£3.67	£3.37	£3.08	£2.93	£2.78	£2.48	1.00	£0.15	54,409	50,232	46,029	41,800	39,676	37,545	33,263
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.15	£5.12	£4.71	£4.29	£3.89	£3.69	£3.49	£3.10	1.00	£0.15	99,473	91,114	82,890	74,798	70,800	66,836	59,006
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.15	£3.71	£3.33	£2.95	£2.58	£2.40	£2.22	£1.86	1.00	£0.15	89,050	79,415	69,970	60,716	56,160	51,653	42,780
9	Central urban (100 dph - 100% flats)	30	£0.05	£0.69	£0.56	£0.43	£0.30	£0.23	£0.16	£0.03	0.30	£0.15	21,418	17,119	12,769	8,368	6,149	3,918	0
10	Central/ outer central (200dph 100% Flats)	40	£0.03	£0.79	£0.64	£0.48	£0.32	£0.24	£0.17	£0.01	0.20	£0.15	19,031	15,159	11,261	7,337	5,365	3,386	0
11	Central (300 dph - 100% flats)	53	£0.03	£0.40	£0.21	£0.02	-£0.17	-£0.27	-£0.37	-£0.56	0.18	£0.15	7,161	3,517	0	0	0	0	0
12	Employment-led MU	145	£0.15	£11.03	£10.49	£9.96	£9.41	£9.14	£8.87	£8.31	1.00	£0.15	75,040	71,344	67,622	63,875	61,993	60,103	56,307
13	Employment-led MU	160	£1.20	£59.30	£58.69	£58.08	£57.47	£57.16	£56.85	£56.23	8.00	£0.15	363,104	359,317	355,504	351,665	349,736	347,801	343,910
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£0.30	£11.44	£10.35	£9.25	£8.14	£7.59	£7.03	£5.91	2.00	£0.15	37,135	33,495	29,830	26,141	24,287	22,427	18,688
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£0.75	£10.90	£9.93	£8.98	£8.04	£7.57	£7.11	£6.21	5.00	£0.15	101,476	91,780	82,278	72,873	68,233	63,642	54,608
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£0.45	£9.14	£8.24	£7.36	£6.49	£6.06	£5.63	£4.79	3.00	£0.15	77,232	69,258	61,410	53,685	49,870	46,086	38,611
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£1.05	£16.96	£14.69	£12.40	£10.09	£8.93	£7.76	£5.41	7.00	£0.15	30,296	25,979	21,622	17,225	15,011	12,787	8,309
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£1.35	£31.54	£26.68	£21.78	£16.83	£14.34	£11.84	£6.79	9.00	£0.15	22,361	18,763	15,137	11,467	9,623	7,772	4,026
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£1.50	£21.25	£19.48	£17.74	£16.03	£15.19	£14.36	£12.72	10.00	£0.15	98,741	89,885	81,195	72,672	68,472	64,314	56,123
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£6.38	£79.26	£72.07	£64.99	£58.02	£54.58	£51.16	£44.41	42.50	£0.15	68,598	61,831	55,167	48,607	45,365	42,150	35,796
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£15.00	£170.68	£154.96	£139.47	£124.22	£116.68	£109.21	£94.43	100.00	£0.15	62,274	55,982	49,787	43,687	40,672	37,682	31,774
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£26.25	£272.87	£247.67	£222.85	£198.41	£186.33	£174.35	£150.67	175.00	£0.15	56,369	50,609	44,936	39,350	36,590	33,851	28,440
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£0.08	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	£6.14	0.56	£0.15	72,099	72,099	72,099	72,099	72,099	72,099	72,099
24	C3 ECH scheme (60 units)	60	£0.12	-£1.21	-£1.47	-£1.72	-£1.98	-£2.11	-£2.24	-£2.50	0.80	£0.15	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.15	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	£11.16	1.00	£0.15	33,866	33,866	33,866	33,866	33,866	33,866	33,866
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.15	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	£14.27	1.00	£0.15	70,599	70,599	70,599	70,599	70,599	70,599	70,599
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£0.15	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	£14.44	1.00	£0.15	510	510	510	510	510	510	510
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£0.15	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	£10.31	1.00	£0.15	508	508	508	508	508	508	508
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£0.15	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.15	395	395	395	395	395	395	395
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£0.15	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.15	380	380	380	380	380	380	380

BNP PARIBAS REAL ESTATE

Table 5.3.7: Indicative surplus residual land value per unit – Value Band G (£4,500 per square metre)

WEST OF ENGLAND - HIGH LEVEL DELIVERABILITY ASSESSMENT

Sales value (£ psm): £4,500 AH tenure 63% 12% 25%

BLV: HIGHER VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Notional surplus (residual land value divided by number of units) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£2.50	£11.59	£9.82	£8.04	£6.27	£5.39	£4.50	£2.73	1.00	£2.50	18,177	14,633	11,088	7,544	5,772	4,000	455
2	Central / urban (300 dph - 100% flats)	300	£2.50	£11.30	£10.24	£9.16	£8.08	£7.54	£6.99	£5.89	1.00	£2.50	29,331	25,786	22,211	18,607	16,793	14,972	11,308
3	Central / urban (200 dph - 100% flats)	200	£2.50	£6.51	£5.79	£5.07	£4.34	£3.97	£3.60	£2.86	1.00	£2.50	20,036	16,450	12,835	9,189	7,355	5,514	1,809
4	Central urban (100 dph - 100% flats)	100	£2.50	£4.02	£3.60	£3.18	£2.75	£2.54	£2.32	£1.89	1.00	£2.50	15,154	10,990	6,779	2,523	377	0	0
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£2.50	£6.12	£5.64	£5.18	£4.72	£4.48	£4.24	£3.76	1.00	£2.50	36,223	31,434	26,757	22,189	19,806	17,410	12,579
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£2.50	£4.69	£4.39	£4.09	£3.78	£3.63	£3.47	£3.16	1.00	£2.50	31,323	27,017	22,678	18,307	16,109	13,902	9,466
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£2.50	£5.82	£5.37	£4.93	£4.49	£4.28	£4.06	£3.64	1.00	£2.50	66,383	57,408	48,566	39,858	35,554	31,284	22,843
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£2.50	£4.33	£3.92	£3.51	£3.11	£2.91	£2.72	£2.33	1.00	£2.50	45,787	35,415	25,235	15,248	10,326	5,452	0
9	Central urban (100 dph - 100% flats)	30	£0.75	£0.99	£0.85	£0.72	£0.58	£0.51	£0.43	£0.29	0.30	£2.50	7,953	3,430	0	0	0	0	0
10	Central/ outer central (200dph 100% Flats)	40	£0.50	£1.12	£0.96	£0.80	£0.64	£0.56	£0.48	£0.31	0.20	£2.50	15,610	11,609	7,574	3,506	1,460	0	0
11	Central (300 dph - 100% flats)	53	£0.44	£0.77	£0.57	£0.38	£0.19	£0.09	-£0.00	-£0.20	0.18	£2.50	6,257	2,595	0	0	0	0	0
12	Employment-led MU	145	£2.50	£15.96	£15.41	£14.85	£14.28	£13.99	£13.69	£13.11	1.00	£2.50	92,825	89,006	85,155	81,219	79,216	77,205	73,159
13	Employment-led MU	160	£20.00	£85.26	£84.64	£84.00	£83.37	£83.05	£82.72	£82.08	8.00	£2.50	407,887	403,971	400,023	396,042	394,039	392,028	387,983
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£5.00	£15.55	£14.42	£13.28	£12.14	£11.56	£10.98	£9.81	2.00	£2.50	35,175	31,411	27,616	23,789	21,864	19,931	16,041
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£12.50	£13.16	£12.11	£11.09	£10.08	£9.59	£9.09	£8.12	5.00	£2.50	6,560	0	0	0	0	0	0
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£7.50	£10.70	£9.74	£8.79	£7.85	£7.39	£6.93	£6.02	3.00	£2.50	28,476	19,904	11,458	3,138	0	0	0
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£17.50	£23.41	£21.05	£18.67	£16.27	£15.06	£13.84	£11.38	7.00	£2.50	11,251	6,769	2,237	0	0	0	0
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£22.50	£43.37	£38.37	£33.33	£28.24	£25.68	£23.10	£17.91	9.00	£2.50	15,460	11,757	8,021	4,254	2,355	446	0
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£25.00	£25.93	£24.03	£22.15	£20.31	£19.41	£18.51	£16.74	10.00	£2.50	4,664	0	0	0	0	0	0
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£106.25	£95.22	£87.49	£79.87	£72.36	£68.65	£64.96	£57.67	42.50	£2.50	0	0	0	0	0	0	0
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£250.00	£203.49	£186.60	£169.95	£153.54	£145.42	£137.37	£121.44	100.00	£2.50	0	0	0	0	0	0	0
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£437.50	£325.33	£298.27	£271.59	£245.30	£232.29	£219.39	£193.86	175.00	£2.50	0	0	0	0	0	0	0
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£1.40	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	0.56	£2.50	69,096	69,096	69,096	69,096	69,096	69,096	69,096
24	C3 ECH scheme (60 units)	60	£2.00	-£0.71	-£0.97	-£1.23	-£1.48	-£1.61	-£1.74	-£2.00	0.80	£2.50	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£2.50	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	1.00	£2.50	25,826	25,826	25,826	25,826	25,826	25,826	25,826
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£2.50	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	1.00	£2.50	55,937	55,937	55,937	55,937	55,937	55,937	55,937
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£2.50	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	1.00	£2.50	661	661	661	661	661	661	661
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£2.50	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	1.00	£2.50	625	625	625	625	625	625	625
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£2.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£2.50	0	0	0	0	0	0	0
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£2.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£2.50	0	0	0	0	0	0	0

BLV: MEDIUM VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Notional surplus (residual land value divided by number of units) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£1.50	£11.59	£9.82	£8.04	£6.27	£5.39	£4.50	£2.73	1.00	£1.50	20,177	16,633	13,088	9,544	7,772	6,000	2,455
2	Central / urban (300 dph - 100% flats)	300	£1.50	£11.30	£10.24	£9.16	£8.08	£7.54	£6.99	£5.89	1.00	£1.50	32,665	29,120	25,545	21,940	20,127	18,306	14,641
3	Central / urban (200 dph - 100% flats)	200	£1.50	£6.51	£5.79	£5.07	£4.34	£3.97	£3.60	£2.86	1.00	£1.50	25,036	21,450	17,835	14,189	12,355	10,514	6,809
4	Central urban (100 dph - 100% flats)	100	£1.50	£4.02	£3.60	£3.18	£2.75	£2.54	£2.32	£1.89	1.00	£1.50	25,154	20,990	16,779	12,523	10,377	8,220	3,871
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£1.50	£6.12	£5.64	£5.18	£4.72	£4.48	£4.24	£3.76	1.00	£1.50	46,223	41,434	36,757	32,189	29,806	27,410	22,579
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£1.50	£4.69	£4.39	£4.09	£3.78	£3.63	£3.47	£3.16	1.00	£1.50	45,609	41,303	36,964	32,592	30,394	28,188	23,752
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£1.50	£5.82	£5.37	£4.93	£4.49	£4.28	£4.06	£3.64	1.00	£1.50	86,383	77,408	68,566	59,858	55,554	51,284	42,843
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£1.50	£4.33	£3.92	£3.51	£3.11	£2.91	£2.72	£2.33	1.00	£1.50	70,787	60,415	50,235	40,248	35,326	30,452	20,849
9	Central urban (100 dph - 100% flats)	30	£0.45	£0.99	£0.85	£0.72	£0.58	£0.51	£0.43	£0.29	0.30	£1.50	17,953	13,430	8,843	4,193	1,844	0	0
10	Central/ outer central (200dph 100% Flats)	40	£0.30	£1.12	£0.96	£0.80	£0.64	£0.56	£0.48	£0.31	0.20	£1.50	20,610	16,609	12,574	8,506	6,460	4,405	271
11	Central (300 dph - 100% flats)	53	£0.26	£0.77	£0.57	£0.38	£0.19	£0.09	-£0.00	-£0.20	0.18	£1.50	9,590	5,929	2,267	0	0	0	0
12	Employment-led MU	145	£1.50	£15.96	£15.41	£14.85	£14.28	£13.99	£13.69	£13.11	1.00	£1.50	99,721	95,902	92,052	88,115	86,113	84,102	80,056
13	Employment-led MU	160	£12.00	£85.26	£84.64	£84.00	£83.37	£83.05	£82.72	£82.08	8.00	£1.50	457,887	453,971	450,023	446,042	444,039	442,028	437,983
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£3.00	£15.55	£14.42	£13.28	£12.14	£11.56	£10.98	£9.81	2.00	£1.50	41,842	38,078	34,283	30,456	28,530	26,597	22,707
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£7.50	£13.16	£12.11	£11.09	£10.08	£9.59	£9.09	£8.12	5.00	£1.50	56,560	46,123	35,881	25,834	20,884	15,937	6,159
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£4.50	£10.70	£9.74	£8.79	£7.85	£7.39	£6.93	£6.02	3.00	£1.50	55,143	46,571	38,125	29,804	25,691	21,609	13,539
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£10.50	£23.41	£21.05	£18.67	£16.27	£15.06	£13.84	£11.38	7.00	£1.50	24,584	20,102	15,570	10,988	8,679	6,356	1,674
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£13.50	£43.37	£38.37	£33.33	£28.24	£25.68	£23.10	£17.91	9.00	£1.50	22,127	18,424	14,688	10,920	9,022	7,112	3,269
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£15.00	£25.93	£24.03	£22.15	£20.31	£19.41	£18.51	£16.74	10.00	£1.50	54,664	45,133	35,768	26,571	22,035	17,541	8,678
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£63.75	£95.22	£87.49	£79.87	£72.36	£68.65	£64.96	£57.67	42.50	£1.50	29,622	22,347	15,175	8,107	4,612	1,143	0
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£150.00	£203.49	£186.60	£169.95	£153.54	£145.42	£137.37	£121.44	100.00	£1.50	21,396	14,640	7,980	1,416	0	0	0
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£262.50	£325.33	£298.27	£271.59	£245.30	£232.29	£219.39	£193.86	175.00	£1.50	14,361	8,176	2,079	0	0	0	0
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£0.84	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	0.56	£1.50	75,763	75,763	75,763	75,763	75,763	75,763	75,763
24	C3 ECH scheme (60 units)	60	£1.20	-£0.71	-£0.97	-£1.23	-£1.48	-£1.61	-£1.74	-£2.00	0.80	£1.50	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£1.50	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	1.00	£1.50	28,903	28,903	28,903	28,903	28,903	28,903	28,903
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£1.50	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	1.00	£1.50	60,937	60,937	60,937	60,937	60,937	60,937	60,937
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£1.50	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	1.00	£1.50	697	697	697	697	697	697	697
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£1.50	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	1.00	£1.50	675	675	675	675	675	675	675
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£1.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£1.50	73	73	73	73	73	73	73
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£1.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£1.50	0	0	0	0	0	0	0

BLV: LOWER VALUE BROWNFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Notional surplus (residual land value divided by number of units) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.75	£11.59	£9.82	£8.04	£6.27	£5.39	£4.50	£2.73	1.00	£0.75	21,677	18,133	14,588	11,044	9,272	7,500	3,955
2	Central / urban (300 dph - 100% flats)	300	£0.75	£11.30	£10.24	£9.16	£8.08	£7.54	£6.99	£5.89	1.00	£0.75	35,165	31,620	28,045	24,440	22,627	20,806	17,141
3	Central / urban (200 dph - 100% flats)	200	£0.75	£6.51	£5.79	£5.07	£4.34	£3.97	£3.60	£2.86	1.00	£0.75	28,786	25,200	21,585	17,939	16,105	14,264	10,559
4	Central urban (100 dph - 100% flats)	100	£0.75	£4.02	£3.60	£3.18	£2.75	£2.54	£2.32	£1.89	1.00	£0.75	32,654	28,490	24,279	20,023	17,877	15,720	11,371
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.75	£6.12	£5.64	£5.18	£4.72	£4.48	£4.24	£3.76	1.00	£0.75	53,723	48,934	44,257	39,689	37,306	34,910	30,079
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.75	£4.69	£4.39	£4.09	£3.78	£3.63	£3.47	£3.16	1.00	£0.75	56,323	52,017	47,678	43,307	41,109	38,902	34,466
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.75	£5.82	£5.37	£4.93	£4.49	£4.28	£4.06	£3.64	1.00	£0.75	101,383	92,408	83,566	74,858	70,554	66,284	57,843
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.75	£4.33	£3.92	£3.51	£3.11	£2.91	£2.72	£2.33	1.00	£0.75	89,537	79,165	68,985	58,998	54,076	49,202	39,599
9	Central urban (100 dph - 100% flats)	30	£0.23	£0.99	£0.85	£0.72	£0.58	£0.51	£0.43	£0.29	0.30	£0.75	25,453	20,930	16,343	11,693	9,344	6,979	2,201
10	Central/ outer central (200dph 100% Flats)	40	£0.15	£1.12	£0.96	£0.80	£0.64	£0.56	£0.48	£0.31	0.20	£0.75	24,360	20,359	16,324	12,256	10,210	8,155	4,021
11	Central (300 dph - 100% flats)	53	£0.13	£0.77	£0.57	£0.38	£0.19	£0.09	-£0.00	-£0.20	0.18	£0.75	12,090	8,429	4,767	1,106	0	0	0
12	Employment-led MU	145	£0.75	£15.96	£15.41	£14.85	£14.28	£13.99	£13.69	£13.11	1.00	£0.75	104,894	101,075	97,224	93,288	91,285	89,274	85,228
13	Employment-led MU	160	£6.00	£85.26	£84.64	£84.00	£83.37	£83.05	£82.72	£82.08	8.00	£0.75	495,387	491,471	487,523	483,542	481,539	479,528	475,483
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£1.50	£15.55	£14.42	£13.28	£12.14	£11.56	£10.98	£9.81	2.00	£0.75	46,842	43,078	39,283	35,456	33,530	31,597	27,707
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£3.75	£13.16	£12.11	£11.09	£10.08	£9.59	£9.09	£8.12	5.00	£0.75	94,060	83,623	73,381	63,334	58,384	53,437	43,659
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£2.25	£10.70	£9.74	£8.79	£7.85	£7.39	£6.93	£6.02	3.00	£0.75	75,143	66,571	58,125	49,804	45,691	41,609	33,539
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£5.25	£23.41	£21.05	£18.67	£16.27	£15.06	£13.84	£11.38	7.00	£0.75	34,584	30,102	25,570	20,988	18,679	16,356	11,674
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£6.75	£43.37	£38.37	£33.33	£28.24	£25.68	£23.10	£17.91	9.00	£0.75	27,127	23,424	19,688	15,920	14,022	12,112	8,269
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£7.50	£25.93	£24.03	£22.15	£20.31	£19.41	£18.51	£16.74	10.00	£0.75	92,164	82,633	73,268	64,071	59,535	55,041	46,178
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£31.88	£95.22	£87.49	£79.87	£72.36	£68.65	£64.96	£57.67	42.50	£0.75	59,622	52,347	45,175	38,107	34,612	31,143	24,282
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£75.00	£203.49	£186.60	£169.95	£153.54	£145.42	£137.37	£121.44	100.00	£0.75	51,396	44,640	37,980	31,416	28,170	24,947	18,575
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£131.25	£325.33	£298.27	£271.59	£245.30	£232.29	£219.39	£193.86	175.00	£0.75	44,361	38,176	32,079	26,068	23,096	20,145	14,310
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£0.42	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	0.56	£0.75	80,763	80,763	80,763	80,763	80,763	80,763	80,763
24	C3 ECH scheme (60 units)	60	£0.60	-£0.71	-£0.97	-£1.23	-£1.48	-£1.61	-£1.74	-£2.00	0.80	£0.75	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.75	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	1.00	£0.75	31,211	31,211	31,211	31,211	31,211	31,211	31,211
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.75	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	1.00	£0.75	64,687	64,687	64,687	64,687	64,687	64,687	64,687
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£0.75	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	1.00	£0.75	724	724	724	724	724	724	724
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£0.75	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	1.00	£0.75	713	713	713	713	713	713	713
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£0.75	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.75	252	252	252	252	252	252	252
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£0.75	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.75	180	180	180	180	180	180	180

BLV: HIGHER GREENFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Notional surplus (residual land value divided by number of units) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.25	£11.59	£9.82	£8.04	£6.27	£5.39	£4.50	£2.73	1.00	£0.25	22,677	19,133	15,588	12,044	10,272	8,500	4,955
2	Central / urban (300 dph - 100% flats)	300	£0.25	£11.30	£10.24	£9.16	£8.08	£7.54	£6.99	£5.89	1.00	£0.25	36,831	33,286	29,711	26,107	24,293	22,472	18,808
3	Central / urban (200 dph - 100% flats)	200	£0.25	£6.51	£5.79	£5.07	£4.34	£3.97	£3.60	£2.86	1.00	£0.25	31,286	27,700	24,085	20,439	18,605	16,764	13,059
4	Central urban (100 dph - 100% flats)	100	£0.25	£4.02	£3.60	£3.18	£2.75	£2.54	£2.32	£1.89	1.00	£0.25	37,654	33,490	29,279	25,023	22,877	20,720	16,371
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.25	£6.12	£5.64	£5.18	£4.72	£4.48	£4.24	£3.76	1.00	£0.25	58,723	53,934	49,257	44,689	42,306	39,910	35,079
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.25	£4.69	£4.39	£4.09	£3.78	£3.63	£3.47	£3.16	1.00	£0.25	63,466	59,160	54,821	50,449	48,251	46,045	41,609
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.25	£5.82	£5.37	£4.93	£4.49	£4.28	£4.06	£3.64	1.00	£0.25	111,383	102,408	93,566	84,858	80,554	76,284	67,843
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.25	£4.33	£3.92	£3.51	£3.11	£2.91	£2.72	£2.33	1.00	£0.25	102,037	91,665	81,485	71,498	66,576	61,702	52,099
9	Central urban (100 dph - 100% flats)	30	£0.08	£0.99	£0.85	£0.72	£0.58	£0.51	£0.43	£0.29	0.30	£0.25	30,453	25,930	21,343	16,693	14,344	11,979	7,201
10	Central/ outer central (200dph 100% Flats)	40	£0.05	£1.12	£0.96	£0.80	£0.64	£0.56	£0.48	£0.31	0.20	£0.25	26,860	22,859	18,824	14,756	12,710	10,655	6,521
11	Central (300 dph - 100% flats)	53	£0.04	£0.77	£0.57	£0.38	£0.19	£0.09	-£0.00	-£0.20	0.18	£0.25	13,757	10,095	6,434	2,772	942	0	0
12	Employment-led MU	145	£0.25	£15.96	£15.41	£14.85	£14.28	£13.99	£13.69	£13.11	1.00	£0.25	108,342	104,523	100,672	96,736	94,733	92,723	88,677
13	Employment-led MU	160	£2.00	£85.26	£84.64	£84.00	£83.37	£83.05	£82.72	£82.08	8.00	£0.25	520,387	516,471	512,523	508,542	506,539	504,528	500,483
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£0.50	£15.55	£14.42	£13.28	£12.14	£11.56	£10.98	£9.81	2.00	£0.25	50,175	46,411	42,616	38,789	36,864	34,931	31,041
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£1.25	£13.16	£12.11	£11.09	£10.08	£9.59	£9.09	£8.12	5.00	£0.25	119,060	108,623	98,381	88,334	83,384	78,437	68,659
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£0.75	£10.70	£9.74	£8.79	£7.85	£7.39	£6.93	£6.02	3.00	£0.25	88,476	79,904	71,458	63,138	59,024	54,942	46,872
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£1.75	£23.41	£21.05	£18.67	£16.27	£15.06	£13.84	£11.38	7.00	£0.25	41,251	36,769	32,237	27,655	25,345	23,023	18,341
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£2.25	£43.37	£38.37	£33.33	£28.24	£25.68	£23.10	£17.91	9.00	£0.25	30,460	26,757	23,021	19,254	17,355	15,446	11,602
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£2.50	£25.93	£24.03	£22.15	£20.31	£19.41	£18.51	£16.74	10.00	£0.25	117,164	107,633	98,268	89,071	84,535	80,041	71,178
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£10.63	£95.22	£87.49	£79.87	£72.36	£68.65	£64.96	£57.67	42.50	£0.25	79,622	72,347	65,175	58,107	54,612	51,143	44,282
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£25.00	£203.49	£186.60	£169.95	£153.54	£145.42	£137.37	£121.44	100.00	£0.25	71,396	64,640	57,980	51,416	48,170	44,947	38,575
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£43.75	£325.33	£298.27	£271.59	£245.30	£232.29	£219.39	£193.86	175.00	£0.25	64,361	58,176	52,079	46,068	43,096	40,145	34,310
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£0.14	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	0.56	£0.25	84,096	84,096	84,096	84,096	84,096	84,096	84,096
24	C3 ECH scheme (60 units)	60	£0.20	-£0.71	-£0.97	-£1.23	-£1.48	-£1.61	-£1.74	-£2.00	0.80	£0.25	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.25	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	1.00	£0.25	32,749	32,749	32,749	32,749	32,749	32,749	32,749
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.25	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	1.00	£0.25	67,187	67,187	67,187	67,187	67,187	67,187	67,187
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£0.25	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	1.00	£0.25	742	742	742	742	742	742	742
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£0.25	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	1.00	£0.25	738	738	738	738	738	738	738
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£0.25	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.25	371	371	371	371	371	371	371
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£0.25	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.25	347	347	347	347	347	347	347

BLV: LOWER GREENFIELD

	Description	No of units	BLV (£ m)	Residual land values (£m) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area	BLV per ha (£m)	Notional surplus (residual land value divided by number of units) 0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.15	£11.59	£9.82	£8.04	£6.27	£5.39	£4.50	£2.73	1.00	£0.15	22,877	19,333	15,788	12,244	10,472	8,700	5,155
2	Central / urban (300 dph - 100% flats)	300	£0.15	£11.30	£10.24	£9.16	£8.08	£7.54	£6.99	£5.89	1.00	£0.15	37,165	33,620	30,045	26,440	24,627	22,806	19,141
3	Central / urban (200 dph - 100% flats)	200	£0.15	£6.51	£5.79	£5.07	£4.34	£3.97	£3.60	£2.86	1.00	£0.15	31,786	28,200	24,585	20,939	19,105	17,264	13,559
4	Central urban (100 dph - 100% flats)	100	£0.15	£4.02	£3.60	£3.18	£2.75	£2.54	£2.32	£1.89	1.00	£0.15	38,654	34,490	30,279	26,023	23,877	21,720	17,371
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.15	£6.12	£5.64	£5.18	£4.72	£4.48	£4.24	£3.76	1.00	£0.15	59,723	54,934	50,257	45,689	43,306	40,910	36,079
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.15	£4.69	£4.39	£4.09	£3.78	£3.63	£3.47	£3.16	1.00	£0.15	64,895	60,588	56,249	51,878	49,680	47,474	43,037
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.15	£5.82	£5.37	£4.93	£4.49	£4.28	£4.06	£3.64	1.00	£0.15	113,383	104,408	95,566	86,858	82,554	78,284	69,843
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.15	£4.33	£3.92	£3.51	£3.11	£2.91	£2.72	£2.33	1.00	£0.15	104,537	94,165	83,985	73,998	69,076	64,202	54,599
9	Central urban (100 dph - 100% flats)	30	£0.05	£0.99	£0.85	£0.72	£0.58	£0.51	£0.43	£0.29	0.30	£0.15	31,453	26,930	22,343	17,693	15,344	12,979	8,201
10	Central/ outer central (200dph 100% Flats)	40	£0.03	£1.12	£0.96	£0.80	£0.64	£0.56	£0.48	£0.31	0.20	£0.15	27,360	23,359	19,324	15,256	13,210	11,155	7,021
11	Central (300 dph - 100% flats)	53	£0.03	£0.77	£0.57	£0.38	£0.19	£0.09	-£0.00	-£0.20	0.18	£0.15	14,090	10,429	6,767	3,106	1,275	0	0
12	Employment-led MU	145	£0.15	£15.96	£15.41	£14.85	£14.28	£13.99	£13.69	£13.11	1.00	£0.15	109,031	105,213	101,362	97,426	95,423	93,412	89,366
13	Employment-led MU	160	£1.20	£85.26	£84.64	£84.00	£83.37	£83.05	£82.72	£82.08	8.00	£0.15	525,387	521,471	517,523	513,542	511,539	509,528	505,483
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£0.30	£15.55	£14.42	£13.28	£12.14	£11.56	£10.98	£9.81	2.00	£0.15	50,842	47,078	43,283	39,456	37,530	35,597	31,707
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£0.75	£13.16	£12.11	£11.09	£10.08	£9.59	£9.09	£8.12	5.00	£0.15	124,060	113,623	103,381	93,334	88,384	83,437	73,659
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£0.45	£10.70	£9.74	£8.79	£7.85	£7.39	£6.93	£6.02	3.00	£0.15	91,143	82,571	74,125	65,804	61,691	57,609	49,539
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£1.05	£23.41	£21.05	£18.67	£16.27	£15.06	£13.84	£11.38	7.00	£0.15	42,584	38,102	33,570	28,988	26,679	24,356	19,674
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£1.35	£43.37	£38.37	£33.33	£28.24	£25.68	£23.10	£17.91	9.00	£0.15	31,127	27,424	23,688	19,920	18,022	16,112	12,269
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£1.50	£25.93	£24.03	£22.15	£20.31	£19.41	£18.51	£16.74	10.00	£0.15	122,164	112,633	103,268	94,071	89,535	85,041	76,178
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£6.38	£95.22	£87.49	£79.87	£72.36	£68.65	£64.96	£57.67	42.50	£0.15	83,622	76,347	69,175	62,107	58,612	55,143	48,282
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£15.00	£203.49	£186.60	£169.95	£153.54	£145.42	£137.37	£121.44	100.00	£0.15	75,396	68,640	61,980	55,416	52,170	48,947	42,575
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£26.25	£325.33	£298.27	£271.59	£245.30	£232.29	£219.39	£193.86	175.00	£0.15	68,361	62,176	56,079	50,068	47,096	44,145	38,310
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£0.08	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	0.56	£0.15	84,763	84,763	84,763	84,763	84,763	84,763	84,763
24	C3 ECH scheme (60 units)	60	£0.12	-£0.71	-£0.97	-£1.23	-£1.48	-£1.61	-£1.74	-£2.00	0.80	£0.15	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.15	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	1.00	£0.15	33,057	33,057	33,057	33,057	33,057	33,057	33,057
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.15	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	1.00	£0.15	67,687	67,687	67,687	67,687	67,687	67,687	67,687
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£0.15	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	1.00	£0.15	745	745	745	745	745	745	745
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£0.15	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	1.00	£0.15	743	743	743	743	743	743	743
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£0.15	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.15	395	395	395	395	395	395	395
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£0.15	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.15	380	380	380	380	380	380	380

BLVs	BLV per ha
Higher value brownfield	£2,500,000
Medium value brownfield	£1,500,000
Lower value brownfield	£750,000
Higher vaue greenfield	£250,000
Lower value gree nfield	£150,000

BLVs incorporate 20% premium

Key	
Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BLV:	£X.XX

BNP PARIBAS REAL ESTATE

Table 5.3.8: Indicative surplus residual land value per unit – Value Band H (£4,750 per square metre)

WEST OF ENGLAND - HIGH LEVEL DELIVERABILITY ASSESSMENT — Sales value (£ psm): £4,750 — AH tenure 63% 12% 25%

BLVs	BLV per ha
Higher value brownfield	£2,500,000
Medium value brownfield	£1,500,000
Lower value brownfield	£750,000
Higher vaue greenfield	£250,000
Lower value gree nfield	£150,000

BLVs incorporate 20% premium

Key

Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BLV:	£X.XX

BLV: HIGHER VALUE BROWNFIELD				Residual land values (£m)							Site area	BLV per ha	Notional surplus (residual land value divided by number of units)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£2.50	£15.88	£14.00	£12.13	£10.25	£9.31	£8.37	£6.49	1.00	£2.50	26,752	23,008	19,263	15,505	13,626	11,746	7,987
2	Central / urban (300 dph - 100% flats)	300	£2.50	£14.29	£13.12	£11.94	£10.75	£10.16	£9.56	£8.35	1.00	£2.50	39,297	35,398	31,470	27,511	25,521	23,524	19,506
3	Central / urban (200 dph - 100% flats)	200	£2.50	£8.52	£7.73	£6.94	£6.14	£5.74	£5.33	£4.52	1.00	£2.50	30,086	26,152	22,189	18,195	16,187	14,172	10,119
4	Central urban (100 dph - 100% flats)	100	£2.50	£5.18	£4.72	£4.25	£3.78	£3.54	£3.30	£2.82	1.00	£2.50	26,819	22,194	17,523	12,807	10,431	8,044	3,236
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£2.50	£7.46	£6.91	£6.37	£5.84	£5.58	£5.33	£4.82	1.00	£2.50	49,630	44,106	38,704	33,423	30,828	28,263	23,225
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£2.50	£5.59	£5.25	£4.91	£4.57	£4.41	£4.25	£3.92	1.00	£2.50	44,152	39,222	34,374	29,610	27,259	24,929	20,330
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£2.50	£6.65	£6.16	£5.67	£5.19	£4.95	£4.71	£4.25	1.00	£2.50	83,003	73,100	63,340	53,724	48,970	44,251	34,922
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£2.50	£5.07	£4.61	£4.16	£3.72	£3.50	£3.29	£2.86	1.00	£2.50	64,304	52,835	41,573	30,516	25,066	19,666	9,022
9	Central urban (100 dph - 100% flats)	30	£0.75	£1.37	£1.21	£1.06	£0.91	£0.83	£0.75	£0.59	0.30	£2.50	20,681	15,446	10,373	5,260	2,634	0	0
10	Central/ outer central (200dph 100% Flats)	40	£0.50	£1.55	£1.37	£1.19	£1.02	£0.93	£0.84	£0.66	0.20	£2.50	26,175	21,788	17,368	12,915	10,676	8,429	3,910
11	Central (300 dph - 100% flats)	53	£0.44	£1.24	£1.03	£0.83	£0.62	£0.52	£0.42	£0.22	0.18	£2.50	15,207	11,325	7,443	3,561	1,620	0	0
12	Employment-led MU	145	£2.50	£17.44	£16.83	£16.22	£15.59	£15.27	£14.95	£14.31	1.00	£2.50	103,035	98,846	94,620	90,265	88,076	85,879	81,459
13	Employment-led MU	160	£20.00	£86.89	£86.20	£85.51	£84.81	£84.46	£84.11	£83.41	8.00	£2.50	418,054	413,765	409,443	405,088	402,899	400,702	396,282
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£5.00	£18.59	£17.35	£16.10	£14.84	£14.21	£13.58	£12.30	2.00	£2.50	45,296	41,166	37,004	32,811	30,703	28,587	24,331
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£12.50	£15.03	£13.87	£12.74	£11.63	£11.08	£10.54	£9.46	5.00	£2.50	25,270	13,727	2,393	0	0	0	0
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£7.50	£12.58	£11.51	£10.46	£9.42	£8.91	£8.40	£7.39	3.00	£2.50	45,129	35,646	26,298	17,085	12,529	8,006	0
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£17.50	£29.40	£26.80	£24.18	£21.53	£20.19	£18.85	£16.15	7.00	£2.50	22,672	17,722	12,722	7,671	5,127	2,571	0
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£22.50	£55.74	£50.28	£44.78	£39.23	£36.44	£33.63	£28.00	9.00	£2.50	24,626	20,579	16,501	12,390	10,323	8,247	4,072
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£25.00	£29.43	£27.32	£25.25	£23.21	£22.20	£21.21	£19.24	10.00	£2.50	22,154	11,605	1,235	0	0	0	0
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£106.25	£110.87	£102.29	£93.84	£85.51	£81.38	£77.29	£69.19	42.50	£2.50	4,344	0	0	0	0	0	0
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£250.00	£235.74	£217.06	£198.64	£180.47	£171.49	£162.57	£144.92	100.00	£2.50	0	0	0	0	0	0	0
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£437.50	£376.85	£346.93	£317.42	£288.32	£273.92	£259.63	£231.36	175.00	£2.50	0	0	0	0	0	0	0
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£1.40	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	0.56	£2.50	69,096	69,096	69,096	69,096	69,096	69,096	69,096
24	C3 ECH scheme (60 units)	60	£2.00	-£0.04	-£0.31	-£0.59	-£0.86	-£1.00	-£1.13	-£1.40	0.80	£2.50	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£2.50	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	1.00	£2.50	25,826	25,826	25,826	25,826	25,826	25,826	25,826
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£2.50	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	1.00	£2.50	55,937	55,937	55,937	55,937	55,937	55,937	55,937
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£2.50	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	1.00	£2.50	661	661	661	661	661	661	661
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£2.50	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	1.00	£2.50	625	625	625	625	625	625	625
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£2.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£2.50	0	0	0	0	0	0	0
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£2.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£2.50	0	0	0	0	0	0	0

BLV: MEDIUM VALUE BROWNFIELD				Residual land values (£m)							Site area	BLV per ha	Notional surplus (residual land value divided by number of units)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£1.50	£15.88	£14.00	£12.13	£10.25	£9.31	£8.37	£6.49	1.00	£1.50	28,752	25,008	21,263	17,505	15,626	13,746	9,987
2	Central / urban (300 dph - 100% flats)	300	£1.50	£14.29	£13.12	£11.94	£10.75	£10.16	£9.56	£8.35	1.00	£1.50	42,631	38,732	34,803	30,845	28,855	26,857	22,840
3	Central / urban (200 dph - 100% flats)	200	£1.50	£8.52	£7.73	£6.94	£6.14	£5.74	£5.33	£4.52	1.00	£1.50	35,086	31,152	27,189	23,195	21,187	19,172	15,119
4	Central urban (100 dph - 100% flats)	100	£1.50	£5.18	£4.72	£4.25	£3.78	£3.54	£3.30	£2.82	1.00	£1.50	36,819	32,194	27,523	22,807	20,431	18,044	13,236
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£1.50	£7.46	£6.91	£6.37	£5.84	£5.58	£5.33	£4.82	1.00	£1.50	59,630	54,106	48,704	43,423	40,828	38,263	33,225
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£1.50	£5.59	£5.25	£4.91	£4.57	£4.41	£4.25	£3.92	1.00	£1.50	58,438	53,508	48,660	43,896	41,545	39,215	34,616
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£1.50	£6.65	£6.16	£5.67	£5.19	£4.95	£4.71	£4.25	1.00	£1.50	103,003	93,100	83,340	73,724	68,970	64,251	54,922
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£1.50	£5.07	£4.61	£4.16	£3.72	£3.50	£3.29	£2.86	1.00	£1.50	89,304	77,835	66,573	55,516	50,066	44,666	34,022
9	Central urban (100 dph - 100% flats)	30	£0.45	£1.37	£1.21	£1.06	£0.91	£0.83	£0.75	£0.59	0.30	£1.50	30,681	25,446	20,373	15,260	12,634	9,992	4,661
10	Central/ outer central (200dph 100% Flats)	40	£0.30	£1.55	£1.37	£1.19	£1.02	£0.93	£0.84	£0.66	0.20	£1.50	31,175	26,788	22,368	17,915	15,676	13,429	8,910
11	Central (300 dph - 100% flats)	53	£0.26	£1.24	£1.03	£0.83	£0.62	£0.52	£0.42	£0.22	0.18	£1.50	18,540	14,658	10,776	6,894	4,953	3,012	0
12	Employment-led MU	145	£1.50	£17.44	£16.83	£16.22	£15.59	£15.27	£14.95	£14.31	1.00	£1.50	109,932	105,743	101,516	97,162	94,973	92,775	88,356
13	Employment-led MU	160	£12.00	£86.89	£86.20	£85.51	£84.81	£84.46	£84.11	£83.41	8.00	£1.50	468,054	463,765	459,443	455,088	452,899	450,702	446,282
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£3.00	£18.59	£17.35	£16.10	£14.84	£14.21	£13.58	£12.30	2.00	£1.50	51,963	47,832	43,671	39,478	37,370	35,253	30,997
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£7.50	£15.03	£13.87	£12.74	£11.63	£11.08	£10.54	£9.46	5.00	£1.50	75,270	63,727	52,393	41,267	35,783	30,351	19,644
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£4.50	£12.58	£11.51	£10.46	£9.42	£8.91	£8.40	£7.39	3.00	£1.50	71,795	62,313	52,965	43,752	39,196	34,673	25,729
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£10.50	£29.40	£26.80	£24.18	£21.53	£20.19	£18.85	£16.15	7.00	£1.50	36,005	31,055	26,055	21,005	18,461	15,904	10,754
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£13.50	£55.74	£50.28	£44.78	£39.23	£36.44	£33.63	£28.00	9.00	£1.50	31,292	27,246	23,167	19,057	16,989	14,914	10,738
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£15.00	£29.43	£27.32	£25.25	£23.21	£22.20	£21.21	£19.24	10.00	£1.50	72,154	61,605	51,235	41,045	36,017	31,034	21,203
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£63.75	£110.87	£102.29	£93.84	£85.51	£81.38	£77.29	£69.19	42.50	£1.50	44,344	36,277	28,321	20,477	16,597	12,744	5,123
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£150.00	£235.74	£217.06	£198.64	£180.47	£171.49	£162.57	£144.92	100.00	£1.50	34,294	26,823	19,454	12,189	8,595	5,027	0
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£262.50	£376.85	£346.93	£317.42	£288.32	£273.92	£259.63	£231.36	175.00	£1.50	26,137	19,298	12,553	5,902	2,611	0	0
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£0.84	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	0.56	£1.50	75,763	75,763	75,763	75,763	75,763	75,763	75,763
24	C3 ECH scheme (60 units)	60	£1.20	-£0.04	-£0.31	-£0.59	-£0.86	-£1.00	-£1.13	-£1.40	0.80	£1.50	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£1.50	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	1.00	£1.50	28,903	28,903	28,903	28,903	28,903	28,903	28,903
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£1.50	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	1.00	£1.50	60,937	60,937	60,937	60,937	60,937	60,937	60,937
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£1.50	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	1.00	£1.50	697	697	697	697	697	697	697
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£1.50	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	1.00	£1.50	675	675	675	675	675	675	675
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£1.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£1.50	73	73	73	73	73	73	73
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£1.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£1.50	0	0	0	0	0	0	0

BLV: LOWER VALUE BROWNFIELD				Residual land values (£m)							Site area	BLV per ha	Notional surplus (residual land value divided by number of units)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.75	£15.88	£14.00	£12.13	£10.25	£9.31	£8.37	£6.49	1.00	£0.75	30,252	26,508	22,763	19,005	17,126	15,246	11,487
2	Central / urban (300 dph - 100% flats)	300	£0.75	£14.29	£13.12	£11.94	£10.75	£10.16	£9.56	£8.35	1.00	£0.75	45,131	41,232	37,303	33,345	31,355	29,357	25,340
3	Central / urban (200 dph - 100% flats)	200	£0.75	£8.52	£7.73	£6.94	£6.14	£5.74	£5.33	£4.52	1.00	£0.75	38,836	34,902	30,939	26,945	24,937	22,922	18,869
4	Central urban (100 dph - 100% flats)	100	£0.75	£5.18	£4.72	£4.25	£3.78	£3.54	£3.30	£2.82	1.00	£0.75	44,319	39,694	35,023	30,307	27,931	25,544	20,736
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.75	£7.46	£6.91	£6.37	£5.84	£5.58	£5.33	£4.82	1.00	£0.75	67,130	61,606	56,204	50,923	48,328	45,763	40,725
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.75	£5.59	£5.25	£4.91	£4.57	£4.41	£4.25	£3.92	1.00	£0.75	69,152	64,222	59,374	54,610	52,259	49,929	45,330
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.75	£6.65	£6.16	£5.67	£5.19	£4.95	£4.71	£4.25	1.00	£0.75	118,003	108,100	98,340	88,724	83,970	79,251	69,922
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.75	£5.07	£4.61	£4.16	£3.72	£3.50	£3.29	£2.86	1.00	£0.75	108,054	96,585	85,323	74,266	68,816	63,416	52,772
9	Central urban (100 dph - 100% flats)	30	£0.23	£1.37	£1.21	£1.06	£0.91	£0.83	£0.75	£0.59	0.30	£0.75	38,181	32,946	27,873	22,760	20,134	17,492	12,161
10	Central/ outer central (200dph 100% Flats)	40	£0.15	£1.55	£1.37	£1.19	£1.02	£0.93	£0.84	£0.66	0.20	£0.75	34,925	30,538	26,118	21,665	19,426	17,179	12,660
11	Central (300 dph - 100% flats)	53	£0.13	£1.24	£1.03	£0.83	£0.62	£0.52	£0.42	£0.22	0.18	£0.75	21,040	17,158	13,276	9,394	7,453	5,512	1,630
12	Employment-led MU	145	£0.75	£17.44	£16.83	£16.22	£15.59	£15.27	£14.95	£14.31	1.00	£0.75	115,104	110,915	106,689	102,334	100,145	97,948	93,528
13	Employment-led MU	160	£6.00	£86.89	£86.20	£85.51	£84.81	£84.46	£84.11	£83.41	8.00	£0.75	505,554	501,265	496,943	492,588	490,399	488,202	483,782
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£1.50	£18.59	£17.35	£16.10	£14.84	£14.21	£13.58	£12.30	2.00	£0.75	56,963	52,832	48,671	44,478	42,370	40,253	35,997
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£3.75	£15.03	£13.87	£12.74	£11.63	£11.08	£10.54	£9.46	5.00	£0.75	112,770	101,227	89,893	78,767	73,283	67,851	57,144
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£2.25	£12.58	£11.51	£10.46	£9.42	£8.91	£8.40	£7.39	3.00	£0.75	91,795	82,313	72,965	63,752	59,196	54,673	45,729
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£5.25	£29.40	£26.80	£24.18	£21.53	£20.19	£18.85	£16.15	7.00	£0.75	46,005	41,055	36,055	31,005	28,461	25,904	20,754
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£6.75	£55.74	£50.28	£44.78	£39.23	£36.44	£33.63	£28.00	9.00	£0.75	36,292	32,246	28,167	24,057	21,989	19,914	15,738
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£7.50	£29.43	£27.32	£25.25	£23.21	£22.20	£21.21	£19.24	10.00	£0.75	109,654	99,105	88,735	78,545	73,517	68,534	58,703
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£31.88	£110.87	£102.29	£93.84	£85.51	£81.38	£77.29	£69.19	42.50	£0.75	74,344	66,277	58,321	50,477	46,597	42,744	35,123
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£75.00	£235.74	£217.06	£198.64	£180.47	£171.49	£162.57	£144.92	100.00	£0.75	64,294	56,823	49,454	42,189	38,595	35,027	27,968
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£131.25	£376.85	£346.93	£317.42	£288.32	£273.92	£259.63	£231.36	175.00	£0.75	56,137	49,298	42,553	35,902	32,611	29,344	22,881
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£0.42	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	0.56	£0.75	80,763	80,763	80,763	80,763	80,763	80,763	80,763
24	C3 ECH scheme (60 units)	60	£0.60	-£0.04	-£0.31	-£0.59	-£0.86	-£1.00	-£1.13	-£1.40	0.80	£0.75	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.75	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	1.00	£0.75	31,211	31,211	31,211	31,211	31,211	31,211	31,211
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.75	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	1.00	£0.75	64,687	64,687	64,687	64,687	64,687	64,687	64,687
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£0.75	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	1.00	£0.75	724	724	724	724	724	724	724
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£0.75	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	1.00	£0.75	713	713	713	713	713	713	713
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£0.75	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.75	252	252	252	252	252	252	252
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£0.75	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.75	180	180	180	180	180	180	180

BLV: HIGHER GREENFIELD				Residual land values (£m)							Site area	BLV per ha	Notional surplus (residual land value divided by number of units)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.25	£15.88	£14.00	£12.13	£10.25	£9.31	£8.37	£6.49	1.00	£0.25	31,252	27,508	23,763	20,005	18,126	16,246	12,487
2	Central / urban (300 dph - 100% flats)	300	£0.25	£14.29	£13.12	£11.94	£10.75	£10.16	£9.56	£8.35	1.00	£0.25	46,797	42,898	38,970	35,011	33,021	31,024	27,006
3	Central / urban (200 dph - 100% flats)	200	£0.25	£8.52	£7.73	£6.94	£6.14	£5.74	£5.33	£4.52	1.00	£0.25	41,336	37,402	33,439	29,445	27,437	25,422	21,369
4	Central urban (100 dph - 100% flats)	100	£0.25	£5.18	£4.72	£4.25	£3.78	£3.54	£3.30	£2.82	1.00	£0.25	49,319	44,694	40,023	35,307	32,931	30,544	25,736
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.25	£7.46	£6.91	£6.37	£5.84	£5.58	£5.33	£4.82	1.00	£0.25	72,130	66,606	61,204	55,923	53,328	50,763	45,725
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.25	£5.59	£5.25	£4.91	£4.57	£4.41	£4.25	£3.92	1.00	£0.25	76,295	71,365	66,517	61,753	59,402	57,072	52,473
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.25	£6.65	£6.16	£5.67	£5.19	£4.95	£4.71	£4.25	1.00	£0.25	128,003	118,100	108,340	98,724	93,970	89,251	79,922
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.25	£5.07	£4.61	£4.16	£3.72	£3.50	£3.29	£2.86	1.00	£0.25	120,554	109,085	97,823	86,766	81,316	75,916	65,272
9	Central urban (100 dph - 100% flats)	30	£0.08	£1.37	£1.21	£1.06	£0.91	£0.83	£0.75	£0.59	0.30	£0.25	43,181	37,946	32,873	27,760	25,134	22,492	17,161
10	Central/ outer central (200dph 100% Flats)	40	£0.05	£1.55	£1.37	£1.19	£1.02	£0.93	£0.84	£0.66	0.20	£0.25	37,425	33,038	28,618	24,165	21,926	19,679	15,160
11	Central (300 dph - 100% flats)	53	£0.04	£1.24	£1.03	£0.83	£0.62	£0.52	£0.42	£0.22	0.18	£0.25	22,707	18,825	14,943	11,061	9,120	7,179	3,297
12	Employment-led MU	145	£0.25	£17.44	£16.83	£16.22	£15.59	£15.27	£14.95	£14.31	1.00	£0.25	118,553	114,364	110,137	105,783	103,593	101,396	96,976
13	Employment-led MU	160	£2.00	£86.89	£86.20	£85.51	£84.81	£84.46	£84.11	£83.41	8.00	£0.25	530,554	526,265	521,943	517,588	515,399	513,202	508,782
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£0.50	£18.59	£17.35	£16.10	£14.84	£14.21	£13.58	£12.30	2.00	£0.25	60,296	56,166	52,004	47,811	45,703	43,587	39,331
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£1.25	£15.03	£13.87	£12.74	£11.63	£11.08	£10.54	£9.46	5.00	£0.25	137,770	126,227	114,893	103,767	98,283	92,851	82,144
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£0.75	£12.58	£11.51	£10.46	£9.42	£8.91	£8.40	£7.39	3.00	£0.25	105,129	95,646	86,298	77,085	72,529	68,006	59,063
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£1.75	£29.40	£26.80	£24.18	£21.53	£20.19	£18.85	£16.15	7.00	£0.25	52,672	47,722	42,722	37,671	35,127	32,571	27,420
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£2.25	£55.74	£50.28	£44.78	£39.23	£36.44	£33.63	£28.00	9.00	£0.25	39,626	35,579	31,501	27,390	25,323	23,247	19,072
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£2.50	£29.43	£27.32	£25.25	£23.21	£22.20	£21.21	£19.24	10.00	£0.25	134,654	124,105	113,735	103,545	98,517	93,534	83,703
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£10.63	£110.87	£102.29	£93.84	£85.51	£81.38	£77.29	£69.19	42.50	£0.25	94,344	86,277	78,321	70,477	66,597	62,744	55,123
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£25.00	£235.74	£217.06	£198.64	£180.47	£171.49	£162.57	£144.92	100.00	£0.25	84,294	76,823	69,454	62,189	58,595	55,027	47,968
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£43.75	£376.85	£346.93	£317.42	£288.32	£273.92	£259.63	£231.36	175.00	£0.25	76,137	69,298	62,553	55,902	52,611	49,344	42,881
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£0.14	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	0.56	£0.25	84,096	84,096	84,096	84,096	84,096	84,096	84,096
24	C3 ECH scheme (60 units)	60	£0.20	-£0.04	-£0.31	-£0.59	-£0.86	-£1.00	-£1.13	-£1.40	0.80	£0.25	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.25	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	1.00	£0.25	32,749	32,749	32,749	32,749	32,749	32,749	32,749
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.25	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	1.00	£0.25	67,187	67,187	67,187	67,187	67,187	67,187	67,187
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£0.25	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	1.00	£0.25	742	742	742	742	742	742	742
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£0.25	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	1.00	£0.25	738	738	738	738	738	738	738
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£0.25	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.25	371	371	371	371	371	371	371
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£0.25	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.25	347	347	347	347	347	347	347

BLV: LOWER GREENFIELD				Residual land values (£m)							Site area	BLV per ha	Notional surplus (residual land value divided by number of units)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.15	£15.88	£14.00	£12.13	£10.25	£9.31	£8.37	£6.49	1.00	£0.15	31,452	27,708	23,963	20,205	18,326	16,446	12,687
2	Central / urban (300 dph - 100% flats)	300	£0.15	£14.29	£13.12	£11.94	£10.75	£10.16	£9.56	£8.35	1.00	£0.15	47,131	43,232	39,303	35,345	33,355	31,357	27,340
3	Central / urban (200 dph - 100% flats)	200	£0.15	£8.52	£7.73	£6.94	£6.14	£5.74	£5.33	£4.52	1.00	£0.15	41,836	37,902	33,939	29,945	27,937	25,922	21,869
4	Central urban (100 dph - 100% flats)	100	£0.15	£5.18	£4.72	£4.25	£3.78	£3.54	£3.30	£2.82	1.00	£0.15	50,319	45,694	41,023	36,307	33,931	31,544	26,736
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.15	£7.46	£6.91	£6.37	£5.84	£5.58	£5.33	£4.82	1.00	£0.15	73,130	67,606	62,204	56,923	54,328	51,763	46,725
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.15	£5.59	£5.25	£4.91	£4.57	£4.41	£4.25	£3.92	1.00	£0.15	77,724	72,793	67,946	63,182	60,831	58,500	53,901
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.15	£6.65	£6.16	£5.67	£5.19	£4.95	£4.71	£4.25	1.00	£0.15	130,003	120,100	110,340	100,724	95,970	91,251	81,922
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.15	£5.07	£4.61	£4.16	£3.72	£3.50	£3.29	£2.86	1.00	£0.15	123,054	111,585	100,323	89,266	83,816	78,416	67,772
9	Central urban (100 dph - 100% flats)	30	£0.05	£1.37	£1.21	£1.06	£0.91	£0.83	£0.75	£0.59	0.30	£0.15	44,181	38,946	33,873	28,760	26,134	23,492	18,161
10	Central/ outer central (200dph 100% Flats)	40	£0.03	£1.55	£1.37	£1.19	£1.02	£0.93	£0.84	£0.66	0.20	£0.15	37,925	33,538	29,118	24,665	22,426	20,179	15,660
11	Central (300 dph - 100% flats)	53	£0.03	£1.24	£1.03	£0.83	£0.62	£0.52	£0.42	£0.22	0.18	£0.15	23,040	19,158	15,276	11,394	9,453	7,512	3,630
12	Employment-led MU	145	£0.15	£17.44	£16.83	£16.22	£15.59	£15.27	£14.95	£14.31	1.00	£0.15	119,242	115,053	110,827	106,472	104,283	102,085	97,666
13	Employment-led MU	160	£1.20	£86.89	£86.20	£85.51	£84.81	£84.46	£84.11	£83.41	8.00	£0.15	535,554	531,265	526,943	522,588	520,399	518,202	513,782
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£0.30	£18.59	£17.35	£16.10	£14.84	£14.21	£13.58	£12.30	2.00	£0.15	60,963	56,832	52,671	48,478	46,370	44,253	39,997
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£0.75	£15.03	£13.87	£12.74	£11.63	£11.08	£10.54	£9.46	5.00	£0.15	142,770	131,227	119,893	108,767	103,283	97,851	87,144
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£0.45	£12.58	£11.51	£10.46	£9.42	£8.91	£8.40	£7.39	3.00	£0.15	107,795	98,313	88,965	79,752	75,196	70,673	61,729
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£1.05	£29.40	£26.80	£24.18	£21.53	£20.19	£18.85	£16.15	7.00	£0.15	54,005	49,055	44,055	39,005	36,461	33,904	28,754
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£1.35	£55.74	£50.28	£44.78	£39.23	£36.44	£33.63	£28.00	9.00	£0.15	40,292	36,246	32,167	28,057	25,989	23,914	19,738
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£1.50	£29.43	£27.32	£25.25	£23.21	£22.20	£21.21	£19.24	10.00	£0.15	139,654	129,105	118,735	108,545	103,517	98,534	88,703
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£6.38	£110.87	£102.29	£93.84	£85.51	£81.38	£77.29	£69.19	42.50	£0.15	98,344	90,277	82,321	74,477	70,597	66,744	59,123
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£15.00	£235.74	£217.06	£198.64	£180.47	£171.49	£162.57	£144.92	100.00	£0.15	88,294	80,823	73,454	66,189	62,595	59,027	51,968
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£26.25	£376.85	£346.93	£317.42	£288.32	£273.92	£259.63	£231.36	175.00	£0.15	80,137	73,298	66,553	59,902	56,611	53,344	46,881
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£0.08	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	0.56	£0.15	84,763	84,763	84,763	84,763	84,763	84,763	84,763
24	C3 ECH scheme (60 units)	60	£0.12	-£0.04	-£0.31	-£0.59	-£0.86	-£1.00	-£1.13	-£1.40	0.80	£0.15	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.15	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	1.00	£0.15	33,057	33,057	33,057	33,057	33,057	33,057	33,057
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.15	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	1.00	£0.15	67,687	67,687	67,687	67,687	67,687	67,687	67,687
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£0.15	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	1.00	£0.15	745	745	745	745	745	745	745
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£0.15	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	1.00	£0.15	743	743	743	743	743	743	743
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£0.15	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.15	395	395	395	395	395	395	395
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£0.15	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.15	380	380	380	380	380	380	380

Table 5.3.9: Indicative surplus residual land value per unit – Value Band I (£5,100 per square metre)

WEST OF ENGLAND - HIGH LEVEL DELIVERABILITY ASSESSMENT

Sales value (£ psm): £5,100 | AH tenure 63% 12% 25%

BLV: HIGHER VALUE BROWNFIELD				Residual land values (£m)							Site area	BLV per ha	Notional surplus (residual land value divided by number of units)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£2.50	£21.83	£19.71	£17.60	£15.48	£14.42	£13.36	£11.24	1.00	£2.50	38,661	34,426	30,192	25,957	23,840	21,723	17,488
2	Central / urban (300 dph - 100% flats)	300	£2.50	£18.47	£17.09	£15.71	£14.31	£13.61	£12.91	£11.49	1.00	£2.50	53,230	48,643	44,024	39,373	37,035	34,690	29,975
3	Central / urban (200 dph - 100% flats)	200	£2.50	£11.33	£10.41	£9.48	£8.54	£8.07	£7.60	£6.65	1.00	£2.50	44,143	39,525	34,876	30,194	27,842	25,481	20,736
4	Central urban (100 dph - 100% flats)	100	£2.50	£6.81	£6.25	£5.69	£5.15	£4.88	£4.60	£4.03	1.00	£2.50	43,149	37,467	31,916	26,495	23,803	20,990	15,328
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£2.50	£9.34	£8.67	£8.01	£7.36	£7.04	£6.72	£6.10	1.00	£2.50	68,400	61,661	55,052	48,574	45,384	42,227	36,010
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£2.50	£6.85	£6.43	£6.02	£5.61	£5.41	£5.21	£4.81	1.00	£2.50	62,113	56,130	50,235	44,425	41,547	38,691	33,045
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£2.50	£7.81	£7.24	£6.68	£6.12	£5.84	£5.57	£5.03	1.00	£2.50	106,271	94,818	83,518	72,372	66,856	61,379	50,539
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£2.50	£6.10	£5.57	£5.05	£4.54	£4.28	£4.03	£3.54	1.00	£2.50	90,065	76,807	63,768	50,946	44,617	38,342	25,956
9	Central urban (100 dph - 100% flats)	30	£0.75	£1.91	£1.71	£1.52	£1.33	£1.24	£1.15	£0.98	0.30	£2.50	38,501	31,971	25,616	19,434	16,409	13,427	7,586
10	Central/ outer central (200dph 100% Flats)	40	£0.50	£2.14	£1.93	£1.73	£1.52	£1.42	£1.31	£1.10	0.20	£2.50	40,966	35,849	30,698	25,510	22,903	20,287	15,029
11	Central (300 dph - 100% flats)	53	£0.44	£1.89	£1.66	£1.43	£1.20	£1.09	£0.97	£0.74	0.18	£2.50	27,736	23,344	18,951	14,558	12,361	10,165	5,772
12	Employment-led MU	145	£2.50	£19.51	£18.80	£18.08	£17.34	£16.98	£16.61	£15.86	1.00	£2.50	117,331	112,439	107,442	102,378	99,833	97,279	92,146
13	Employment-led MU	160	£20.00	£89.17	£88.37	£87.56	£86.75	£86.34	£85.94	£85.11	8.00	£2.50	432,288	427,294	422,265	417,201	414,656	412,102	406,969
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£5.00	£22.84	£21.39	£19.93	£18.47	£17.73	£16.99	£15.50	2.00	£2.50	59,465	54,639	49,779	44,885	42,425	39,957	34,996
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£12.50	£17.62	£16.29	£14.99	£13.71	£13.07	£12.44	£11.19	5.00	£2.50	51,198	37,929	24,879	12,050	5,676	0	0
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£7.50	£15.19	£13.95	£12.73	£11.52	£10.92	£10.33	£9.15	3.00	£2.50	68,320	57,312	46,447	35,723	30,415	25,142	14,704
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£17.50	£37.74	£34.59	£31.50	£28.48	£26.98	£25.41	£22.26	7.00	£2.50	38,551	32,552	26,674	20,917	18,054	15,072	9,067
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£22.50	£72.95	£66.62	£60.24	£53.82	£50.59	£47.35	£40.83	9.00	£2.50	37,372	32,682	27,957	23,198	20,806	18,405	13,577
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£25.00	£34.33	£31.88	£29.47	£27.10	£25.93	£24.77	£22.48	10.00	£2.50	46,640	34,407	22,367	10,518	4,666	0	0
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£106.25	£132.76	£122.79	£112.93	£103.21	£98.39	£93.61	£84.14	42.50	£2.50	24,955	15,563	6,290	0	0	0	0
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£250.00	£280.88	£259.21	£237.82	£216.70	£206.25	£195.87	£175.30	100.00	£2.50	12,351	3,684	0	0	0	0	0
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£437.50	£448.97	£414.27	£380.02	£346.20	£329.45	£312.82	£279.88	175.00	£2.50	2,622	0	0	0	0	0	0
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£1.40	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	0.56	£2.50	69,096	69,096	69,096	69,096	69,096	69,096	69,096
24	C3 ECH scheme (60 units)	60	£2.00	£0.89	£0.58	£0.27	-£0.04	-£0.19	-£0.35	-£0.66	0.80	£2.50	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£2.50	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	1.00	£2.50	25,826	25,826	25,826	25,826	25,826	25,826	25,826
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£2.50	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	1.00	£2.50	55,937	55,937	55,937	55,937	55,937	55,937	55,937
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£2.50	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	1.00	£2.50	661	661	661	661	661	661	661
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£2.50	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	1.00	£2.50	625	625	625	625	625	625	625
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£2.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£2.50	0	0	0	0	0	0	0
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£2.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£2.50	0	0	0	0	0	0	0

BLV: MEDIUM VALUE BROWNFIELD				Residual land values (£m)							Site area	BLV per ha	Notional surplus (residual land value divided by number of units)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£1.50	£21.83	£19.71	£17.60	£15.48	£14.42	£13.36	£11.24	1.00	£1.50	40,661	36,426	32,192	27,957	25,840	23,723	19,488
2	Central / urban (300 dph - 100% flats)	300	£1.50	£18.47	£17.09	£15.71	£14.31	£13.61	£12.91	£11.49	1.00	£1.50	56,563	51,976	47,357	42,706	40,369	38,023	33,309
3	Central / urban (200 dph - 100% flats)	200	£1.50	£11.33	£10.41	£9.48	£8.54	£8.07	£7.60	£6.65	1.00	£1.50	49,143	44,525	39,876	35,194	32,842	30,481	25,736
4	Central urban (100 dph - 100% flats)	100	£1.50	£6.81	£6.25	£5.69	£5.15	£4.88	£4.60	£4.03	1.00	£1.50	53,149	47,467	41,916	36,495	33,803	30,990	25,328
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£1.50	£9.34	£8.67	£8.01	£7.36	£7.04	£6.72	£6.10	1.00	£1.50	78,400	71,661	65,052	58,574	55,384	52,227	46,010
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£1.50	£6.85	£6.43	£6.02	£5.61	£5.41	£5.21	£4.81	1.00	£1.50	76,399	70,415	64,521	58,711	55,833	52,977	47,331
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£1.50	£7.81	£7.24	£6.68	£6.12	£5.84	£5.57	£5.03	1.00	£1.50	126,271	114,818	103,518	92,372	86,856	81,379	70,539
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£1.50	£6.10	£5.57	£5.05	£4.54	£4.28	£4.03	£3.54	1.00	£1.50	115,065	101,807	88,768	75,946	69,617	63,342	50,956
9	Central urban (100 dph - 100% flats)	30	£0.45	£1.91	£1.71	£1.52	£1.33	£1.24	£1.15	£0.98	0.30	£1.50	48,501	41,971	35,616	29,434	26,409	23,427	17,586
10	Central/ outer central (200dph 100% Flats)	40	£0.30	£2.14	£1.93	£1.73	£1.52	£1.42	£1.31	£1.10	0.20	£1.50	45,966	40,849	35,698	30,510	27,903	25,287	20,029
11	Central (300 dph - 100% flats)	53	£0.26	£1.89	£1.66	£1.43	£1.20	£1.09	£0.97	£0.74	0.18	£1.50	31,070	26,677	22,284	17,891	15,695	13,498	9,105
12	Employment-led MU	145	£1.50	£19.51	£18.80	£18.08	£17.34	£16.98	£16.61	£15.86	1.00	£1.50	124,227	119,335	114,338	109,274	106,729	104,176	99,042
13	Employment-led MU	160	£12.00	£89.17	£88.37	£87.56	£86.75	£86.34	£85.94	£85.11	8.00	£1.50	482,288	477,294	472,265	467,201	464,656	462,102	456,969
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£3.00	£22.84	£21.39	£19.93	£18.47	£17.73	£16.99	£15.50	2.00	£1.50	66,132	61,306	56,446	51,552	49,092	46,624	41,663
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£7.50	£17.62	£16.29	£14.99	£13.71	£13.07	£12.44	£11.19	5.00	£1.50	101,198	87,929	74,879	62,050	55,676	49,359	36,890
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£4.50	£15.19	£13.95	£12.73	£11.52	£10.92	£10.33	£9.15	3.00	£1.50	94,987	83,979	73,113	62,390	57,082	51,809	41,370
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£10.50	£37.74	£34.59	£31.50	£28.48	£26.98	£25.41	£22.26	7.00	£1.50	51,884	45,885	40,007	34,250	31,387	28,405	22,401
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£13.50	£72.95	£66.62	£60.24	£53.82	£50.59	£47.35	£40.83	9.00	£1.50	44,039	39,348	34,624	29,865	27,472	25,071	20,244
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£15.00	£34.33	£31.88	£29.47	£27.10	£25.93	£24.77	£22.48	10.00	£1.50	96,640	84,407	72,367	60,518	54,666	48,861	37,396
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£63.75	£132.76	£122.79	£112.93	£103.21	£98.39	£93.61	£84.14	42.50	£1.50	64,955	55,563	46,290	37,136	32,604	28,102	19,186
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£150.00	£280.88	£259.21	£237.82	£216.70	£206.25	£195.87	£175.30	100.00	£1.50	52,351	43,684	35,128	26,682	22,500	18,346	10,121
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£262.50	£448.97	£414.27	£380.02	£346.20	£329.45	£312.82	£279.88	175.00	£1.50	42,622	34,691	26,861	19,131	15,303	11,501	3,972
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£0.84	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	0.56	£1.50	75,763	75,763	75,763	75,763	75,763	75,763	75,763
24	C3 ECH scheme (60 units)	60	£1.20	£0.89	£0.58	£0.27	-£0.04	-£0.19	-£0.35	-£0.66	0.80	£1.50	0	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£1.50	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	1.00	£1.50	28,903	28,903	28,903	28,903	28,903	28,903	28,903
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£1.50	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	1.00	£1.50	60,937	60,937	60,937	60,937	60,937	60,937	60,937
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£1.50	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	1.00	£1.50	697	697	697	697	697	697	697
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£1.50	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	1.00	£1.50	675	675	675	675	675	675	675
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£1.50	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£1.50	73	73	73	73	73	73	73
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£1.50	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£1.50	0	0	0	0	0	0	0

BLV: LOWER VALUE BROWNFIELD				Residual land values (£m)							Site area	BLV per ha	Notional surplus (residual land value divided by number of units)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.75	£21.83	£19.71	£17.60	£15.48	£14.42	£13.36	£11.24	1.00	£0.75	42,161	37,926	33,692	29,457	27,340	25,223	20,988
2	Central / urban (300 dph - 100% flats)	300	£0.75	£18.47	£17.09	£15.71	£14.31	£13.61	£12.91	£11.49	1.00	£0.75	59,063	54,476	49,857	45,206	42,869	40,523	35,809
3	Central / urban (200 dph - 100% flats)	200	£0.75	£11.33	£10.41	£9.48	£8.54	£8.07	£7.60	£6.65	1.00	£0.75	52,893	48,275	43,626	38,944	36,592	34,231	29,486
4	Central urban (100 dph - 100% flats)	100	£0.75	£6.81	£6.25	£5.69	£5.15	£4.88	£4.60	£4.03	1.00	£0.75	60,649	54,967	49,416	43,995	41,303	38,490	32,828
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.75	£9.34	£8.67	£8.01	£7.36	£7.04	£6.72	£6.10	1.00	£0.75	85,900	79,161	72,552	66,074	62,884	59,727	53,510
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.75	£6.85	£6.43	£6.02	£5.61	£5.41	£5.21	£4.81	1.00	£0.75	87,113	81,130	75,235	69,425	66,547	63,691	58,045
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.75	£7.81	£7.24	£6.68	£6.12	£5.84	£5.57	£5.03	1.00	£0.75	141,271	129,818	118,518	107,372	101,856	96,379	85,539
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.75	£6.10	£5.57	£5.05	£4.54	£4.28	£4.03	£3.54	1.00	£0.75	133,815	120,557	107,518	94,696	88,367	82,092	69,706
9	Central urban (100 dph - 100% flats)	30	£0.23	£1.91	£1.71	£1.52	£1.33	£1.24	£1.15	£0.98	0.30	£0.75	56,001	49,471	43,116	36,934	33,909	30,927	25,086
10	Central/ outer central (200dph 100% Flats)	40	£0.15	£2.14	£1.93	£1.73	£1.52	£1.42	£1.31	£1.10	0.20	£0.75	49,716	44,599	39,448	34,260	31,653	29,037	23,779
11	Central (300 dph - 100% flats)	53	£0.13	£1.89	£1.66	£1.43	£1.20	£1.09	£0.97	£0.74	0.18	£0.75	33,570	29,177	24,784	20,391	18,195	15,998	11,605
12	Employment-led MU	145	£0.75	£19.51	£18.80	£18.08	£17.34	£16.98	£16.61	£15.86	1.00	£0.75	129,400	124,508	119,511	114,447	111,902	109,348	104,214
13	Employment-led MU	160	£6.00	£89.17	£88.37	£87.56	£86.75	£86.34	£85.94	£85.11	8.00	£0.75	519,788	514,794	509,765	504,701	502,156	499,602	494,469
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£1.50	£22.84	£21.39	£19.93	£18.47	£17.73	£16.99	£15.50	2.00	£0.75	71,132	66,306	61,446	56,552	54,092	51,624	46,663
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£3.75	£17.62	£16.29	£14.99	£13.71	£13.07	£12.44	£11.19	5.00	£0.75	138,698	125,429	112,379	99,550	93,176	86,859	74,390
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£2.25	£15.19	£13.95	£12.73	£11.52	£10.92	£10.33	£9.15	3.00	£0.75	114,987	103,979	93,113	82,390	77,082	71,809	61,370
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£5.25	£37.74	£34.59	£31.50	£28.48	£26.98	£25.41	£22.26	7.00	£0.75	61,884	55,885	50,007	44,250	41,387	38,405	32,401
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£6.75	£72.95	£66.62	£60.24	£53.82	£50.59	£47.35	£40.83	9.00	£0.75	49,039	44,348	39,624	34,865	32,472	30,071	25,244
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£7.50	£34.33	£31.88	£29.47	£27.10	£25.93	£24.77	£22.48	10.00	£0.75	134,140	121,907	109,867	98,018	92,166	86,361	74,896
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£31.88	£132.76	£122.79	£112.93	£103.21	£98.39	£93.61	£84.14	42.50	£0.75	94,955	85,563	76,290	67,136	62,604	58,102	49,186
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£75.00	£280.88	£259.21	£237.82	£216.70	£206.25	£195.87	£175.30	100.00	£0.75	82,351	73,684	65,128	56,682	52,500	48,346	40,121
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£131.25	£448.97	£414.27	£380.02	£346.20	£329.45	£312.82	£279.88	175.00	£0.75	72,622	64,691	56,861	49,131	45,303	41,501	33,972
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£0.42	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	0.56	£0.75	80,763	80,763	80,763	80,763	80,763	80,763	80,763
24	C3 ECH scheme (60 units)	60	£0.60	£0.89	£0.58	£0.27	-£0.04	-£0.19	-£0.35	-£0.66	0.80	£0.75	4,759	0	0	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.75	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	1.00	£0.75	31,211	31,211	31,211	31,211	31,211	31,211	31,211
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.75	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	1.00	£0.75	64,687	64,687	64,687	64,687	64,687	64,687	64,687
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£0.75	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	1.00	£0.75	724	724	724	724	724	724	724
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£0.75	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	1.00	£0.75	713	713	713	713	713	713	713
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£0.75	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.75	252	252	252	252	252	252	252
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£0.75	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.75	180	180	180	180	180	180	180

BLV: HIGHER GREENFIELD				Residual land values (£m)							Site area	BLV per ha	Notional surplus (residual land value divided by number of units)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.25	£21.83	£19.71	£17.60	£15.48	£14.42	£13.36	£11.24	1.00	£0.25	43,161	38,926	34,692	30,457	28,340	26,223	21,988
2	Central / urban (300 dph - 100% flats)	300	£0.25	£18.47	£17.09	£15.71	£14.31	£13.61	£12.91	£11.49	1.00	£0.25	60,730	56,143	51,524	46,873	44,535	42,190	37,475
3	Central / urban (200 dph - 100% flats)	200	£0.25	£11.33	£10.41	£9.48	£8.54	£8.07	£7.60	£6.65	1.00	£0.25	55,393	50,775	46,126	41,444	39,092	36,731	31,986
4	Central urban (100 dph - 100% flats)	100	£0.25	£6.81	£6.25	£5.69	£5.15	£4.88	£4.60	£4.03	1.00	£0.25	65,649	59,967	54,416	48,995	46,303	43,490	37,828
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.25	£9.34	£8.67	£8.01	£7.36	£7.04	£6.72	£6.10	1.00	£0.25	90,900	84,161	77,552	71,074	67,884	64,727	58,510
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.25	£6.85	£6.43	£6.02	£5.61	£5.41	£5.21	£4.81	1.00	£0.25	94,256	88,273	82,378	76,568	73,690	70,834	65,188
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.25	£7.81	£7.24	£6.68	£6.12	£5.84	£5.57	£5.03	1.00	£0.25	151,271	139,818	128,518	117,372	111,856	106,379	95,539
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.25	£6.10	£5.57	£5.05	£4.54	£4.28	£4.03	£3.54	1.00	£0.25	146,315	133,057	120,018	107,196	100,867	94,592	82,206
9	Central urban (100 dph - 100% flats)	30	£0.08	£1.91	£1.71	£1.52	£1.33	£1.24	£1.15	£0.98	0.30	£0.25	61,001	54,471	48,116	41,934	38,909	35,927	30,086
10	Central/ outer central (200dph 100% Flats)	40	£0.05	£2.14	£1.93	£1.73	£1.52	£1.42	£1.31	£1.10	0.20	£0.25	52,216	47,099	41,948	36,760	34,153	31,537	26,279
11	Central (300 dph - 100% flats)	53	£0.04	£1.89	£1.66	£1.43	£1.20	£1.09	£0.97	£0.74	0.18	£0.25	35,236	30,844	26,451	22,058	19,861	17,665	13,272
12	Employment-led MU	145	£0.25	£19.51	£18.80	£18.08	£17.34	£16.98	£16.61	£15.86	1.00	£0.25	132,848	127,956	122,959	117,895	115,350	112,796	107,663
13	Employment-led MU	160	£2.00	£89.17	£88.37	£87.56	£86.75	£86.34	£85.94	£85.11	8.00	£0.25	544,788	539,794	534,765	529,701	527,156	524,602	519,469
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£0.50	£22.84	£21.39	£19.93	£18.47	£17.73	£16.99	£15.50	2.00	£0.25	74,465	69,639	64,779	59,885	57,425	54,957	49,996
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£1.25	£17.62	£16.29	£14.99	£13.71	£13.07	£12.44	£11.19	5.00	£0.25	163,698	150,429	137,379	124,550	118,176	111,859	99,390
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£0.75	£15.19	£13.95	£12.73	£11.52	£10.92	£10.33	£9.15	3.00	£0.25	128,320	117,312	106,447	95,723	90,415	85,142	74,704
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£1.75	£37.74	£34.59	£31.50	£28.48	£26.98	£25.41	£22.26	7.00	£0.25	68,551	62,552	56,674	50,917	48,054	45,072	39,067
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£2.25	£72.95	£66.62	£60.24	£53.82	£50.59	£47.35	£40.83	9.00	£0.25	52,372	47,682	42,957	38,198	35,806	33,405	28,577
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£2.50	£34.33	£31.88	£29.47	£27.10	£25.93	£24.77	£22.48	10.00	£0.25	159,140	146,907	134,867	123,018	117,166	111,361	99,896
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£10.63	£132.76	£122.79	£112.93	£103.21	£98.39	£93.61	£84.14	42.50	£0.25	114,955	105,563	96,290	87,136	82,604	78,102	69,186
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£25.00	£280.88	£259.21	£237.82	£216.70	£206.25	£195.87	£175.30	100.00	£0.25	102,351	93,684	85,128	76,682	72,500	68,346	60,121
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£43.75	£448.97	£414.27	£380.02	£346.20	£329.45	£312.82	£279.88	175.00	£0.25	92,622	84,691	76,861	69,131	65,303	61,501	53,972
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£0.14	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	0.56	£0.25	84,096	84,096	84,096	84,096	84,096	84,096	84,096
24	C3 ECH scheme (60 units)	60	£0.20	£0.89	£0.58	£0.27	-£0.04	-£0.19	-£0.35	-£0.66	0.80	£0.25	11,426	6,314	1,201	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.25	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	1.00	£0.25	32,749	32,749	32,749	32,749	32,749	32,749	32,749
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.25	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	1.00	£0.25	67,187	67,187	67,187	67,187	67,187	67,187	67,187
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£0.25	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	1.00	£0.25	742	742	742	742	742	742	742
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£0.25	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	1.00	£0.25	738	738	738	738	738	738	738
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£0.25	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.25	371	371	371	371	371	371	371
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£0.25	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.25	347	347	347	347	347	347	347

BLV: LOWER GREENFIELD				Residual land values (£m)							Site area	BLV per ha	Notional surplus (residual land value divided by number of units)						
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	Central (500 dph - all flats)	500	£0.15	£21.83	£19.71	£17.60	£15.48	£14.42	£13.36	£11.24	1.00	£0.15	43,361	39,126	34,892	30,657	28,540	26,423	22,188
2	Central / urban (300 dph - 100% flats)	300	£0.15	£18.47	£17.09	£15.71	£14.31	£13.61	£12.91	£11.49	1.00	£0.15	61,063	56,476	51,857	47,206	44,869	42,523	37,809
3	Central / urban (200 dph - 100% flats)	200	£0.15	£11.33	£10.41	£9.48	£8.54	£8.07	£7.60	£6.65	1.00	£0.15	55,893	51,275	46,626	41,944	39,592	37,231	32,486
4	Central urban (100 dph - 100% flats)	100	£0.15	£6.81	£6.25	£5.69	£5.15	£4.88	£4.60	£4.03	1.00	£0.15	66,649	60,967	55,416	49,995	47,303	44,490	38,828
5	Inner urban (100 dph - 75% flats, 25% houses)	100	£0.15	£9.34	£8.67	£8.01	£7.36	£7.04	£6.72	£6.10	1.00	£0.15	91,900	85,161	78,552	72,074	68,884	65,727	59,510
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	£0.15	£6.85	£6.43	£6.02	£5.61	£5.41	£5.21	£4.81	1.00	£0.15	95,685	89,701	83,807	77,997	75,119	72,263	66,616
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	£0.15	£7.81	£7.24	£6.68	£6.12	£5.84	£5.57	£5.03	1.00	£0.15	153,271	141,818	130,518	119,372	113,856	108,379	97,539
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	£0.15	£6.10	£5.57	£5.05	£4.54	£4.28	£4.03	£3.54	1.00	£0.15	148,815	135,557	122,518	109,696	103,367	97,092	84,706
9	Central urban (100 dph - 100% flats)	30	£0.05	£1.91	£1.71	£1.52	£1.33	£1.24	£1.15	£0.98	0.30	£0.15	62,001	55,471	49,116	42,934	39,909	36,927	31,086
10	Central/ outer central (200dph 100% Flats)	40	£0.03	£2.14	£1.93	£1.73	£1.52	£1.42	£1.31	£1.10	0.20	£0.15	52,716	47,599	42,448	37,260	34,653	32,037	26,779
11	Central (300 dph - 100% flats)	53	£0.03	£1.89	£1.66	£1.43	£1.20	£1.09	£0.97	£0.74	0.18	£0.15	35,570	31,177	26,784	22,391	20,195	17,998	13,605
12	Employment-led MU	145	£0.15	£19.51	£18.80	£18.08	£17.34	£16.98	£16.61	£15.86	1.00	£0.15	133,538	128,646	123,649	118,585	116,040	113,486	108,352
13	Employment-led MU	160	£1.20	£89.17	£88.37	£87.56	£86.75	£86.34	£85.94	£85.11	8.00	£0.15	549,788	544,794	539,765	534,701	532,156	529,602	524,469
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	£0.30	£22.84	£21.39	£19.93	£18.47	£17.73	£16.99	£15.50	2.00	£0.15	75,132	70,306	65,446	60,552	58,092	55,624	50,663
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses/10% flats.	100	£0.75	£17.62	£16.29	£14.99	£13.71	£13.07	£12.44	£11.19	5.00	£0.15	168,698	155,429	142,379	129,550	123,176	116,859	104,390
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions 15% flats/85% houses	113	£0.45	£15.19	£13.95	£12.73	£11.52	£10.92	£10.33	£9.15	3.00	£0.15	130,987	119,979	109,113	98,390	93,082	87,809	77,370
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	£1.05	£37.74	£34.59	£31.50	£28.48	£26.98	£25.41	£22.26	7.00	£0.15	69,884	63,885	58,007	52,250	49,387	46,405	40,401
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	£1.35	£72.95	£66.62	£60.24	£53.82	£50.59	£47.35	£40.83	9.00	£0.15	53,039	48,348	43,624	38,865	36,472	34,071	29,244
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	£1.50	£34.33	£31.88	£29.47	£27.10	£25.93	£24.77	£22.48	10.00	£0.15	164,140	151,907	139,867	128,018	122,166	116,361	104,896
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	£6.38	£132.76	£122.79	£112.93	£103.21	£98.39	£93.61	£84.14	42.50	£0.15	118,955	109,563	100,290	91,136	86,604	82,102	73,186
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	£15.00	£280.88	£259.21	£237.82	£216.70	£206.25	£195.87	£175.30	100.00	£0.15	106,351	97,684	89,128	80,682	76,500	72,346	64,121
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	£26.25	£448.97	£414.27	£380.02	£346.20	£329.45	£312.82	£279.88	175.00	£0.15	96,622	88,691	80,861	73,131	69,303	65,501	57,972
23	C2 scheme (84 ensuite spaces, 22 sqm each)	84	£0.08	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	£7.20	0.56	£0.15	84,763	84,763	84,763	84,763	84,763	84,763	84,763
24	C3 ECH scheme (60 units)	60	£0.12	£0.89	£0.58	£0.27	-£0.04	-£0.19	-£0.35	-£0.66	0.80	£0.15	12,759	7,647	2,534	0	0	0	0
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	£0.15	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	£10.89	1.00	£0.15	33,057	33,057	33,057	33,057	33,057	33,057	33,057
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	£0.15	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	£13.69	1.00	£0.15	67,687	67,687	67,687	67,687	67,687	67,687	67,687
27	Class E (office) central/inner 70% plot ratio - BF	28,000	£0.15	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	£21.01	1.00	£0.15	745	745	745	745	745	745	745
28	Class E (office) suburban/edge 50% plot ratio - GF	20,000	£0.15	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	£15.01	1.00	£0.15	743	743	743	743	743	743	743
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	4,200	£0.15	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	£1.81	1.00	£0.15	395	395	395	395	395	395	395
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	3,000	£0.15	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	£1.29	1.00	£0.15	380	380	380	380	380	380	380

BLVs	BLV per ha
Higher value brownfield	£2,500,000
Medium value brownfield	£1,500,000
Lower value brownfield	£750,000
Higher vaue greenfield	£250,000
Lower value gree nfield	£150,000

BLVs incorporate 20% premium

Key	
Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BLV:	£X.XX

Table 5.4.1: Appraisal results incorporating embodied and operation net zero carbon cost allowances – Value Band A (40% affordable housing)

WEST OF ENGLAND - HIGH LEVEL DELIVERABILITY ASSESSMENT

Aff Hsg: 40%
Mkt value: £3,200 per square metre

Higher Brownfield Benchmark Land Value (£2.5 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	2,500,000	-18,593,592	-26,219,835
2	Central / urban (300 dph - 100% flats)	300	2,500,000	-9,573,081	-14,852,635
3	Central / urban (200 dph - 100% flats)	200	2,500,000	-6,597,801	-9,830,760
4	Central urban (100 dph - 100% flats)	100	2,500,000	-3,732,799	-5,576,420
5	Inner urban (100 dph - 75% flats, 25% houses)	100	2,500,000	-1,876,913	-3,533,679
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	2,500,000	-477,120	-1,466,173
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	2,500,000	685,374	-93,505
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	2,500,000	-183,922	-962,642
9	Central urban (100 dph - 100% flats)	30	2,500,000	-1,142,394	-1,621,631
10	Central/ outer central (200dph 100% Flats)	40	500,000	-1,329,007	-1,878,351
11	Central (300 dph - 100% flats)	53	437,500	-2,121,809	-2,816,674
12	Employment-led MU	145	2,500,000	-4,739,877	-10,371,796
13	Employment-led MU	160	20,000,000	-2,715,786	-29,420,579
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	5,000,000	-7,720,695	-13,916,829
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	12,500,000	-487,810	-3,062,637
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	7,500,000	-730,647	-2,742,194
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	17,500,000	-17,472,548	-27,049,256
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	22,500,000	-39,732,848	-59,238,747
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	25,000,000	-901,784	-6,252,178
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	106,250,000	-9,407,703	-31,485,379
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	250,000,000	-14,934,890	-62,232,828
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	437,500,000	-25,693,016	-105,657,061
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	1,400,000	4,674,330	3,703,294
24	C3 ECH scheme (60 units)	60	2,000,000	-4,702,812	-5,844,778
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	2,500,000	11,419,237	9,726,996
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	25,000,000	14,852,070	11,103,106
27	Class E (office) central/inner 70% plot ratio - BF	-	106,250,000	-199,376	-5,921,698
28	Class E (office) suburban/edge 50% plot ratio - GF	-	250,000,000	142,411	-4,229,784
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	437,500,000	1,807,719	-1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	1,400,000	1,291,228	899,467

Medium Brownfield Benchmark Land Value (£1.50 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	1,500,000	-18,593,592	-26,219,835
2	Central / urban (300 dph - 100% flats)	300	1,500,000	-9,573,081	-14,852,635
3	Central / urban (200 dph - 100% flats)	200	1,500,000	-6,597,801	-9,830,760
4	Central urban (100 dph - 100% flats)	100	1,500,000	-3,732,799	-5,576,420
5	Inner urban (100 dph - 75% flats, 25% houses)	100	1,500,000	-1,876,913	-3,533,679
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	1,500,000	-477,120	-1,466,173
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	1,500,000	685,374	-93,505
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	1,500,000	-183,922	-962,642
9	Central urban (100 dph - 100% flats)	30	450,000	-1,142,394	-1,621,631
10	Central/ outer central (200dph 100% Flats)	40	300,000	-1,329,007	-1,878,351
11	Central (300 dph - 100% flats)	53	262,500	-2,121,809	-2,816,674
12	Employment-led MU	145	1,500,000	-4,739,877	-10,371,796
13	Employment-led MU	160	12,000,000	-2,715,786	-29,420,579
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	3,000,000	-7,720,695	-13,916,829
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	7,500,000	-487,810	-3,062,637
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	4,500,000	-730,647	-2,742,194
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	10,500,000	-17,472,548	-27,049,256
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	13,500,000	-39,732,848	-59,238,747
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	15,000,000	-901,784	-6,252,178
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	63,750,000	-9,407,703	-31,485,379
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	150,000,000	-14,934,890	-62,232,828
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	262,500,000	-25,693,016	-105,657,061
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	840,000	4,674,330	3,703,294
24	C3 ECH scheme (60 units)	60	1,200,000	-4,702,812	-5,844,778
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	1,500,000	11,419,237	9,726,996
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	15,000,000	14,852,070	11,103,106
27	Class E (office) central/inner 70% plot ratio - BF	-	63,750,000	-199,376	-5,921,698
28	Class E (office) suburban/edge 50% plot ratio - GF	-	150,000,000	142,411	-4,229,784
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	262,500,000	1,807,719	-1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	840,000	1,291,228	899,467

Lower value brownfield Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	750,000	-18,593,592	-26,219,835
2	Central / urban (300 dph - 100% flats)	300	750,000	-9,573,081	-14,852,635
3	Central / urban (200 dph - 100% flats)	200	750,000	-6,597,801	-9,830,760
4	Central urban (100 dph - 100% flats)	100	750,000	-3,732,799	-5,576,420
5	Inner urban (100 dph - 75% flats, 25% houses)	100	750,000	-1,876,913	-3,533,679
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	750,000	-477,120	-1,466,173
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	750,000	685,374	-93,505
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	750,000	-183,922	-962,642
9	Central urban (100 dph - 100% flats)	30	225,000	-1,142,394	-1,621,631
10	Central/ outer central (200dph 100% Flats)	40	150,000	-1,329,007	-1,878,351
11	Central (300 dph - 100% flats)	53	131,250	-2,121,809	-2,816,674
12	Employment-led MU	145	750,000	-4,739,877	-10,371,796
13	Employment-led MU	160	6,000,000	-2,715,786	-29,420,579
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	1,500,000	-7,720,695	-13,916,829
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	3,750,000	-487,810	-3,062,637
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	2,250,000	-730,647	-2,742,194
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	5,250,000	-17,472,548	-27,049,256
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	6,750,000	-39,732,848	-59,238,747
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	7,500,000	-901,784	-6,252,178
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	31,875,000	-9,407,703	-31,485,379
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	75,000,000	-14,934,890	-62,232,828
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	131,250,000	-25,693,016	-105,657,061
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	420,000	4,674,330	3,703,294
24	C3 ECH scheme (60 units)	60	600,000	-4,702,812	-5,844,778
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	750,000	11,419,237	9,726,996
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	7,500,000	14,852,070	11,103,106
27	Class E (office) central/inner 70% plot ratio - BF	-	31,875,000	-199,376	-5,921,698
28	Class E (office) suburban/edge 50% plot ratio - GF	-	75,000,000	142,411	-4,229,784
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	131,250,000	1,807,719	-1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	420,000	1,291,228	899,467

Higher Greenfield Benchmark Land Value (£0.25 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	250,000	-18,593,592	-26,219,835
2	Central / urban (300 dph - 100% flats)	300	250,000	-9,573,081	-14,852,635
3	Central / urban (200 dph - 100% flats)	200	250,000	-6,597,801	-9,830,760
4	Central urban (100 dph - 100% flats)	100	250,000	-3,732,799	-5,576,420
5	Inner urban (100 dph - 75% flats, 25% houses)	100	250,000	-1,876,913	-3,533,679
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	250,000	-477,120	-1,466,173
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	250,000	685,374	-93,505
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	250,000	-183,922	-962,642
9	Central urban (100 dph - 100% flats)	30	75,000	-1,142,394	-1,621,631
10	Central/ outer central (200dph 100% Flats)	40	50,000	-1,329,007	-1,878,351
11	Central (300 dph - 100% flats)	53	43,750	-2,121,809	-2,816,674
12	Employment-led MU	145	250,000	-4,739,877	-10,371,796
13	Employment-led MU	160	2,000,000	-2,715,786	-29,420,579
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	500,000	-7,720,695	-13,916,829
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	1,250,000	-487,810	-3,062,637
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	750,000	-730,647	-2,742,194
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	1,750,000	-17,472,548	-27,049,256
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	2,250,000	-39,732,848	-59,238,747
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	2,500,000	-901,784	-6,252,178
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	10,625,000	-9,407,703	-31,485,379
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	25,000,000	-14,934,890	-62,232,828
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	43,750,000	-25,693,016	-105,657,061
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	140,000	4,674,330	3,703,294
24	C3 ECH scheme (60 units)	60	200,000	-4,702,812	-5,844,778
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	250,000	11,419,237	9,726,996
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	2,500,000	14,852,070	11,103,106
27	Class E (office) central/inner 70% plot ratio - BF	-	10,625,000	-199,376	-5,921,698
28	Class E (office) suburban/edge 50% plot ratio - GF	-	25,000,000	142,411	-4,229,784
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	43,750,000	1,807,719	-1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	140,000	1,291,228	899,467

Lower Greenfield Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	150,000	-18,593,592	-26,219,835
2	Central / urban (300 dph - 100% flats)	300	150,000	-9,573,081	-14,852,635
3	Central / urban (200 dph - 100% flats)	200	150,000	-6,597,801	-9,830,760
4	Central urban (100 dph - 100% flats)	100	150,000	-3,732,799	-5,576,420
5	Inner urban (100 dph - 75% flats, 25% houses)	100	150,000	-1,876,913	-3,533,679
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	150,000	-477,120	-1,466,173
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	150,000	685,374	-93,505
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	150,000	-183,922	-962,642
9	Central urban (100 dph - 100% flats)	30	45,000	-1,142,394	-1,621,631
10	Central/ outer central (200dph 100% Flats)	40	30,000	-1,329,007	-1,878,351
11	Central (300 dph - 100% flats)	53	26,250	-2,121,809	-2,816,674
12	Employment-led MU	145	150,000	-4,739,877	-10,371,796
13	Employment-led MU	160	1,200,000	-2,715,786	-29,420,579
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	300,000	-7,720,695	-13,916,829
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	750,000	-487,810	-3,062,637
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	450,000	-730,647	-2,742,194
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	1,050,000	-17,472,548	-27,049,256
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	1,350,000	-39,732,848	-59,238,747
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	1,500,000	-901,784	-6,252,178
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	6,375,000	-9,407,703	-31,485,379
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	15,000,000	-14,934,890	-62,232,828
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	26,250,000	-25,693,016	-105,657,061
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	84,000	4,674,330	3,703,294
24	C3 ECH scheme (60 units)	60	120,000	-4,702,812	-5,844,778
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	150,000	11,419,237	9,726,996
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	1,500,000	14,852,070	11,103,106
27	Class E (office) central/inner 70% plot ratio - BF	-	6,375,000	-199,376	-5,921,698
28	Class E (office) suburban/edge 50% plot ratio - GF	-	15,000,000	142,411	-4,229,784
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	26,250,000	1,807,719	-1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	84,000	1,291,228	899,467

Table 5.4.2: Appraisal results incorporating embodied and operation net zero carbon cost allowances – Value Band B (40% affordable housing)

WEST OF ENGLAND - HIGH LEVEL DELIVERABILITY ASSESSMENT

Aff Hsg: 40%
Mkt value: £3,400 per square metre

Higher Brownfield Benchmark Land Value (£2.5 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	2,500,000	-14,969,540	-22,595,784
2	Central / urban (300 dph - 100% flats)	300	2,500,000	-7,177,506	-12,457,259
3	Central / urban (200 dph - 100% flats)	200	2,500,000	-4,690,137	-8,223,095
4	Central urban (100 dph - 100% flats)	100	2,500,000	-2,634,199	-4,679,824
5	Inner urban (100 dph - 75% flats, 25% houses)	100	2,500,000	-549,257	-2,506,022
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	2,500,000	222,706	-763,196
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	2,500,000	1,318,266	544,205
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	2,500,000	372,600	-387,671
9	Central urban (100 dph - 100% flats)	30	750,000	-859,672	-1,338,908
10	Central/ outer central (200dph 100% Flats)	40	500,000	-1,001,710	-1,551,054
11	Central (300 dph - 100% flats)	53	437,500	-1,731,007	-2,426,072
12	Employment-led MU	145	2,500,000	-3,563,942	-9,195,860
13	Employment-led MU	160	20,000,000	-1,418,203	-28,122,997
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	5,000,000	-5,303,800	-11,499,934
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	12,500,000	911,914	-1,650,208
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	7,500,000	718,778	-1,276,711
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	17,500,000	-12,778,530	-22,355,239
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	22,500,000	-29,310,850	-48,816,750
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	25,000,000	1,719,282	-3,558,694
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	106,250,000	2,951,914	-18,541,542
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	250,000,000	10,727,281	-33,752,166
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	437,500,000	16,303,801	-57,220,155
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	1,400,000	4,674,330	3,703,294
24	C3 ECH scheme (60 units)	60	2,000,000	-4,150,054	-5,292,020
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	2,500,000	11,419,237	9,726,996
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	25,000,000	14,852,070	11,103,106
27	Class E (office) central/inner 70% plot ratio - BF	-	106,250,000	199,376	-5,921,698
28	Class E (office) suburban/edge 50% plot ratio - GF	-	250,000,000	142,411	-4,229,784
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	437,500,000	1,807,719	1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	1,400,000	1,291,228	899,467

Medium Brownfield Benchmark Land Value (£1.50 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	1,500,000	-14,969,540	-22,595,784
2	Central / urban (300 dph - 100% flats)	300	1,500,000	-7,177,506	-12,457,259
3	Central / urban (200 dph - 100% flats)	200	1,500,000	-4,690,137	-8,223,095
4	Central urban (100 dph - 100% flats)	100	1,500,000	-2,634,199	-4,679,824
5	Inner urban (100 dph - 75% flats, 25% houses)	100	1,500,000	-549,257	-2,506,022
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	1,500,000	222,706	-763,196
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	1,500,000	1,318,266	544,205
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	1,500,000	372,600	-387,671
9	Central urban (100 dph - 100% flats)	30	450,000	-859,672	-1,338,908
10	Central/ outer central (200dph 100% Flats)	40	300,000	-1,001,710	-1,551,054
11	Central (300 dph - 100% flats)	53	262,500	-1,731,007	-2,426,072
12	Employment-led MU	145	1,500,000	-3,563,942	-9,195,860
13	Employment-led MU	160	12,000,000	-1,418,203	-28,122,997
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	3,000,000	-5,303,800	-11,499,934
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	7,500,000	911,914	-1,650,208
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	4,500,000	718,778	-1,276,711
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	10,500,000	-12,778,530	-22,355,239
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	13,500,000	-29,310,850	-48,816,750
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	15,000,000	1,719,282	-3,558,694
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	63,750,000	2,951,914	-18,541,542
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	150,000,000	10,727,281	-33,752,166
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	262,500,000	16,303,801	-57,220,155
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	840,000	4,674,330	3,703,294
24	C3 ECH scheme (60 units)	60	1,200,000	-4,150,054	-5,292,020
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	1,500,000	11,419,237	9,726,996
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	15,000,000	14,852,070	11,103,106
27	Class E (office) central/inner 70% plot ratio - BF	-	63,750,000	199,376	-5,921,698
28	Class E (office) suburban/edge 50% plot ratio - GF	-	150,000,000	142,411	-4,229,784
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	262,500,000	1,807,719	1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	840,000	1,291,228	899,467

Lower value brownfield Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	750,000	-14,969,540	-22,595,784
2	Central / urban (300 dph - 100% flats)	300	750,000	-7,177,506	-12,457,259
3	Central / urban (200 dph - 100% flats)	200	750,000	-4,690,137	-8,223,095
4	Central urban (100 dph - 100% flats)	100	750,000	-2,634,199	-4,679,824
5	Inner urban (100 dph - 75% flats, 25% houses)	100	750,000	-549,257	-2,506,022
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	750,000	222,706	-763,196
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	750,000	1,318,266	544,205
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	750,000	372,600	-387,671
9	Central urban (100 dph - 100% flats)	30	225,000	-859,672	-1,338,908
10	Central/ outer central (200dph 100% Flats)	40	150,000	-1,001,710	-1,551,054
11	Central (300 dph - 100% flats)	53	131,250	-1,731,007	-2,426,072
12	Employment-led MU	145	750,000	-3,563,942	-9,195,860
13	Employment-led MU	160	6,000,000	-1,418,203	-28,122,997
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	1,500,000	-5,303,800	-11,499,934
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	3,750,000	911,914	-1,650,208
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	2,250,000	718,778	-1,276,711
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	5,250,000	-12,778,530	-22,355,239
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	6,750,000	-29,310,850	-48,816,750
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	7,500,000	1,719,282	-3,558,694
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	31,875,000	2,951,914	-18,541,542
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	75,000,000	10,727,281	-33,752,166
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	131,250,000	16,303,801	-57,220,155
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	420,000	4,674,330	3,703,294
24	C3 ECH scheme (60 units)	60	600,000	-4,150,054	-5,292,020
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	750,000	11,419,237	9,726,996
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	7,500,000	14,852,070	11,103,106
27	Class E (office) central/inner 70% plot ratio - BF	-	31,875,000	199,376	-5,921,698
28	Class E (office) suburban/edge 50% plot ratio - GF	-	75,000,000	142,411	-4,229,784
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	131,250,000	1,807,719	1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	420,000	1,291,228	899,467

Greenfield Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	250,000	-14,969,540	-22,595,784
2	Central / urban (300 dph - 100% flats)	300	250,000	-7,177,506	-12,457,259
3	Central / urban (200 dph - 100% flats)	200	250,000	-4,690,137	-8,223,095
4	Central urban (100 dph - 100% flats)	100	250,000	-2,634,199	-4,679,824
5	Inner urban (100 dph - 75% flats, 25% houses)	100	250,000	-549,257	-2,506,022
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	250,000	222,706	-763,196
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	250,000	1,318,266	544,205
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	250,000	372,600	-387,671
9	Central urban (100 dph - 100% flats)	30	75,000	-859,672	-1,338,908
10	Central/ outer central (200dph 100% Flats)	40	50,000	-1,001,710	-1,551,054
11	Central (300 dph - 100% flats)	53	43,750	-1,731,007	-2,426,072
12	Employment-led MU	145	250,000	-3,563,942	-9,195,860
13	Employment-led MU	160	2,000,000	-1,418,203	-28,122,997
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	500,000	-5,303,800	-11,499,934
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	1,250,000	911,914	-1,650,208
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	750,000	718,778	-1,276,711
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	1,750,000	-12,778,530	-22,355,239
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	2,250,000	-29,310,850	-48,816,750
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	2,500,000	1,719,282	-3,558,694
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	10,625,000	2,951,914	-18,541,542
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	25,000,000	10,727,281	-33,752,166
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	43,750,000	16,303,801	-57,220,155
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	140,000	4,674,330	3,703,294
24	C3 ECH scheme (60 units)	60	200,000	-4,150,054	-5,292,020
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	250,000	11,419,237	9,726,996
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	2,500,000	14,852,070	11,103,106
27	Class E (office) central/inner 70% plot ratio - BF	-	10,625,000	199,376	-5,921,698
28	Class E (office) suburban/edge 50% plot ratio - GF	-	25,000,000	142,411	-4,229,784
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	43,750,000	1,807,719	1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	140,000	1,291,228	899,467

Lower Greenfield Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	150,000	-14,969,540	-22,595,784
2	Central / urban (300 dph - 100% flats)	300	150,000	-7,177,506	-12,457,259
3	Central / urban (200 dph - 100% flats)	200	150,000	-4,690,137	-8,223,095
4	Central urban (100 dph - 100% flats)	100	150,000	-2,634,199	-4,679,824
5	Inner urban (100 dph - 75% flats, 25% houses)	100	150,000	-549,257	-2,506,022
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	150,000	222,706	-763,196
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	150,000	1,318,266	544,205
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	150,000	372,600	-387,671
9	Central urban (100 dph - 100% flats)	30	45,000	-859,672	-1,338,908
10	Central/ outer central (200dph 100% Flats)	40	30,000	-1,001,710	-1,551,054
11	Central (300 dph - 100% flats)	53	26,250	-1,731,007	-2,426,072
12	Employment-led MU	145	150,000	-3,563,942	-9,195,860
13	Employment-led MU	160	1,200,000	-1,418,203	-28,122,997
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	300,000	-5,303,800	-11,499,934
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	750,000	911,914	-1,650,208
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	450,000	718,778	-1,276,711
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	1,050,000	-12,778,530	-22,355,239
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	1,350,000	-29,310,850	-48,816,750
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	1,500,000	1,719,282	-3,558,694
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	6,375,000	2,951,914	-18,541,542
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	15,000,000	10,727,281	-33,752,166
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	26,250,000	16,303,801	-57,220,155
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	84,000	4,674,330	3,703,294
24	C3 ECH scheme (60 units)	60	120,000	-4,150,054	-5,292,020
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	150,000	11,419,237	9,726,996
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	1,500,000	14,852,070	11,103,106
27	Class E (office) central/inner 70% plot ratio - BF	-	6,375,000	199,376	-5,921,698
28	Class E (office) suburban/edge 50% plot ratio - GF	-	15,000,000	142,411	-4,229,784
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	26,250,000	1,807,719	1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	84,000	1,291,228	899,467

Table 5.4.3: Appraisal results incorporating embodied and operation net zero carbon cost allowances – Value Band C (40% affordable housing)

WEST OF ENGLAND - HIGH LEVEL DELIVERABILITY ASSESSMENT

Aff Hsg: 40%
Mkt value: £3,530 per square metre

Higher Brownfield Benchmark Land Value (£2.5 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	2,500,000	-11,536,080	-19,162,323
2	Central / urban (300 dph - 100% flats)	300	2,500,000	-4,466,490	-9,746,243
3	Central / urban (200 dph - 100% flats)	200	2,500,000	-3,513,034	-6,745,992
4	Central urban (100 dph - 100% flats)	100	2,500,000	-1,909,010	-3,754,635
5	Inner urban (100 dph - 75% flats, 25% houses)	100	2,500,000	-91,387	-1,748,153
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	2,500,000	649,915	-329,942
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	2,500,000	1,701,005	931,129
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	2,500,000	683,629	-68,208
9	Central urban (100 dph - 100% flats)	30	750,000	-687,408	-1,166,643
10	Central/ outer central (200dph 100% Flats)	40	500,000	-203,737	-1,353,081
11	Central (300 dph - 100% flats)	53	437,500	-1,497,210	-2,192,275
12	Employment-led MU	145	2,500,000	1,479,952	-4,227,849
13	Employment-led MU	160	20,000,000	26,473,344	1,028,090
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	5,000,000	-1,817,244	-8,013,378
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	12,500,000	2,451,413	-88,924
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	7,500,000	1,589,217	-381,601
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	17,500,000	-7,934,106	-17,510,814
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	22,500,000	-20,453,730	-39,959,629
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	25,000,000	5,211,769	56,380
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	106,250,000	13,696,225	-7,215,481
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	250,000,000	32,999,989	-9,708,716
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	437,500,000	52,564,352	-18,696,443
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	1,400,000	5,478,788	4,507,750
24	C3 ECH scheme (60 units)	60	2,000,000	-3,819,605	-4,961,571
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	2,500,000	11,419,237	9,726,996
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	25,000,000	14,852,070	11,103,106
27	Class E (office) central/inner 70% plot ratio - BF	-	106,250,000	7,318,488	1,280,042
28	Class E (office) suburban/edge 50% plot ratio - GF	-	250,000,000	5,227,491	914,316
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	437,500,000	1,607,719	1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	1,400,000	1,291,228	899,467

Medium Brownfield Benchmark Land Value (£1.50 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	1,500,000	-10,833,896	-19,162,323
2	Central / urban (300 dph - 100% flats)	300	1,500,000	-3,882,012	-9,746,243
3	Central / urban (200 dph - 100% flats)	200	1,500,000	-2,961,084	-6,745,992
4	Central urban (100 dph - 100% flats)	100	1,500,000	-1,771,828	-3,754,635
5	Inner urban (100 dph - 75% flats, 25% houses)	100	1,500,000	-305,576	-1,748,153
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	1,500,000	-378,414	-329,942
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	1,500,000	1,086,352	931,129
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	1,500,000	464,321	-68,208
9	Central urban (100 dph - 100% flats)	30	450,000	-643,057	-1,166,643
10	Central/ outer central (200dph 100% Flats)	40	300,000	-754,583	-1,353,081
11	Central (300 dph - 100% flats)	53	262,500	-1,442,565	-2,192,275
12	Employment-led MU	145	1,500,000	1,551,143	-4,227,849
13	Employment-led MU	160	12,000,000	26,659,982	1,028,090
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	3,000,000	-1,456,765	-8,013,378
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	7,500,000	2,228,341	-88,924
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	4,500,000	1,411,015	-381,601
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	10,500,000	-16,640,521	-17,510,814
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	13,500,000	-40,275,251	-39,959,629
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	15,000,000	5,669,315	56,380
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	63,750,000	16,152,336	-7,215,481
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	150,000,000	38,276,200	-9,708,716
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	262,500,000	57,842,146	-18,696,443
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	840,000	5,478,788	4,507,750
24	C3 ECH scheme (60 units)	60	1,200,000	-3,742,770	-4,961,571
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	1,500,000	11,407,877	9,726,996
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	15,000,000	14,839,494	11,103,106
27	Class E (office) central/inner 70% plot ratio - BF	-	63,750,000	7,318,488	1,280,042
28	Class E (office) suburban/edge 50% plot ratio - GF	-	150,000,000	5,227,491	914,316
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	262,500,000	1,607,719	1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	840,000	1,291,228	899,467

Lower value brownfield Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	750,000	-11,536,080	-19,162,323
2	Central / urban (300 dph - 100% flats)	300	750,000	-4,466,490	-9,746,243
3	Central / urban (200 dph - 100% flats)	200	750,000	-3,513,034	-6,745,992
4	Central urban (100 dph - 100% flats)	100	750,000	-1,909,010	-3,754,635
5	Inner urban (100 dph - 75% flats, 25% houses)	100	750,000	-91,387	-1,748,153
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	750,000	649,915	-329,942
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	750,000	1,701,005	931,129
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	750,000	683,629	-68,208
9	Central urban (100 dph - 100% flats)	30	225,000	-687,408	-1,166,643
10	Central/ outer central (200dph 100% Flats)	40	150,000	-203,737	-1,353,081
11	Central (300 dph - 100% flats)	53	131,250	-1,497,210	-2,192,275
12	Employment-led MU	145	750,000	1,479,952	-4,227,849
13	Employment-led MU	160	6,000,000	26,473,344	1,028,090
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	1,500,000	-1,817,244	-8,013,378
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	3,750,000	2,451,413	-88,924
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	2,250,000	1,589,217	-381,601
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	5,250,000	-7,934,106	-17,510,814
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	6,750,000	-20,453,730	-39,959,629
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	7,500,000	5,211,769	56,380
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	31,875,000	13,696,225	-7,215,481
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	75,000,000	32,999,989	-9,708,716
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	131,250,000	52,564,352	-18,696,443
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	420,000	5,478,788	4,507,750
24	C3 ECH scheme (60 units)	60	600,000	-3,819,605	-4,961,571
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	750,000	11,419,237	9,726,996
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	7,500,000	14,852,070	11,103,106
27	Class E (office) central/inner 70% plot ratio - BF	-	31,875,000	7,318,488	1,280,042
28	Class E (office) suburban/edge 50% plot ratio - GF	-	75,000,000	5,227,491	914,316
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	131,250,000	1,607,719	1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	420,000	1,291,228	899,467

Greenfield Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	250,000	-11,536,080	-19,162,323
2	Central / urban (300 dph - 100% flats)	300	250,000	-4,466,490	-9,746,243
3	Central / urban (200 dph - 100% flats)	200	250,000	-3,513,034	-6,745,992
4	Central urban (100 dph - 100% flats)	100	250,000	-1,909,010	-3,754,635
5	Inner urban (100 dph - 75% flats, 25% houses)	100	250,000	-91,387	-1,748,153
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	250,000	649,915	-329,942
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	250,000	1,701,005	931,129
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	250,000	683,629	-68,208
9	Central urban (100 dph - 100% flats)	30	75,000	-687,408	-1,166,643
10	Central/ outer central (200dph 100% Flats)	40	50,000	-203,737	-1,353,081
11	Central (300 dph - 100% flats)	53	43,750	-1,497,210	-2,192,275
12	Employment-led MU	145	250,000	1,479,952	-4,227,849
13	Employment-led MU	160	2,000,000	26,473,344	1,028,090
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	500,000	-1,817,244	-8,013,378
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	1,250,000	2,451,413	-88,924
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	750,000	1,589,217	-381,601
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	1,750,000	-7,934,106	-17,510,814
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	2,250,000	-20,453,730	-39,959,629
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	2,500,000	5,211,769	56,380
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	10,625,000	13,696,225	-7,215,481
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	25,000,000	32,999,989	-9,708,716
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	43,750,000	52,564,352	-18,696,443
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	140,000	5,478,788	4,507,750
24	C3 ECH scheme (60 units)	60	200,000	-3,819,605	-4,961,571
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	250,000	11,419,237	9,726,996
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	2,500,000	14,852,070	11,103,106
27	Class E (office) central/inner 70% plot ratio - BF	-	10,625,000	7,318,488	1,280,042
28	Class E (office) suburban/edge 50% plot ratio - GF	-	25,000,000	5,227,491	914,316
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	43,750,000	1,607,719	1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	140,000	1,291,228	899,467

Lower Greenfield Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	150,000	-11,536,080	-19,162,323
2	Central / urban (300 dph - 100% flats)	300	150,000	-4,466,490	-9,746,243
3	Central / urban (200 dph - 100% flats)	200	150,000	-3,513,034	-6,745,992
4	Central urban (100 dph - 100% flats)	100	150,000	-1,909,010	-3,754,635
5	Inner urban (100 dph - 75% flats, 25% houses)	100	150,000	-91,387	-1,748,153
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	150,000	649,915	-329,942
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	150,000	1,701,005	931,129
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	150,000	683,629	-68,208
9	Central urban (100 dph - 100% flats)	30	45,000	-687,408	-1,166,643
10	Central/ outer central (200dph 100% Flats)	40	30,000	-203,737	-1,353,081
11	Central (300 dph - 100% flats)	53	26,250	-1,497,210	-2,192,275
12	Employment-led MU	145	150,000	1,479,952	-4,227,849
13	Employment-led MU	160	1,200,000	26,473,344	1,028,090
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	300,000	-1,817,244	-8,013,378
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	750,000	2,451,413	-88,924
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	450,000	1,589,217	-381,601
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	1,050,000	-7,934,106	-17,510,814
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	1,350,000	-20,453,730	-39,959,629
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	1,500,000	5,211,769	56,380
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	6,375,000	13,696,225	-7,215,481
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	15,000,000	32,999,989	-9,708,716
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	26,250,000	52,564,352	-18,696,443
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	84,000	5,478,788	4,507,750
24	C3 ECH scheme (60 units)	60	120,000	-3,819,605	-4,961,571
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	150,000	11,419,237	9,726,996
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	1,500,000	14,852,070	11,103,106
27	Class E (office) central/inner 70% plot ratio - BF	-	6,375,000	7,318,488	1,280,042
28	Class E (office) suburban/edge 50% plot ratio - GF	-	15,000,000	5,227,491	914,316
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	26,250,000	1,607,719	1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	84,000	1,291,228	899,467

Table 5.4.4: Appraisal results incorporating embodied and operation net zero carbon cost allowances – Value Band D (40% affordable housing)

WEST OF ENGLAND - HIGH LEVEL DELIVERABILITY ASSESSMENT

Aff Hsg: 40%
Mkt value: £3,750 per square metre

Higher Brownfield Benchmark Land Value (£2.5 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	2,500,000	-9,113,120	-16,739,363
2	Central / urban (300 dph - 100% flats)	300	2,500,000	-2,791,404	-8,071,158
3	Central / urban (200 dph - 100% flats)	200	2,500,000	-2,379,293	-5,612,248
4	Central urban (100 dph - 100% flats)	100	2,500,000	-1,249,953	-3,095,583
5	Inner urban (100 dph - 75% flats, 25% houses)	100	2,500,000	702,461	-344,365
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	2,500,000	1,199,710	230,188
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	2,500,000	2,182,744	1,417,726
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	2,500,000	1,074,815	326,619
9	Central urban (100 dph - 100% flats)	30	750,000	-476,127	-955,363
10	Central/ outer central (200dph 100% Flats)	40	500,000	-565,918	-1,115,262
11	Central (300 dph - 100% flats)	53	437,500	-1,229,354	-1,924,419
12	Employment-led MU	145	2,500,000	2,198,664	-3,386,840
13	Employment-led MU	160	20,000,000	27,236,797	1,800,560
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	5,000,000	-217,772	-6,413,906
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	12,500,000	3,442,979	903,884
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	7,500,000	2,683,032	727,236
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	17,500,000	-4,495,210	-14,071,919
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	22,500,000	-13,022,727	-32,460,710
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	25,000,000	7,040,171	1,897,163
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	106,250,000	23,033,660	2,442,211
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	250,000,000	51,652,932	9,830,255
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	437,500,000	82,488,397	14,725,946
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	1,400,000	5,335,869	4,364,832
24	C3 ECH scheme (60 units)	60	2,000,000	-3,456,645	-4,598,611
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	2,500,000	11,156,373	9,464,132
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	25,000,000	14,269,725	10,520,762
27	Class E (office) central/inner 70% plot ratio - BF	-	106,250,000	7,318,483	1,280,042
28	Class E (office) suburban/edge 50% plot ratio - GF	-	250,000,000	5,227,491	914,316
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	437,500,000	1,807,719	1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	1,400,000	1,291,228	899,467

Medium Brownfield Benchmark Land Value (£1.50 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	1,500,000	-9,113,120	-16,739,363
2	Central / urban (300 dph - 100% flats)	300	1,500,000	-2,791,404	-8,071,158
3	Central / urban (200 dph - 100% flats)	200	1,500,000	-2,379,293	-5,612,248
4	Central urban (100 dph - 100% flats)	100	1,500,000	-1,249,953	-3,095,583
5	Inner urban (100 dph - 75% flats, 25% houses)	100	1,500,000	702,461	-344,365
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	1,500,000	1,199,710	230,188
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	1,500,000	2,182,744	1,417,726
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	1,500,000	1,074,815	326,619
9	Central urban (100 dph - 100% flats)	30	450,000	-476,127	-955,363
10	Central/ outer central (200dph 100% Flats)	40	300,000	-565,918	-1,115,262
11	Central (300 dph - 100% flats)	53	262,500	-1,229,354	-1,924,419
12	Employment-led MU	145	1,500,000	2,198,664	-3,386,840
13	Employment-led MU	160	12,000,000	27,236,797	1,800,560
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	3,000,000	-217,772	-6,413,906
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	7,500,000	3,442,979	903,884
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	4,500,000	2,683,032	727,236
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	10,500,000	-4,495,210	-14,071,919
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	13,500,000	-13,022,727	-32,460,710
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	15,000,000	7,040,171	1,897,163
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	63,750,000	23,033,660	2,442,211
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	150,000,000	51,652,932	9,830,255
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	262,500,000	82,488,397	14,725,946
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	840,000	5,335,869	4,364,832
24	C3 ECH scheme (60 units)	60	1,200,000	-3,456,645	-4,598,611
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	1,500,000	11,156,373	9,464,132
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	15,000,000	14,269,725	10,520,762
27	Class E (office) central/inner 70% plot ratio - BF	-	63,750,000	7,318,483	1,280,042
28	Class E (office) suburban/edge 50% plot ratio - GF	-	150,000,000	5,227,491	914,316
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	262,500,000	1,807,719	1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	840,000	1,291,228	899,467

Lower value brownfield Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	750,000	-9,113,120	-16,739,363
2	Central / urban (300 dph - 100% flats)	300	750,000	-2,791,404	-8,071,158
3	Central / urban (200 dph - 100% flats)	200	750,000	-2,379,293	-5,612,248
4	Central urban (100 dph - 100% flats)	100	750,000	-1,249,953	-3,095,583
5	Inner urban (100 dph - 75% flats, 25% houses)	100	750,000	702,461	-344,365
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	750,000	1,199,710	230,188
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	750,000	2,182,744	1,417,726
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	750,000	1,074,815	326,619
9	Central urban (100 dph - 100% flats)	30	225,000	-476,127	-955,363
10	Central/ outer central (200dph 100% Flats)	40	150,000	-565,918	-1,115,262
11	Central (300 dph - 100% flats)	53	131,250	-1,229,354	-1,924,419
12	Employment-led MU	145	750,000	2,198,664	-3,386,840
13	Employment-led MU	160	6,000,000	27,236,797	1,800,560
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	1,500,000	-217,772	-6,413,906
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	3,750,000	3,442,979	903,884
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	2,250,000	2,683,032	727,236
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	5,250,000	-4,495,210	-14,071,919
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	6,750,000	-13,022,727	-32,460,710
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	7,500,000	7,040,171	1,897,163
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	31,875,000	23,033,660	2,442,211
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	75,000,000	51,652,932	9,830,255
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	131,250,000	82,488,397	14,725,946
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	420,000	5,335,869	4,364,832
24	C3 ECH scheme (60 units)	60	600,000	-3,456,645	-4,598,611
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	750,000	11,156,373	9,464,132
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	7,500,000	14,269,725	10,520,762
27	Class E (office) central/inner 70% plot ratio - BF	-	31,875,000	7,318,483	1,280,042
28	Class E (office) suburban/edge 50% plot ratio - GF	-	75,000,000	5,227,491	914,316
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	131,250,000	1,807,719	1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	420,000	1,291,228	899,467

Greenfield Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	250,000	-9,113,120	-16,739,363
2	Central / urban (300 dph - 100% flats)	300	250,000	-2,791,404	-8,071,158
3	Central / urban (200 dph - 100% flats)	200	250,000	-2,379,293	-5,612,248
4	Central urban (100 dph - 100% flats)	100	250,000	-1,249,953	-3,095,583
5	Inner urban (100 dph - 75% flats, 25% houses)	100	250,000	702,461	-344,365
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	250,000	1,199,710	230,188
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	250,000	2,182,744	1,417,726
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	250,000	1,074,815	326,619
9	Central urban (100 dph - 100% flats)	30	75,000	-476,127	-955,363
10	Central/ outer central (200dph 100% Flats)	40	50,000	-565,918	-1,115,262
11	Central (300 dph - 100% flats)	53	43,750	-1,229,354	-1,924,419
12	Employment-led MU	145	250,000	2,198,664	-3,386,840
13	Employment-led MU	160	2,000,000	27,236,797	1,800,560
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	500,000	-217,772	-6,413,906
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	1,250,000	3,442,979	903,884
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	750,000	2,683,032	727,236
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	1,750,000	-4,495,210	-14,071,919
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	2,250,000	-13,022,727	-32,460,710
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	2,500,000	7,040,171	1,897,163
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	10,625,000	23,033,660	2,442,211
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	25,000,000	51,652,932	9,830,255
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	43,750,000	82,488,397	14,725,946
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	140,000	5,335,869	4,364,832
24	C3 ECH scheme (60 units)	60	200,000	-3,456,645	-4,598,611
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	250,000	11,156,373	9,464,132
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	2,500,000	14,269,725	10,520,762
27	Class E (office) central/inner 70% plot ratio - BF	-	10,625,000	7,318,483	1,280,042
28	Class E (office) suburban/edge 50% plot ratio - GF	-	25,000,000	5,227,491	914,316
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	43,750,000	1,807,719	1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	140,000	1,291,228	899,467

Lower Greenfield Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	150,000	-9,113,120	-16,739,363
2	Central / urban (300 dph - 100% flats)	300	150,000	-2,791,404	-8,071,158
3	Central / urban (200 dph - 100% flats)	200	150,000	-2,379,293	-5,612,248
4	Central urban (100 dph - 100% flats)	100	150,000	-1,249,953	-3,095,583
5	Inner urban (100 dph - 75% flats, 25% houses)	100	150,000	702,461	-344,365
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	150,000	1,199,710	230,188
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	150,000	2,182,744	1,417,726
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	150,000	1,074,815	326,619
9	Central urban (100 dph - 100% flats)	30	45,000	-476,127	-955,363
10	Central/ outer central (200dph 100% Flats)	40	30,000	-565,918	-1,115,262
11	Central (300 dph - 100% flats)	53	26,250	-1,229,354	-1,924,419
12	Employment-led MU	145	150,000	2,198,664	-3,386,840
13	Employment-led MU	160	1,200,000	27,236,797	1,800,560
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	300,000	-217,772	-6,413,906
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	750,000	3,442,979	903,884
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	450,000	2,683,032	727,236
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	1,050,000	-4,495,210	-14,071,919
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	1,350,000	-13,022,727	-32,460,710
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	1,500,000	7,040,171	1,897,163
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	6,375,000	23,033,660	2,442,211
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	15,000,000	51,652,932	9,830,255
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	26,250,000	82,488,397	14,725,946
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	84,000	5,335,869	4,364,832
24	C3 ECH scheme (60 units)	60	120,000	-3,456,645	-4,598,611
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	150,000	11,156,373	9,464,132
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	1,500,000	14,269,725	10,520,762
27	Class E (office) central/inner 70% plot ratio - BF	-	6,375,000	7,318,483	1,280,042
28	Class E (office) suburban/edge 50% plot ratio - GF	-	15,000,000	5,227,491	914,316
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	26,250,000	1,807,719	1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	84,000	1,291,228	899,467

Table 5.4.5: Appraisal results incorporating embodied and operation net zero carbon cost allowances – Value Band E (40% affordable housing)

WEST OF ENGLAND - HIGH LEVEL DELIVERABILITY ASSESSMENT

Aff Hsg: 40%
Mkt value: £4,000 per square metre

Higher Brownfield Benchmark Land Value (£2.5 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	2,500,000	-4,296,766	-11,923,009
2	Central / urban (300 dph - 100% flats)	300	2,500,000	843,905	-4,388,015
3	Central / urban (200 dph - 100% flats)	200	2,500,000	-253,756	-3,482,973
4	Central urban (100 dph - 100% flats)	100	2,500,000	48,663	-1,796,272
5	Inner urban (100 dph - 75% flats, 25% houses)	100	2,500,000	1,893,559	269,642
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	2,500,000	1,934,414	972,769
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	2,500,000	2,779,718	2,014,828
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	2,500,000	1,597,765	853,138
9	Central urban (100 dph - 100% flats)	30	750,000	-182,908	-562,144
10	Central/ outer central (200dph 100% Flats)	40	500,000	-234,061	-783,405
11	Central (300 dph - 100% flats)	53	437,500	-846,643	-1,541,708
12	Employment-led MU	145	2,500,000	7,475,021	2,020,046
13	Employment-led MU	160	20,000,000	55,325,493	30,080,293
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	5,000,000	4,143,073	-1,942,480
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	12,500,000	5,529,133	2,990,038
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	7,500,000	4,031,548	2,083,741
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	17,500,000	2,194,989	-7,252,689
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	22,500,000	-189,988	-19,312,120
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	25,000,000	11,422,238	6,279,230
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	106,250,000	37,764,887	17,463,898
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	250,000,000	81,687,148	40,460,419
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	437,500,000	130,511,771	64,835,417
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	1,400,000	6,140,326	5,169,289
24	C3 ECH scheme (60 units)	60	2,000,000	-2,916,580	-4,058,546
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	2,500,000	11,156,373	9,464,132
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	25,000,000	14,269,725	10,520,762
27	Class E (office) central/inner 70% plot ratio - BF	-	106,250,000	14,437,600	8,399,154
28	Class E (office) suburban/edge 50% plot ratio - GF	-	250,000,000	10,312,572	5,999,396
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	437,500,000	1,807,719	1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	1,400,000	1,291,228	899,467

Medium Brownfield Benchmark Land Value (£1.50 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	1,500,000	-4,296,766	-11,923,009
2	Central / urban (300 dph - 100% flats)	300	1,500,000	843,905	-4,388,015
3	Central / urban (200 dph - 100% flats)	200	1,500,000	-253,756	-3,482,973
4	Central urban (100 dph - 100% flats)	100	1,500,000	48,663	-1,796,272
5	Inner urban (100 dph - 75% flats, 25% houses)	100	1,500,000	1,893,559	269,642
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	1,500,000	1,934,414	972,769
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	1,500,000	2,779,718	2,014,828
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	1,500,000	1,597,765	853,138
9	Central urban (100 dph - 100% flats)	30	450,000	-182,908	-562,144
10	Central/ outer central (200dph 100% Flats)	40	300,000	-234,061	-783,405
11	Central (300 dph - 100% flats)	53	262,500	-846,643	-1,541,708
12	Employment-led MU	145	1,500,000	7,475,021	2,020,046
13	Employment-led MU	160	12,000,000	55,325,493	30,080,293
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	3,000,000	4,143,073	-1,942,480
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	7,500,000	5,529,133	2,990,038
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	4,500,000	4,031,548	2,083,741
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	10,500,000	2,194,989	-7,252,689
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	13,500,000	-189,988	-19,312,120
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	15,000,000	11,422,238	6,279,230
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	63,750,000	37,764,887	17,463,898
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	150,000,000	81,687,148	40,460,419
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	262,500,000	130,511,771	64,835,417
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	840,000	6,140,326	5,169,289
24	C3 ECH scheme (60 units)	60	1,200,000	-2,916,580	-4,058,546
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	1,500,000	11,156,373	9,464,132
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	15,000,000	14,269,725	10,520,762
27	Class E (office) central/inner 70% plot ratio - BF	-	63,750,000	14,437,600	8,399,154
28	Class E (office) suburban/edge 50% plot ratio - GF	-	150,000,000	10,312,572	5,999,396
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	262,500,000	1,807,719	1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	840,000	1,291,228	899,467

Lower value brownfield Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	750,000	-4,296,766	-11,923,009
2	Central / urban (300 dph - 100% flats)	300	750,000	843,905	-4,388,015
3	Central / urban (200 dph - 100% flats)	200	750,000	-253,756	-3,482,973
4	Central urban (100 dph - 100% flats)	100	750,000	48,663	-1,796,272
5	Inner urban (100 dph - 75% flats, 25% houses)	100	750,000	1,893,559	269,642
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	750,000	1,934,414	972,769
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	750,000	2,779,718	2,014,828
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	750,000	1,597,765	853,138
9	Central urban (100 dph - 100% flats)	30	225,000	-182,908	-562,144
10	Central/ outer central (200dph 100% Flats)	40	150,000	-234,061	-783,405
11	Central (300 dph - 100% flats)	53	131,250	-846,643	-1,541,708
12	Employment-led MU	145	750,000	7,475,021	2,020,046
13	Employment-led MU	160	6,000,000	55,325,493	30,080,293
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	1,500,000	4,143,073	-1,942,480
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	3,750,000	5,529,133	2,990,038
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	2,250,000	4,031,548	2,083,741
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	5,250,000	2,194,989	-7,252,689
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	6,750,000	-189,988	-19,312,120
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	7,500,000	11,422,238	6,279,230
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	31,875,000	37,764,887	17,463,898
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	75,000,000	81,687,148	40,460,419
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	131,250,000	130,511,771	64,835,417
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	420,000	6,140,326	5,169,289
24	C3 ECH scheme (60 units)	60	600,000	-2,916,580	-4,058,546
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	750,000	11,156,373	9,464,132
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	7,500,000	14,269,725	10,520,762
27	Class E (office) central/inner 70% plot ratio - BF	-	31,875,000	14,437,600	8,399,154
28	Class E (office) suburban/edge 50% plot ratio - GF	-	75,000,000	10,312,572	5,999,396
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	131,250,000	1,807,719	1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	420,000	1,291,228	899,467

Greenfield Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	250,000	-4,296,766	-11,923,009
2	Central / urban (300 dph - 100% flats)	300	250,000	843,905	-4,388,015
3	Central / urban (200 dph - 100% flats)	200	250,000	-253,756	-3,482,973
4	Central urban (100 dph - 100% flats)	100	250,000	48,663	-1,796,272
5	Inner urban (100 dph - 75% flats, 25% houses)	100	250,000	1,893,559	269,642
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	250,000	1,934,414	972,769
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	250,000	2,779,718	2,014,828
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	250,000	1,597,765	853,138
9	Central urban (100 dph - 100% flats)	30	75,000	-182,908	-562,144
10	Central/ outer central (200dph 100% Flats)	40	50,000	-234,061	-783,405
11	Central (300 dph - 100% flats)	53	43,750	-846,643	-1,541,708
12	Employment-led MU	145	250,000	7,475,021	2,020,046
13	Employment-led MU	160	2,000,000	55,325,493	30,080,293
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	500,000	4,143,073	-1,942,480
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	1,250,000	5,529,133	2,990,038
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	750,000	4,031,548	2,083,741
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	1,750,000	2,194,989	-7,252,689
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	2,250,000	-189,988	-19,312,120
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	2,500,000	11,422,238	6,279,230
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	10,625,000	37,764,887	17,463,898
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	25,000,000	81,687,148	40,460,419
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	43,750,000	130,511,771	64,835,417
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	140,000	6,140,326	5,169,289
24	C3 ECH scheme (60 units)	60	200,000	-2,916,580	-4,058,546
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	250,000	11,156,373	9,464,132
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	2,500,000	14,269,725	10,520,762
27	Class E (office) central/inner 70% plot ratio - BF	-	10,625,000	14,437,600	8,399,154
28	Class E (office) suburban/edge 50% plot ratio - GF	-	25,000,000	10,312,572	5,999,396
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	43,750,000	1,807,719	1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	140,000	1,291,228	899,467

Lower Greenfield Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	150,000	-4,296,766	-11,923,009
2	Central / urban (300 dph - 100% flats)	300	150,000	843,905	-4,388,015
3	Central / urban (200 dph - 100% flats)	200	150,000	-253,756	-3,482,973
4	Central urban (100 dph - 100% flats)	100	150,000	48,663	-1,796,272
5	Inner urban (100 dph - 75% flats, 25% houses)	100	150,000	1,893,559	269,642
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	150,000	1,934,414	972,769
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	150,000	2,779,718	2,014,828
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	150,000	1,597,765	853,138
9	Central urban (100 dph - 100% flats)	30	45,000	-182,908	-562,144
10	Central/ outer central (200dph 100% Flats)	40	30,000	-234,061	-783,405
11	Central (300 dph - 100% flats)	53	26,250	-846,643	-1,541,708
12	Employment-led MU	145	150,000	7,475,021	2,020,046
13	Employment-led MU	160	1,200,000	55,325,493	30,080,293
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	300,000	4,143,073	-1,942,480
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	750,000	5,529,133	2,990,038
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	450,000	4,031,548	2,083,741
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	1,050,000	2,194,989	-7,252,689
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	1,350,000	-189,988	-19,312,120
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	1,500,000	11,422,238	6,279,230
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	6,375,000	37,764,887	17,463,898
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	15,000,000	81,687,148	40,460,419
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	26,250,000	130,511,771	64,835,417
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	84,000	6,140,326	5,169,289
24	C3 ECH scheme (60 units)	60	120,000	-2,916,580	-4,058,546
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	150,000	11,156,373	9,464,132
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	1,500,000	14,269,725	10,520,762
27	Class E (office) central/inner 70% plot ratio - BF	-	6,375,000	14,437,600	8,399,154
28	Class E (office) suburban/edge 50% plot ratio - GF	-	15,000,000	10,312,572	5,999,396
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	26,250,000	1,807,719	1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	84,000	1,291,228	899,467

Table 5.4.6: Appraisal results incorporating embodied and operation net zero carbon cost allowances – Value Band F (40% affordable housing)

WEST OF ENGLAND - HIGH LEVEL DELIVERABILITY ASSESSMENT

Aff Hsg: 40%
Mkt value: £4,250 per square metre

Higher Brownfield Benchmark Land Value (£2.5 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	2,500,000	118,697	-7,485,119
2	Central / urban (300 dph - 100% flats)	300	2,500,000	3,701,031	-1,452,680
3	Central / urban (200 dph - 100% flats)	200	2,500,000	1,667,693	-1,509,774
4	Central urban (100 dph - 100% flats)	100	2,500,000	1,135,511	-692,246
5	Inner urban (100 dph - 75% flats, 25% houses)	100	2,500,000	3,125,760	1,514,907
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	2,500,000	2,778,125	1,816,480
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	2,500,000	3,491,788	2,727,281
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	2,500,000	2,216,106	1,477,119
9	Central urban (100 dph - 100% flats)	30	750,000	162,526	-314,410
10	Central/ outer central (200dph 100% Flats)	40	500,000	165,442	-381,561
11	Central (300 dph - 100% flats)	53	437,500	-368,106	-1,063,171
12	Employment-led MU	145	2,500,000	8,865,006	3,424,517
13	Employment-led MU	160	20,000,000	56,848,114	31,602,912
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	5,000,000	7,027,997	1,003,572
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	12,500,000	7,114,246	-4,575,151
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	7,500,000	5,634,660	-3,702,931
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	17,500,000	7,763,117	-1,532,574
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	22,500,000	11,841,840	-6,736,626
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	25,000,000	14,362,847	-9,219,839
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	106,250,000	51,158,991	-30,975,260
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	250,000,000	109,205,616	-68,341,591
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	437,500,000	174,349,710	-109,627,768
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	1,400,000	6,140,326	5,169,289
24	C3 ECH scheme (60 units)	60	2,000,000	-2,239,845	-3,381,810
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	2,500,000	11,156,373	9,464,132
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	2,500,000	14,269,725	10,520,762
27	Class E (office) central/inner 70% plot ratio - BF	-	106,250,000	14,437,600	8,399,154
28	Class E (office) suburban/edge 50% plot ratio - GF	-	250,000,000	10,312,572	-5,999,396
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	437,500,000	1,607,719	-1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	1,400,000	1,291,228	-899,467

Medium Brownfield Benchmark Land Value (£1.50 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	1,500,000	118,697	-7,485,119
2	Central / urban (300 dph - 100% flats)	300	1,500,000	3,701,031	-1,452,680
3	Central / urban (200 dph - 100% flats)	200	1,500,000	1,667,693	-1,509,774
4	Central urban (100 dph - 100% flats)	100	1,500,000	1,135,511	-692,246
5	Inner urban (100 dph - 75% flats, 25% houses)	100	1,500,000	3,125,760	1,514,907
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	1,500,000	2,778,125	1,816,480
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	1,500,000	3,491,788	2,727,281
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	1,500,000	2,216,106	1,477,119
9	Central urban (100 dph - 100% flats)	30	450,000	162,526	-314,410
10	Central/ outer central (200dph 100% Flats)	40	300,000	165,442	-381,561
11	Central (300 dph - 100% flats)	53	262,500	-368,106	-1,063,171
12	Employment-led MU	145	1,500,000	8,865,006	3,424,517
13	Employment-led MU	160	12,000,000	56,848,114	31,602,912
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	3,000,000	7,027,997	1,003,572
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	7,500,000	7,114,246	-4,575,151
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	4,500,000	5,634,660	-3,702,931
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	10,500,000	7,763,117	-1,532,574
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	13,500,000	11,841,840	-6,736,626
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	15,000,000	14,362,847	-9,219,839
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	63,750,000	51,158,991	-30,975,260
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	150,000,000	109,205,616	-68,341,591
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	262,500,000	174,349,710	-109,627,768
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	840,000	6,140,326	5,169,289
24	C3 ECH scheme (60 units)	60	1,200,000	-2,239,845	-3,381,810
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	1,500,000	11,156,373	9,464,132
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	15,000,000	14,269,725	10,520,762
27	Class E (office) central/inner 70% plot ratio - BF	-	63,750,000	14,437,600	8,399,154
28	Class E (office) suburban/edge 50% plot ratio - GF	-	150,000,000	10,312,572	-5,999,396
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	262,500,000	1,607,719	-1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	840,000	1,291,228	-899,467

Lower value brownfield Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	750,000	118,697	-7,485,119
2	Central / urban (300 dph - 100% flats)	300	750,000	3,701,031	-1,452,680
3	Central / urban (200 dph - 100% flats)	200	750,000	1,667,693	-1,509,774
4	Central urban (100 dph - 100% flats)	100	750,000	1,135,511	-692,246
5	Inner urban (100 dph - 75% flats, 25% houses)	100	750,000	3,125,760	1,514,907
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	750,000	2,778,125	1,816,480
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	750,000	3,491,788	2,727,281
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	750,000	2,216,106	1,477,119
9	Central urban (100 dph - 100% flats)	30	225,000	162,526	-314,410
10	Central/ outer central (200dph 100% Flats)	40	150,000	165,442	-381,561
11	Central (300 dph - 100% flats)	53	131,250	-368,106	-1,063,171
12	Employment-led MU	145	750,000	8,865,006	3,424,517
13	Employment-led MU	160	6,000,000	56,848,114	31,602,912
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	1,500,000	7,027,997	1,003,572
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	3,750,000	7,114,246	-4,575,151
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	2,250,000	5,634,660	-3,702,931
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	5,250,000	7,763,117	-1,532,574
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	6,750,000	11,841,840	-6,736,626
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	7,500,000	14,362,847	-9,219,839
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	31,875,000	51,158,991	-30,975,260
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	75,000,000	109,205,616	-68,341,591
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	131,250,000	174,349,710	-109,627,768
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	420,000	6,140,326	5,169,289
24	C3 ECH scheme (60 units)	60	600,000	-2,239,845	-3,381,810
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	750,000	11,156,373	9,464,132
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	7,500,000	14,269,725	10,520,762
27	Class E (office) central/inner 70% plot ratio - BF	-	31,875,000	14,437,600	8,399,154
28	Class E (office) suburban/edge 50% plot ratio - GF	-	75,000,000	10,312,572	-5,999,396
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	131,250,000	1,607,719	-1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	420,000	1,291,228	-899,467

Greenfield Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	250,000	118,697	-7,485,119
2	Central / urban (300 dph - 100% flats)	300	250,000	3,701,031	-1,452,680
3	Central / urban (200 dph - 100% flats)	200	250,000	1,667,693	-1,509,774
4	Central urban (100 dph - 100% flats)	100	250,000	1,135,511	-692,246
5	Inner urban (100 dph - 75% flats, 25% houses)	100	250,000	3,125,760	1,514,907
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	250,000	2,778,125	1,816,480
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	250,000	3,491,788	2,727,281
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	250,000	2,216,106	1,477,119
9	Central urban (100 dph - 100% flats)	30	75,000	162,526	-314,410
10	Central/ outer central (200dph 100% Flats)	40	50,000	165,442	-381,561
11	Central (300 dph - 100% flats)	53	43,750	-368,106	-1,063,171
12	Employment-led MU	145	250,000	8,865,006	3,424,517
13	Employment-led MU	160	2,000,000	56,848,114	31,602,912
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	500,000	7,027,997	1,003,572
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	1,250,000	7,114,246	-4,575,151
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	750,000	5,634,660	-3,702,931
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	1,750,000	7,763,117	-1,532,574
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	2,250,000	11,841,840	-6,736,626
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	2,500,000	14,362,847	-9,219,839
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	10,625,000	51,158,991	-30,975,260
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	25,000,000	109,205,616	-68,341,591
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	43,750,000	174,349,710	-109,627,768
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	140,000	6,140,326	5,169,289
24	C3 ECH scheme (60 units)	60	200,000	-2,239,845	-3,381,810
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	250,000	11,156,373	9,464,132
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	2,500,000	14,269,725	10,520,762
27	Class E (office) central/inner 70% plot ratio - BF	-	10,625,000	14,437,600	8,399,154
28	Class E (office) suburban/edge 50% plot ratio - GF	-	25,000,000	10,312,572	-5,999,396
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	43,750,000	1,607,719	-1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	140,000	1,291,228	-899,467

Lower Greenfield Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	150,000	118,697	-7,485,119
2	Central / urban (300 dph - 100% flats)	300	150,000	3,701,031	-1,452,680
3	Central / urban (200 dph - 100% flats)	200	150,000	1,667,693	-1,509,774
4	Central urban (100 dph - 100% flats)	100	150,000	1,135,511	-692,246
5	Inner urban (100 dph - 75% flats, 25% houses)	100	150,000	3,125,760	1,514,907
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	150,000	2,778,125	1,816,480
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	150,000	3,491,788	2,727,281
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	150,000	2,216,106	1,477,119
9	Central urban (100 dph - 100% flats)	30	45,000	162,526	-314,410
10	Central/ outer central (200dph 100% Flats)	40	30,000	165,442	-381,561
11	Central (300 dph - 100% flats)	53	26,250	-368,106	-1,063,171
12	Employment-led MU	145	150,000	8,865,006	3,424,517
13	Employment-led MU	160	1,200,000	56,848,114	31,602,912
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	300,000	7,027,997	1,003,572
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	750,000	7,114,246	-4,575,151
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	450,000	5,634,660	-3,702,931
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	1,050,000	7,763,117	-1,532,574
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	1,350,000	11,841,840	-6,736,626
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	1,500,000	14,362,847	-9,219,839
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	6,375,000	51,158,991	-30,975,260
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	15,000,000	109,205,616	-68,341,591
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	26,250,000	174,349,710	-109,627,768
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	84,000	6,140,326	5,169,289
24	C3 ECH scheme (60 units)	60	120,000	-2,239,845	-3,381,810
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	150,000	11,156,373	9,464,132
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	1,500,000	14,269,725	10,520,762
27	Class E (office) central/inner 70% plot ratio - BF	-	6,375,000	14,437,600	8,399,154
28	Class E (office) suburban/edge 50% plot ratio - GF	-	15,000,000	10,312,572	-5,999,396
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	26,250,000	1,607,719	-1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	84,000	1,291,228	-899,467

Table 5.4.7: Appraisal results incorporating embodied and operation net zero carbon cost allowances – Value Band G (40% affordable housing)

WEST OF ENGLAND - HIGH LEVEL DELIVERABILITY ASSESSMENT

Aff Hsg: 40%
Mkt value: £4,500 per square metre

Higher Brownfield Benchmark Land Value (£2.5 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	2,500,000	4,499,800	-2,977,977
2	Central / urban (300 dph - 100% flats)	300	2,500,000	6,991,692	1,897,705
3	Central / urban (200 dph - 100% flats)	200	2,500,000	3,602,755	459,389
4	Central urban (100 dph - 100% flats)	100	2,500,000	2,321,992	519,853
5	Inner urban (100 dph - 75% flats, 25% houses)	100	2,500,000	4,240,964	2,630,111
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	2,500,000	3,473,174	2,511,529
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	2,500,000	4,064,185	3,303,664
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	2,500,000	2,718,094	1,979,109
9	Central urban (100 dph - 100% flats)	30	750,000	434,363	-38,726
10	Central/ outer central (200dph 100% Flats)	40	500,000	476,196	-86,409
11	Central (300 dph - 100% flats)	53	437,500	-2,966	-598,031
12	Employment-led MU	145	2,500,000	13,694,776	8,317,557
13	Employment-led MU	160	20,000,000	82,724,554	57,479,352
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	5,000,000	10,979,200	4,977,854
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	12,500,000	9,093,746	6,554,650
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	7,500,000	6,931,009	4,999,280
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	17,500,000	13,837,149	4,677,517
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	22,500,000	23,101,749	5,091,989
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	25,000,000	18,508,166	13,365,158
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	106,250,000	64,964,247	44,800,127
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	250,000,000	137,368,473	96,757,503
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	437,500,000	219,385,695	155,000,494
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	1,400,000	7,204,093	6,233,056
24	C3 ECH scheme (60 units)	60	2,000,000	-1,738,829	-2,880,794
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	2,500,000	10,893,509	9,201,269
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	25,000,000	13,687,381	9,938,417
27	Class E (office) central/inner 70% plot ratio - BF	-	106,250,000	21,013,914	14,975,468
28	Class E (office) suburban/edge 50% plot ratio - GF	-	250,000,000	15,009,938	10,696,763
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	437,500,000	1,807,719	1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	1,400,000	1,291,228	899,467

Medium Brownfield Benchmark Land Value (£1.50 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	1,500,000	4,499,800	-2,977,977
2	Central / urban (300 dph - 100% flats)	300	1,500,000	6,991,692	1,897,705
3	Central / urban (200 dph - 100% flats)	200	1,500,000	3,602,755	459,389
4	Central urban (100 dph - 100% flats)	100	1,500,000	2,321,992	519,853
5	Inner urban (100 dph - 75% flats, 25% houses)	100	1,500,000	4,240,964	2,630,111
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	1,500,000	3,473,174	2,511,529
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	1,500,000	4,064,185	3,303,664
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	1,500,000	2,718,094	1,979,109
9	Central urban (100 dph - 100% flats)	30	450,000	434,363	-38,726
10	Central/ outer central (200dph 100% Flats)	40	300,000	476,196	-86,409
11	Central (300 dph - 100% flats)	53	262,500	-2,966	-598,031
12	Employment-led MU	145	1,500,000	13,694,776	8,317,557
13	Employment-led MU	160	12,000,000	82,724,554	57,479,352
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	3,000,000	10,979,200	4,977,854
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	7,500,000	9,093,746	6,554,650
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	4,500,000	6,931,009	4,999,280
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	10,500,000	13,837,149	4,677,517
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	13,500,000	23,101,749	5,091,989
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	15,000,000	18,508,166	13,365,158
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	63,750,000	64,964,247	44,800,127
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	150,000,000	137,368,473	96,757,503
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	262,500,000	219,385,695	155,000,494
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	840,000	7,204,093	6,233,056
24	C3 ECH scheme (60 units)	60	1,200,000	-1,738,829	-2,880,794
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	1,500,000	10,893,509	9,201,269
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	15,000,000	13,687,381	9,938,417
27	Class E (office) central/inner 70% plot ratio - BF	-	63,750,000	21,013,914	14,975,468
28	Class E (office) suburban/edge 50% plot ratio - GF	-	150,000,000	15,009,938	10,696,763
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	262,500,000	1,807,719	1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	840,000	1,291,228	899,467

Lower value brownfield Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	750,000	4,499,800	-2,977,977
2	Central / urban (300 dph - 100% flats)	300	750,000	6,991,692	1,897,705
3	Central / urban (200 dph - 100% flats)	200	750,000	3,602,755	459,389
4	Central urban (100 dph - 100% flats)	100	750,000	2,321,992	519,853
5	Inner urban (100 dph - 75% flats, 25% houses)	100	750,000	4,240,964	2,630,111
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	750,000	3,473,174	2,511,529
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	750,000	4,064,185	3,303,664
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	750,000	2,718,094	1,979,109
9	Central urban (100 dph - 100% flats)	30	225,000	434,363	-38,726
10	Central/ outer central (200dph 100% Flats)	40	150,000	476,196	-86,409
11	Central (300 dph - 100% flats)	53	131,250	-2,966	-598,031
12	Employment-led MU	145	750,000	13,694,776	8,317,557
13	Employment-led MU	160	6,000,000	82,724,554	57,479,352
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	1,500,000	10,979,200	4,977,854
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	3,750,000	9,093,746	6,554,650
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	2,250,000	6,931,009	4,999,280
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	5,250,000	13,837,149	4,677,517
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	6,750,000	23,101,749	5,091,989
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	7,500,000	18,508,166	13,365,158
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	31,875,000	64,964,247	44,800,127
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	75,000,000	137,368,473	96,757,503
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	131,250,000	219,385,695	155,000,494
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	420,000	7,204,093	6,233,056
24	C3 ECH scheme (60 units)	60	600,000	-1,738,829	-2,880,794
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	750,000	10,893,509	9,201,269
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	7,500,000	13,687,381	9,938,417
27	Class E (office) central/inner 70% plot ratio - BF	-	31,875,000	21,013,914	14,975,468
28	Class E (office) suburban/edge 50% plot ratio - GF	-	75,000,000	15,009,938	10,696,763
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	131,250,000	1,807,719	1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	420,000	1,291,228	899,467

Greenfield Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	250,000	4,499,800	-2,977,977
2	Central / urban (300 dph - 100% flats)	300	250,000	6,991,692	1,897,705
3	Central / urban (200 dph - 100% flats)	200	250,000	3,602,755	459,389
4	Central urban (100 dph - 100% flats)	100	250,000	2,321,992	519,853
5	Inner urban (100 dph - 75% flats, 25% houses)	100	250,000	4,240,964	2,630,111
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	250,000	3,473,174	2,511,529
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	250,000	4,064,185	3,303,664
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	250,000	2,718,094	1,979,109
9	Central urban (100 dph - 100% flats)	30	75,000	434,363	-38,726
10	Central/ outer central (200dph 100% Flats)	40	50,000	476,196	-86,409
11	Central (300 dph - 100% flats)	53	43,750	-2,966	-598,031
12	Employment-led MU	145	250,000	13,694,776	8,317,557
13	Employment-led MU	160	2,000,000	82,724,554	57,479,352
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	500,000	10,979,200	4,977,854
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	1,250,000	9,093,746	6,554,650
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	750,000	6,931,009	4,999,280
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	1,750,000	13,837,149	4,677,517
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	2,250,000	23,101,749	5,091,989
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	2,500,000	18,508,166	13,365,158
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	10,625,000	64,964,247	44,800,127
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	25,000,000	137,368,473	96,757,503
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	43,750,000	219,385,695	155,000,494
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	140,000	7,204,093	6,233,056
24	C3 ECH scheme (60 units)	60	200,000	-1,738,829	-2,880,794
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	250,000	10,893,509	9,201,269
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	2,500,000	13,687,381	9,938,417
27	Class E (office) central/inner 70% plot ratio - BF	-	10,625,000	21,013,914	14,975,468
28	Class E (office) suburban/edge 50% plot ratio - GF	-	25,000,000	15,009,938	10,696,763
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	43,750,000	1,807,719	1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	140,000	1,291,228	899,467

Lower Greenfield Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	150,000	4,499,800	-2,977,977
2	Central / urban (300 dph - 100% flats)	300	150,000	6,991,692	1,897,705
3	Central / urban (200 dph - 100% flats)	200	150,000	3,602,755	459,389
4	Central urban (100 dph - 100% flats)	100	150,000	2,321,992	519,853
5	Inner urban (100 dph - 75% flats, 25% houses)	100	150,000	4,240,964	2,630,111
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	150,000	3,473,174	2,511,529
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	150,000	4,064,185	3,303,664
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	150,000	2,718,094	1,979,109
9	Central urban (100 dph - 100% flats)	30	45,000	434,363	-38,726
10	Central/ outer central (200dph 100% Flats)	40	30,000	476,196	-86,409
11	Central (300 dph - 100% flats)	53	26,250	-2,966	-598,031
12	Employment-led MU	145	150,000	13,694,776	8,317,557
13	Employment-led MU	160	1,200,000	82,724,554	57,479,352
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	300,000	10,979,200	4,977,854
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	750,000	9,093,746	6,554,650
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	450,000	6,931,009	4,999,280
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	1,050,000	13,837,149	4,677,517
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	1,350,000	23,101,749	5,091,989
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	1,500,000	18,508,166	13,365,158
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	6,375,000	64,964,247	44,800,127
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	15,000,000	137,368,473	96,757,503
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	26,250,000	219,385,695	155,000,494
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	84,000	7,204,093	6,233,056
24	C3 ECH scheme (60 units)	60	120,000	-1,738,829	-2,880,794
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	150,000	10,893,509	9,201,269
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	1,500,000	13,687,381	9,938,417
27	Class E (office) central/inner 70% plot ratio - BF	-	6,375,000	21,013,914	14,975,468
28	Class E (office) suburban/edge 50% plot ratio - GF	-	15,000,000	15,009,938	10,696,763
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	26,250,000	1,807,719	1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	84,000	1,291,228	899,467

Table 5.4.8: Appraisal results incorporating embodied and operation net zero carbon cost allowances – Value Band H (40% affordable housing)

WEST OF ENGLAND - HIGH LEVEL DELIVERABILITY ASSESSMENT

Aff Hsg: 40%
Mkt value: £4,750 per square metre

Higher Brownfield Benchmark Land Value (£2.5 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	2,500,000	8,373,105	958,201
2	Central / urban (300 dph - 100% flats)	300	2,500,000	9,557,115	4,495,304
3	Central / urban (200 dph - 100% flats)	200	2,500,000	5,334,439	2,203,578
4	Central urban (100 dph - 100% flats)	100	2,500,000	3,304,406	1,509,928
5	Inner urban (100 dph - 75% flats, 25% houses)	100	2,500,000	5,326,325	3,715,472
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	2,500,000	4,245,033	3,283,388
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	2,500,000	4,712,557	3,955,796
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	2,500,000	3,286,652	2,547,666
9	Central urban (100 dph - 100% flats)	30	750,000	749,773	277,224
10	Central/ outer central (200dph 100% Flats)	40	500,000	837,165	295,486
11	Central (300 dph - 100% flats)	53	437,500	420,646	-268,466
12	Employment-led MU	145	2,500,000	14,952,388	9,583,446
13	Employment-led MU	160	20,000,000	84,112,263	58,867,062
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	5,000,000	13,576,001	7,604,078
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	12,500,000	10,535,108	8,011,769
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	7,500,000	8,400,726	6,468,997
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	17,500,000	18,849,717	9,757,937
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	22,500,000	33,633,546	15,952,039
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	25,000,000	21,206,876	16,063,869
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	106,250,000	77,290,594	57,126,474
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	250,000,000	162,567,837	122,036,720
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	437,500,000	259,632,183	195,246,982
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	1,400,000	7,204,093	6,233,056
24	C3 ECH scheme (60 units)	60	2,000,000	-1,131,940	-2,273,906
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	2,500,000	10,893,509	9,201,269
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	25,000,000	13,687,381	9,938,417
27	Class E (office) central/inner 70% plot ratio - BF	-	106,250,000	21,013,914	14,975,468
28	Class E (office) suburban/edge 50% plot ratio - GF	-	250,000,000	15,009,938	10,696,763
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	437,500,000	1,807,719	1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	1,400,000	1,291,228	899,467

Medium Brownfield Benchmark Land Value (£1.50 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	1,500,000	8,373,105	958,201
2	Central / urban (300 dph - 100% flats)	300	1,500,000	9,557,115	4,495,304
3	Central / urban (200 dph - 100% flats)	200	1,500,000	5,334,439	2,203,578
4	Central urban (100 dph - 100% flats)	100	1,500,000	3,304,406	1,509,928
5	Inner urban (100 dph - 75% flats, 25% houses)	100	1,500,000	5,326,325	3,715,472
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	1,500,000	4,245,033	3,283,388
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	1,500,000	4,712,557	3,955,796
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	1,500,000	3,286,652	2,547,666
9	Central urban (100 dph - 100% flats)	30	450,000	749,773	277,224
10	Central/ outer central (200dph 100% Flats)	40	300,000	837,165	295,486
11	Central (300 dph - 100% flats)	53	262,500	420,646	-268,466
12	Employment-led MU	145	1,500,000	14,952,388	9,583,446
13	Employment-led MU	160	12,000,000	84,112,263	58,867,062
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	3,000,000	13,576,001	7,604,078
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	7,500,000	10,535,108	8,011,769
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	4,500,000	8,400,726	6,468,997
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	10,500,000	18,849,717	9,757,937
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	13,500,000	33,633,546	15,952,039
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	15,000,000	21,206,876	16,063,869
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	63,750,000	77,290,594	57,126,474
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	150,000,000	162,567,837	122,036,720
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	262,500,000	259,632,183	195,246,982
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	840,000	7,204,093	6,233,056
24	C3 ECH scheme (60 units)	60	1,200,000	-1,131,940	-2,273,906
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	1,500,000	10,893,509	9,201,269
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	15,000,000	13,687,381	9,938,417
27	Class E (office) central/inner 70% plot ratio - BF	-	63,750,000	21,013,914	14,975,468
28	Class E (office) suburban/edge 50% plot ratio - GF	-	150,000,000	15,009,938	10,696,763
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	262,500,000	1,807,719	1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	840,000	1,291,228	899,467

Lower value brownfield Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	750,000	8,373,105	958,201
2	Central / urban (300 dph - 100% flats)	300	750,000	9,557,115	4,495,304
3	Central / urban (200 dph - 100% flats)	200	750,000	5,334,439	2,203,578
4	Central urban (100 dph - 100% flats)	100	750,000	3,304,406	1,509,928
5	Inner urban (100 dph - 75% flats, 25% houses)	100	750,000	5,326,325	3,715,472
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	750,000	4,245,033	3,283,388
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	750,000	4,712,557	3,955,796
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	750,000	3,286,652	2,547,666
9	Central urban (100 dph - 100% flats)	30	225,000	749,773	277,224
10	Central/ outer central (200dph 100% Flats)	40	150,000	837,165	295,486
11	Central (300 dph - 100% flats)	53	131,250	420,646	-268,466
12	Employment-led MU	145	750,000	14,952,388	9,583,446
13	Employment-led MU	160	6,000,000	84,112,263	58,867,062
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	1,500,000	13,576,001	7,604,078
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	3,750,000	10,535,108	8,011,769
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	2,250,000	8,400,726	6,468,997
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	5,250,000	18,849,717	9,757,937
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	6,750,000	33,633,546	15,952,039
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	7,500,000	21,206,876	16,063,869
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	31,875,000	77,290,594	57,126,474
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	75,000,000	162,567,837	122,036,720
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	131,250,000	259,632,183	195,246,982
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	420,000	7,204,093	6,233,056
24	C3 ECH scheme (60 units)	60	600,000	-1,131,940	-2,273,906
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	750,000	10,893,509	9,201,269
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	7,500,000	13,687,381	9,938,417
27	Class E (office) central/inner 70% plot ratio - BF	-	31,875,000	21,013,914	14,975,468
28	Class E (office) suburban/edge 50% plot ratio - GF	-	75,000,000	15,009,938	10,696,763
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	131,250,000	1,807,719	1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	420,000	1,291,228	899,467

Greenfield Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	250,000	8,373,105	958,201
2	Central / urban (300 dph - 100% flats)	300	250,000	9,557,115	4,495,304
3	Central / urban (200 dph - 100% flats)	200	250,000	5,334,439	2,203,578
4	Central urban (100 dph - 100% flats)	100	250,000	3,304,406	1,509,928
5	Inner urban (100 dph - 75% flats, 25% houses)	100	250,000	5,326,325	3,715,472
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	250,000	4,245,033	3,283,388
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	250,000	4,712,557	3,955,796
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	250,000	3,286,652	2,547,666
9	Central urban (100 dph - 100% flats)	30	75,000	749,773	277,224
10	Central/ outer central (200dph 100% Flats)	40	50,000	837,165	295,486
11	Central (300 dph - 100% flats)	53	43,750	420,646	-268,466
12	Employment-led MU	145	250,000	14,952,388	9,583,446
13	Employment-led MU	160	2,000,000	84,112,263	58,867,062
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	500,000	13,576,001	7,604,078
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	1,250,000	10,535,108	8,011,769
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	750,000	8,400,726	6,468,997
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	1,750,000	18,849,717	9,757,937
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	2,250,000	33,633,546	15,952,039
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	2,500,000	21,206,876	16,063,869
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	10,625,000	77,290,594	57,126,474
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	25,000,000	162,567,837	122,036,720
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	43,750,000	259,632,183	195,246,982
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	140,000	7,204,093	6,233,056
24	C3 ECH scheme (60 units)	60	200,000	-1,131,940	-2,273,906
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	250,000	10,893,509	9,201,269
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	2,500,000	13,687,381	9,938,417
27	Class E (office) central/inner 70% plot ratio - BF	-	10,625,000	21,013,914	14,975,468
28	Class E (office) suburban/edge 50% plot ratio - GF	-	25,000,000	15,009,938	10,696,763
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	43,750,000	1,807,719	1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	140,000	1,291,228	899,467

Lower Greenfield Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	150,000	8,373,105	958,201
2	Central / urban (300 dph - 100% flats)	300	150,000	9,557,115	4,495,304
3	Central / urban (200 dph - 100% flats)	200	150,000	5,334,439	2,203,578
4	Central urban (100 dph - 100% flats)	100	150,000	3,304,406	1,509,928
5	Inner urban (100 dph - 75% flats, 25% houses)	100	150,000	5,326,325	3,715,472
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	150,000	4,245,033	3,283,388
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	150,000	4,712,557	3,955,796
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	150,000	3,286,652	2,547,666
9	Central urban (100 dph - 100% flats)	30	45,000	749,773	277,224
10	Central/ outer central (200dph 100% Flats)	40	30,000	837,165	295,486
11	Central (300 dph - 100% flats)	53	26,250	420,646	-268,466
12	Employment-led MU	145	150,000	14,952,388	9,583,446
13	Employment-led MU	160	1,200,000	84,112,263	58,867,062
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	300,000	13,576,001	7,604,078
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	750,000	10,535,108	8,011,769
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	450,000	8,400,726	6,468,997
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	1,050,000	18,849,717	9,757,937
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	1,350,000	33,633,546	15,952,039
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	1,500,000	21,206,876	16,063,869
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	6,375,000	77,290,594	57,126,474
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	15,000,000	162,567,837	122,036,720
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	26,250,000	259,632,183	195,246,982
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	84,000	7,204,093	6,233,056
24	C3 ECH scheme (60 units)	60	120,000	-1,131,940	-2,273,906
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	150,000	10,893,509	9,201,269
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	1,500,000	13,687,381	9,938,417
27	Class E (office) central/inner 70% plot ratio - BF	-	6,375,000	21,013,914	14,975,468
28	Class E (office) suburban/edge 50% plot ratio - GF	-	15,000,000	15,009,938	10,696,763
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	26,250,000	1,807,719	1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	84,000	1,291,228	899,467

Table 5.4.9: Appraisal results incorporating embodied and operation net zero carbon cost allowances – Value Band I (40% affordable housing)

BNP PARIBAS REAL ESTATE

WEST OF ENGLAND - HIGH LEVEL DELIVERABILITY ASSESSMENT

Aff Hsg: 40%
Mkt value: £5,100 per square metre

Higher Brownfield Benchmark Land Value (£2.5 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	2,500,000	13,361,340	5,993,571
2	Central / urban (300 dph - 100% flats)	300	2,500,000	12,906,976	7,862,637
3	Central / urban (200 dph - 100% flats)	200	2,500,000	7,596,180	4,492,584
4	Central urban (100 dph - 100% flats)	100	2,500,000	4,599,043	2,804,564
5	Inner urban (100 dph - 75% flats, 25% houses)	100	2,500,000	6,722,677	5,111,824
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	2,500,000	5,208,384	4,248,350
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	2,500,000	5,568,934	4,812,173
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	2,500,000	4,033,683	3,299,842
9	Central urban (100 dph - 100% flats)	30	750,000	1,152,816	680,267
10	Central/ outer central (200dph 100% Flats)	40	500,000	1,311,489	769,810
11	Central (300 dph - 100% flats)	53	437,500	971,154	285,788
12	Employment-led MU	145	2,500,000	16,605,465	11,246,496
13	Employment-led MU	160	20,000,000	85,936,348	60,691,147
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	5,000,000	16,987,250	11,046,887
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	12,500,000	12,435,866	9,932,199
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	7,500,000	10,328,505	8,409,225
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	17,500,000	25,412,661	16,405,902
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	22,500,000	47,346,398	29,950,799
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	25,000,000	24,772,224	19,629,216
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	106,250,000	93,607,956	73,443,836
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	250,000,000	195,865,178	155,334,061
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	437,500,000	312,817,129	248,431,927
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	1,400,000	7,204,093	6,233,056
24	C3 ECH scheme (60 units)	60	2,000,000	-346,259	-1,488,224
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	2,500,000	10,893,509	9,201,269
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	25,000,000	13,687,381	9,938,417
27	Class E (office) central/inner 70% plot ratio - BF	-	106,250,000	21,013,914	14,975,468
28	Class E (office) suburban/edge 50% plot ratio - GF	-	250,000,000	15,009,938	10,696,763
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	437,500,000	1,807,719	1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	1,400,000	1,291,228	899,467

Medium Brownfield Benchmark Land Value (£1.50 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	1,500,000	13,361,340	5,993,571
2	Central / urban (300 dph - 100% flats)	300	1,500,000	12,906,976	7,862,637
3	Central / urban (200 dph - 100% flats)	200	1,500,000	7,596,180	4,492,584
4	Central urban (100 dph - 100% flats)	100	1,500,000	4,599,043	2,804,564
5	Inner urban (100 dph - 75% flats, 25% houses)	100	1,500,000	6,722,677	5,111,824
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	1,500,000	5,208,384	4,248,350
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	1,500,000	5,568,934	4,812,173
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	1,500,000	4,033,683	3,299,842
9	Central urban (100 dph - 100% flats)	30	450,000	1,152,816	680,267
10	Central/ outer central (200dph 100% Flats)	40	300,000	1,311,489	769,810
11	Central (300 dph - 100% flats)	53	262,500	971,154	285,788
12	Employment-led MU	145	1,500,000	16,605,465	11,246,496
13	Employment-led MU	160	12,000,000	85,936,348	60,691,147
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	3,000,000	16,987,250	11,046,887
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	7,500,000	12,435,866	9,932,199
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	4,500,000	10,328,505	8,409,225
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	10,500,000	25,412,661	16,405,902
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	13,500,000	47,346,398	29,950,799
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	15,000,000	24,772,224	19,629,216
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	63,750,000	93,607,956	73,443,836
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	150,000,000	195,865,178	155,334,061
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	262,500,000	312,817,129	248,431,927
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	840,000	7,204,093	6,233,056
24	C3 ECH scheme (60 units)	60	1,200,000	-346,259	-1,488,224
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	1,500,000	10,893,509	9,201,269
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	15,000,000	13,687,381	9,938,417
27	Class E (office) central/inner 70% plot ratio - BF	-	63,750,000	21,013,914	14,975,468
28	Class E (office) suburban/edge 50% plot ratio - GF	-	150,000,000	15,009,938	10,696,763
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	262,500,000	1,807,719	1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	840,000	1,291,228	899,467

Lower value brownfield Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	750,000	13,361,340	5,993,571
2	Central / urban (300 dph - 100% flats)	300	750,000	12,906,976	7,862,637
3	Central / urban (200 dph - 100% flats)	200	750,000	7,596,180	4,492,584
4	Central urban (100 dph - 100% flats)	100	750,000	4,599,043	2,804,564
5	Inner urban (100 dph - 75% flats, 25% houses)	100	750,000	6,722,677	5,111,824
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	750,000	5,208,384	4,248,350
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	750,000	5,568,934	4,812,173
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	750,000	4,033,683	3,299,842
9	Central urban (100 dph - 100% flats)	30	225,000	1,152,816	680,267
10	Central/ outer central (200dph 100% Flats)	40	150,000	1,311,489	769,810
11	Central (300 dph - 100% flats)	53	131,250	971,154	285,788
12	Employment-led MU	145	750,000	16,605,465	11,246,496
13	Employment-led MU	160	6,000,000	85,936,348	60,691,147
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	1,500,000	16,987,250	11,046,887
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	3,750,000	12,435,866	9,932,199
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	2,250,000	10,328,505	8,409,225
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	5,250,000	25,412,661	16,405,902
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	6,750,000	47,346,398	29,950,799
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	7,500,000	24,772,224	19,629,216
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	31,875,000	93,607,956	73,443,836
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	75,000,000	195,865,178	155,334,061
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	131,250,000	312,817,129	248,431,927
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	420,000	7,204,093	6,233,056
24	C3 ECH scheme (60 units)	60	600,000	-346,259	-1,488,224
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	750,000	10,893,509	9,201,269
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	7,500,000	13,687,381	9,938,417
27	Class E (office) central/inner 70% plot ratio - BF	-	31,875,000	21,013,914	14,975,468
28	Class E (office) suburban/edge 50% plot ratio - GF	-	75,000,000	15,009,938	10,696,763
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	131,250,000	1,807,719	1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	420,000	1,291,228	899,467

Greenfield Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	250,000	13,361,340	5,993,571
2	Central / urban (300 dph - 100% flats)	300	250,000	12,906,976	7,862,637
3	Central / urban (200 dph - 100% flats)	200	250,000	7,596,180	4,492,584
4	Central urban (100 dph - 100% flats)	100	250,000	4,599,043	2,804,564
5	Inner urban (100 dph - 75% flats, 25% houses)	100	250,000	6,722,677	5,111,824
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	250,000	5,208,384	4,248,350
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	250,000	5,568,934	4,812,173
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	250,000	4,033,683	3,299,842
9	Central urban (100 dph - 100% flats)	30	75,000	1,152,816	680,267
10	Central/ outer central (200dph 100% Flats)	40	50,000	1,311,489	769,810
11	Central (300 dph - 100% flats)	53	43,750	971,154	285,788
12	Employment-led MU	145	250,000	16,605,465	11,246,496
13	Employment-led MU	160	2,000,000	85,936,348	60,691,147
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	500,000	16,987,250	11,046,887
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	1,250,000	12,435,866	9,932,199
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	750,000	10,328,505	8,409,225
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	1,750,000	25,412,661	16,405,902
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	2,250,000	47,346,398	29,950,799
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	2,500,000	24,772,224	19,629,216
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	10,625,000	93,607,956	73,443,836
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	25,000,000	195,865,178	155,334,061
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	43,750,000	312,817,129	248,431,927
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	140,000	7,204,093	6,233,056
24	C3 ECH scheme (60 units)	60	200,000	-346,259	-1,488,224
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	250,000	10,893,509	9,201,269
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	2,500,000	13,687,381	9,938,417
27	Class E (office) central/inner 70% plot ratio - BF	-	10,625,000	21,013,914	14,975,468
28	Class E (office) suburban/edge 50% plot ratio - GF	-	25,000,000	15,009,938	10,696,763
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	43,750,000	1,807,719	1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	140,000	1,291,228	899,467

Lower Greenfield Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	NZC Operational Only	NZC Operational and Embodied
1	Central (500 dph - all flats)	500	150,000	13,361,340	5,993,571
2	Central / urban (300 dph - 100% flats)	300	150,000	12,906,976	7,862,637
3	Central / urban (200 dph - 100% flats)	200	150,000	7,596,180	4,492,584
4	Central urban (100 dph - 100% flats)	100	150,000	4,599,043	2,804,564
5	Inner urban (100 dph - 75% flats, 25% houses)	100	150,000	6,722,677	5,111,824
6	Sub'n and mkt twn centres (70 dph - 68% flats, 32% houses)	70	150,000	5,208,384	4,248,350
7	Sub'n, mkt twn, urban extn (50 dph - 15% flats,85% houses)	50	150,000	5,568,934	4,812,173
8	Rural - 40 dph - (90% Houses/ 10% flats)	40	150,000	4,033,683	3,299,842
9	Central urban (100 dph - 100% flats)	30	45,000	1,152,816	680,267
10	Central/ outer central (200dph 100% Flats)	40	30,000	1,311,489	769,810
11	Central (300 dph - 100% flats)	53	26,250	971,154	285,788
12	Employment-led MU	145	150,000	16,605,465	11,246,496
13	Employment-led MU	160	1,200,000	85,936,348	60,691,147
14	Size based 2-10 ha - 75% net to gross, 200 dph)	300	300,000	16,987,250	11,046,887
15	Size based 2-10 ha - 50% net to gross, 40 dph rural assumptions. 90% houses / 10% flats	100	750,000	12,435,866	9,932,199
16	Size based 2-10 ha - 75% net to gross, 50 dph suburban/extension assumptions. 15% flats / 85% houses	113	450,000	10,328,505	8,409,225
17	Size based 2-10 ha - 75% net to gross, 100 dph (Central/ Urban)	525	1,050,000	25,412,661	16,405,902
18	Size based 2-10 ha - 75% net to gross, 200 dph)	1,350	1,350,000	47,346,398	29,950,799
19	Size based > 10 ha - 50% net to gross, 40 dph 90% houses 10% flats	200	1,500,000	24,772,224	19,629,216
20	Size based > 10 ha - 50% net to gross, 50 dph15% flats /85% houses	1,063	6,375,000	93,607,956	73,443,836
21	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	2,500	15,000,000	195,865,178	155,334,061
22	Size based > 10 ha - 50% net to gross, 50 dph 15% flats /85% houses	4,375	26,250,000	312,817,129	248,431,927
23	C2 scheme (84 ensuite spaces, 22 sqm each)	-	84,000	7,204,093	6,233,056
24	C3 ECH scheme (60 units)	60	120,000	-346,259	-1,488,224
25	Student Hsg (studios, equiv to 0.5 of 1 bed flat)	325	150,000	10,893,509	9,201,269
26	Student Hsg (cluster flats, 4 rooms per cluster, equiv to 3 bed flat)	200	1,500,000	13,687,381	9,938,417
27	Class E (office) central/inner 70% plot ratio - BF	-	6,375,000	21,013,914	14,975,468
28	Class E (office) suburban/edge 50% plot ratio - GF	-	15,000,000	15,009,938	10,696,763
29	Class B2/B8 - non-strategic site/urban 42% plot ratio BF	-	26,250,000	1,807,719	1,259,253
30	Class B2/B8 - strategic site/edge of urban 30% plot ratio GF	-	84,000	1,291,228	899,467

6 Conclusions

This report tests the viability of 30 development typologies reflecting the types of schemes that the Authority expects to come forward over the life of the emerging SDS.

The results of our appraisals indicate that all of the typologies are viable and able to contribute to both affordable housing requirements and infrastructure funding through CIL. However, the amounts of both vary significantly between different parts of the UAs, with viability being more limited in the low value areas.

It is important to note that this is a high level test of viability undertaken in the absence of detailed site-specific designs. Specific sites may have different characteristics and bulk and massing which differ from those tested.

Following the adoption of the SDS in due course, we advise that the UAs will need to undertake further viability testing as they progress their plans. This will need to include consideration of site constraints and how supporting infrastructure will be funded. It is generally appropriate to assume that the vast majority of the costs of strategic infrastructure will be met through other sources such as central government funding settlements and the Combined Authority Investment Fund. Such testing would model refined inputs and could test deferred / phased land payments, rental values and impacts of employment and other uses and so on.