

London Borough of Ealing: Local Plan Viability Assessment



Prepared for London Borough of Ealing

December 2023





Contents

1	Summary	3
2	Introduction	6
3	Methodology and appraisal approach	19
4	Appraisal assumptions	23
5	Appraisal outputs	33
6	Assessment of appraisal results	34
7	CIL rates	61
8	Conclusions and recommendations	87

Appendices

Appendix 1 - Policy review
Appendix 2 - Typology details and appraisal inputs
Appendix 3 - Commercial lettings
Appendix 4 - BCIS costs
Appendix 5 - Accessibility standards
Appendix 6 - BLV assumptions
Appendix 7 - Appraisal results – present day
Appendix 8 - Appraisal results – growth
Appendix 9 - Appraisal results – downside
Appendix 10 - BTR appraisal results
Appendix 11 - Maximum CIL rates
Appendix 12 - CIL viability (CIL as input)
Appendix 13 - Maximum CIL rates – growth
Appendix 14 - Maximum CIL rates - downside

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1 Summary

- 1.1 This report tests the ability of developments in the London Borough of Ealing to accommodate emerging policies in the draft Local Plan alongside a range of potential Community Infrastructure Levy ('CIL') rates.
- 1.2 The study takes account of the impact of the Council's planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF'); the National Planning Practice Guidance ('PPG'), the RICS Guidance Note 'Assessing viability in Planning under the National Planning Policy Framework for England (2021)' and the Local Housing Delivery Group guidance 'Viability Testing Local Plans: Advice for planning practitioners'.

Methodology

- 1.3 The study methodology compares the residual land values of a range of development typologies reflecting the types of developments expected to come forward in the borough over the life of the emerging Local Plan. The appraisals compare the residual land values generated by those developments (with varying levels and tenure mixes of affordable housing and other emerging policy requirements, and with varying CIL rates) to a range of benchmark land values to reflect the existing value of land prior to redevelopment. If a development incorporating the Council's emerging policy requirements and potential CIL rates generates a higher residual land value than the benchmark land value, then it can be judged that the scheme is viable and deliverable. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with requirements set out in the Mayor of London's supplementary planning guidance on 'Affordable Housing and Viability'.
- 1.4 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development and guides a developer in determining an appropriate offer price for a site.
- 1.5 The housing and commercial property markets are inherently cyclical and the Council is testing the viability of its emerging Local Plan policies and potential CIL rates at a time when the market has experienced a period of sustained growth following the coronavirus pandemic in 2020/21. Forecasts for future house price growth point to continuing growth in mainstream London housing markets, although there is a degree of short term uncertainty following the government's September 2022 'fiscal event' and a significant increase in interest rates (which are now considered my most analysts to have reached their peak). We have allowed for this medium term growth over the plan period by running a sensitivity analysis which applies growth to sales values and inflation on costs to provide an indication of the extent of improvement to viability that might result. The assumed growth rates for this sensitivity analysis are outlined in Section 4.
- 1.6 This sensitivity analysis is indicative only, but is intended to assist the Council in understanding the viability of potential development sites on a high level basis, both in today's terms but also in the future. In any complex urban borough such as Ealing, differences between sites in terms of capacity, existing use value, residential and commercial values and infrastructure costs will mean that there may not be a precise correlation between the outputs of this study and scheme-specific viability when applications are submitted. Inputs to scheme-specific appraisals submitted with applications should be based on scheme and site-specific circumstances.

Key findings

- 1.7 The key findings of the study are as follows:
 - Affordable workspace: we have tested emerging requirements on schemes which provide new
 office and industrial floorspace (5% of floorspace and 10% of floorspace on mixed use schemes)



at an 80% discount to market rent for 15 years. This requirement results in reductions in residual land values not exceeding 30%, indicating that the policy requirement should be viable in most cases.

- **Affordable housing:** We have appraised residential schemes with a range of affordable housing from 0% to 50% in line with existing policy requirements and to inform emerging Policy. The Council's emerging fast track policy sets a target of 40% with a tenure mix of 70% social rent and 30% shared ownership).
- There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values, scheme composition and benchmark land value. The results do not point to any particular level of affordable housing that most schemes can viably deliver, although in most cases, our appraisals indicate that schemes can viably provide 40% affordable housing, or percentages close to this. We therefore recommend that a fast track target of 40% could be adopted, and applied on a 'maximum reasonable proportion' basis taking site-specific circumstances into account. This reflects the Council's current practice and also the approach in the 2021 London Plan.
- Setting a lower proportion of affordable housing is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more would no longer do so. The Council will also need to consider how its 40% fast track target will interface with the 'Fast Track' route in London Plan policies H4 and H5 which set a lower target of 35%.
- Affordable housing contributions on small sites: The Council's emerging policy seeks financial contributions from small sites (the equivalent of 10% of units on schemes of 1 to 4 units and 20% on schemes of 5 to 9 units). Our appraisals indicate that this requirement should be viable in almost all cases. In terms of implementation, the policy could be applied through a comparison of two residual valuations (one assuming all units are private and the other in which on-site affordable housing is included) with the financial contribution equating to the difference between the two residuals. Alternatively, a formulae-based approach could be used.
- **Biodiversity Net gain and Urban Greening Factor:** we have tested the impact of the Council's emerging policy requirement for 20% BNG and they have a very modest impact on residual land values and can therefore be viably absorbed.
- **Net Zero Carbon:** the Council's emerging policy sets out an ambition for new development to be net carbon neutral by 2030. We have tested the impact this is likely to have on developments in the Borough and the residual land values will typically fall by 13% on average. The impact is therefore relatively significant in some cases, but the costs of technology required to achieve net zero carbon are expected to fall over time as research and development drives improvements. The cost impact of achieving both operational and embodied carbon are likely to be higher than operational only, with more significant impact on viability. However, given that the Council is not seeking to deliver net carbon zero until 2030, it is likely that costs will have fallen by that point and this will mitigate the impact on viability.
- CIL: We have considered the potential rates of CIL that the Council could levy which (on residential schemes) avoid reducing affordable housing as far as possible when scheme are close to the margins of viability. In most cases, the rates are set with significant 'buffers' below the maximum rate and the reduction in residual land values is relatively modest (typically no higher than 12%). The recommended rates of CIL are summarised in Table 1.7.1.



Table 1.7.1: Summary of proposed CIL rates

Intended use of development	Area	Proposed rate
Residential	Ealing	£300
	Rest of Borough	£200
Student housing	Borough-wide	£350
Large-purpose built shared living (LSPBSL) and other Houses in Multiple Occupation	Borough-wide	£350
Offices	Ealing Metropolitan Town Centre	£75
	Rest of Borough	Nil
Retail, food and beverage uses (Direct sale of goods, food and beverages directly to the public)	Borough-wide	Nil
Industry	Borough-wide	£100
Hotels (Excluding serviced apartments that form a primary place of residence – these constitute LSPBSL)	Borough-wide	£50
Data centres	Borough-wide	£150
Publicly funded or not-for-profit development for	Borough-wide	Nil
All forms of development not otherwise identified above	Borough-wide	£25



2 Introduction

- 2.1 The Council has commissioned this study to consider the ability of developments to accommodate emerging Local Plan policies alongside Mayoral CIL and potential rates of Borough CIL. The aim of the study is to assess at high level the viability of development typologies representing the types of sites that are expected to come forward over the life of the Plan to test the impact of emerging policies.
- 2.2 In terms of methodology, we have adopted standard residual valuation approaches to test the viability of development typologies, with particular reference to the impact on viability of the Council's emerging planning policies alongside potential rates of CIL. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that the conclusions may need to be moderated by a level of flexibility in application of policy requirements at the development management stage.
- 2.3 The purpose of this viability study is to assist the Council in understanding changes to the capacity of schemes to absorb emerging policy requirements. The study will form part of the Council's evidence base for its emerging Local Plan and to inform a Draft CIL Charging Schedule for consultation. The Study therefore provides an evidence base to show that the requirements set out within the NPPF, CIL regulations and the PPG are satisfied.
- 2.4 As an area wide study, this assessment makes overall judgements as to viability of development within the London Borough of Ealing and does not account of individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assessment should not be relied upon for individual site applications. However, an element of judgement has been applied within this study with regard to the individual characteristics of the typologies tested. The quantum of development within the development typologies may differ from the quantum of development in actual planning applications that will come forward.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance¹, which identifies the purpose and role of viability assessments within plan-making. This identifies that: "The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan".

Economic and housing market context

- 2.6 The positive economic start to 2020 was curtailed by the outbreak of COVID-19, declared a global pandemic by the World Health Organisation in March 2020. The virus continues to impact global financial markets and supply chains. The FTSE 100 initially fell from 6,474 points to 5,152 points between 9 to 19 March 2020, representing a fall of 20.42% the largest fall since the 2008 financial crisis. The Bank of England ("BoE") responded to the COVID-19 outbreak by lowering the base rate to 0.25% and introducing financial arrangements to help bridge the downward economic pressure caused by COVID-19. These changes to the base rate have since been reversed as a result of factors discussed below.
- 2.7 The rebound in economic activity post pandemic has seen inflation rates increasing significantly above the BoE's inflation target of 2%. Consumer Price Inflation including owner occupiers' housing costs (CPIH) rose by 6.3% in the 12 months to August 2023, down from 6.4% in July 2023, and with a peak rate at over 10% in early 2023.
- 2.8 The Bank of England subsequently increased Interest Rates throughout most of 2022 and 2023, to a current peak rate of 5.25% by August 2023. In September 2023 the Monetary Policy Committee

¹ Although this document was published prior to the draft NPPF and NPPG, it remains relevant for testing local plans. The approaches to testing advocated by the LHDG guidance are consistent with those in the draft PPG.



("MPC") voted to maintain the Base Rate at 5.25%, by a majority of 5 to 4.

- 2.9 Despite the economic headwinds facing the UK, the housing market outperformed expectations between 2020 and mid 2022.
- 2.10 However, in the third and fourth quarters of 2022, annual house price growth fell back, largely as a result of the Government's September 2022 'Fiscal Event' which saw unfunded cuts to taxes and a consequent fall in sterling and increase in bond yields. Downwards Pressure on House Prices continued throughout late 2022 and into 2023.
- 2.11 Nationwide's Chief Economist, Robert Gardener, commented in Nationwide's September 2023
 House Price Index Report that "Annual house price growth was unchanged at -5.3% in September.
 Prices were also flat over the month, after taking account of seasonal effects, following the 0.8%
 decline seen in August". Nationwide continues to report that "Housing market activity remains weak,
 with just 45,400 approved for house purchase in August, c.30% below the monthly average
 prevailing in 2019 before the pandemic struck". Nationwide highlights that "This relatively subdued
 picture is not surprising given the more challenging picture for housing affordability. For example,
 someone earing an average income and purchasing the typical first-time buyer home with a 20%
 deposit would spend 38% of their take home pay on their monthly mortgage payment well above
 the long run average of 29%". Affordability is further challenged in the higher value areas.
- 2.12 Nationwide's latest report however continues in a slightly more positive outlook, stating "However, investors have marked down their expectations for the future path of Bank Rate in recent months amid signs that underlying inflation pressures in the UK economy are finally easing, and with labour market conditions softening. This in turn has put downward pressure on longer term interest rates which underpin fixed mortgage pricing ... if sustained, this will ease some of the pressure on those re-mortgaging or looking to buy a home". Nationwide continue to state "Nevertheless, with Bank Rate not expected to decline significantly in the years ahead, borrowing costs are unlikely to return to historic lows seen in the aftermath of the pandemic. Instead, it appears more likely that a combination of solid income growth together with modestly lower house prices and mortgage rates will gradually improve affordability over time, with housing market activity remaining fairly subdued in the interim".
- 2.13 Halifax report a similar picture for September 2023, albeit marginally more positive than Nationwide's analysis.
- 2.14 Kim Kinnaird, Director, Halifax Mortgages, said: "UK house prices fell further in September, edging down by -0.4% on a monthly basis. This was a sixth consecutive monthly fall, though the pace of decline slowed markedly compared to August (-1.8%). The average home now costs £278,601, a drop of around £1,200 since last month. On an annual basis prices are down by -4.7%, largely unchanged from -4.5% in August. Nonetheless they remain some £39,400 higher than in March 2020, such was the extraordinary growth seen during the pandemic".
- 2.15 Halifax continue to report that "Activity levels continue to look subdued compared to recent years, with industry data showing lower levels of new instructions to sell homes and agreed sales. Borrowing costs are the primary factor, given the impact of higher interest rates on mortgage affordability. Against this backdrop, homeowners inevitably become more realistic about their target selling price, reflecting what has increasingly become a buyer's market. However, with Base Rate now likely to be at or around its peak, we are seeing fixed rate mortgages deals ease back from recent highs. Wage growth also remains strong, which has helped with affordability, with the house price to income ratio now at its lowest level since June 2020 (6.2 in September vs 6.3 in August). Many economists and financial markets predict that Base Rate will remain higher for longer, with any significant cuts appearing unlikely until inflation gets closer to the Bank of England's 2% target. Overall, these factors are likely to keep mortgage rates elevated in comparison to recent years, constraining buyer demand and putting downward pressure on house prices into next year".
- 2.16 In their October 2023 Housing Market Update, Savills reflect "a pause in price falls as we enter a period of greater stability".

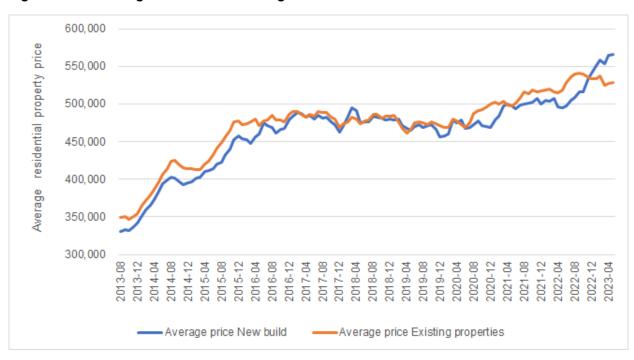


- 2.17 Savills suggest that "demand is still falling faster than supply, according to the August 2023 RICS survey, which suggests price falls and lower activity will continue for at least the next few months. More surveyors reported price falls in August than at any time since 2009".
- 2.18 Forecasts for house price growth indicate that values for the UK as a whole are expected to increase over the next five years, however at a more moderate pace than over the past 20 years. There is a consensus that there is likely to be a short term reduction in values in 2023 with low growth in 2024, and more sustained growth between 2025 to 2027.
- 2.19 Additionally, positive growth will be further encouraged as more certainty emerges on the deal now agreed for the UK's exit from the EU and employment growth, wage growth and GDP growth return towards trend levels. In their December 2022 Housing Market Update, Savills are forecasting 6.2% cumulative growth across the UK between 2023 and 2027.

Local Housing Market Context

2.20 Residential property prices in the London Borough of Ealing have followed recent national trends, with values falling in 2008 to 2009 and recovering between 2010 and 2015, as shown in Figure 2.20.1. Sales values remained relatively flat between 2015 and 2020 but increased significantly since then, with new build values increasing at a faster rate than second hand properties from April 2022 onwards. Sales volumes fell below historic levels in the first half of 2020 due to the Coronavirus pandemic, but have since recovered (see Figure 2.20.2), although somewhat volatile during the period after the first coronavirus lockdown.

Figure 2.20.1: Average sales value in Ealing



Source: Land Registry

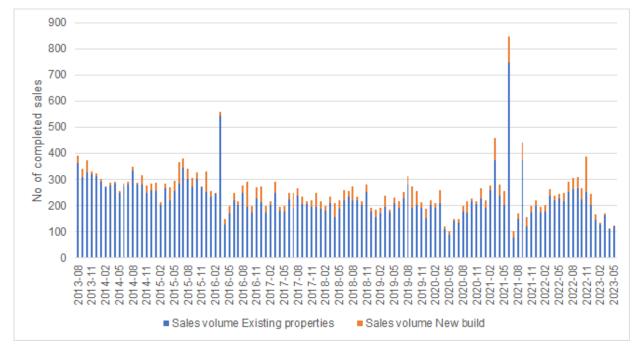


Figure 2.20.2: Sales volumes in Ealing (sales per month)

Source: Land Registry

- 2.21 The future trajectory of house prices is currently uncertain, although JLL's most recent housing market forecast issued in February 2023 is that values in 'mainstream' markets are expected to fall by 6% in 2023; and increase by 1.0% in 2024; 4.0% in 2025; 5.0% in 2026; and 5.0% in 2027, equating to cumulative growth of 8.9% over the period 2022-2026.
- 2.22 In common with other Boroughs in London, there are variations in sales values between different parts of Ealing, as shown in Figure 2.22.1². Highest sales values are achieved in the Ealing Broadway/central Ealing area. Values are lowest in the western parts of the borough.

² Some of the price points in Figure 2.15.1 are for schemes in neighbouring boroughs close to the border with Ealing

9

Goals Ruislip King Edward VII Park Wembley Stadium rtholt NORTHOLT PARK SUDBURY HILL Polish Air Porce Memorial Wembley £675 Westway Cross Northolt BAPS Shri Retail Park Shri Sanatana Hindu Temple Swaminarayan Mandir Dinosaur Escape Adventure Colf Horsenden Dunelm Northala Fields £750 HARL £675 £700 Royal Naw ab Perival Perivale Greenford Regional £825 Open Space Ruislip Rd E Tenpin Acton PARK ROYAL (Belmore Playing Fields) Ealing B&Q Yeading £890 NORTH ACTON MONTPELIER £850 £1,000 WE750'S Sainsbury's 0 Hanwell Zoo EALING £850 WEST EALING Southall Minet Ealing Hospital Valpole Park Country Park ACTON £750 £700 YES TOWN ACTON VALE £800 0 Gurdwara Sri Guru Singh Sabha Southall B491 Gunnersbury SOUTHALL GREEN Costco Hayes Park Wyke Green Golf Club Chiswick High Rd. Gtech Community Stadium

Figure 2.22.1: Sales values in Ealing (approx. £s per square foot)

Sources: Map - Google; Values - Land Registry; Molior London



Private rented sector market context

- 2.23 The proportion of households privately renting was forecast to increase from under 10% in 1991 to circa 25% by 2021, largely as a result of affordability issues for households who would have preferred to owner occupy³. Over the same period, the proportion of households owner occupying was forecast to fall from 69% to under 60%. These trends are set to continue in the context of a significant disparity between average household incomes and the amounts required to purchase a residential property in the capital.
- 2.24 Perceived softening of the housing for sale market has prompted some developers to seek bulk sales to PRS operators, with significant flows of investment capital into the sector. Investment yields have remained stable in the zones 2 to 4 London market at 3% to 4%. PRS housing as an asset class is still emerging and valuation portfolios and development opportunities is difficult in the context of lack of data. As the market matures, more information will become available, facilitating more sophisticated approaches to valuing and appraising PRS developments.
- 2.25 The PRS market is still immature and as a consequence there is little data available on management costs and returns that would assist potential entrants into the market. However, viability assessments of schemes brought forward to date confirm that profit margins are lower than build for sale on the basis that a developer will sell all the PRS units in a single transaction to an investor/operator. The income stream is therefore akin to a commercial investment where a 15% profit on GDV is typically sought.
- 2.26 A reduced profit margin helps to compensate (to some degree) for the slightly lower capital values derived from a discounted cashflow model of a PRS operator. PRS units typically transact at discounts of circa 10% to 15% of market value on the basis of build to sell. However, forward funding arrangements will help to reduce finance costs during the build period which offsets the reduction in market value to some degree.
- 2.27 On larger developments, PRS can help to diversify the scheme so that the Developer is less reliant on build to sell units. Building a range of tenures will enable developers to continue to develop schemes through the economic cycle, with varying proportions of units being provided for sale and rent, depending on levels of demand from individual purchasers. However, demand for build for rent product will also be affected by the health of the economy generally, with starting and future rent levels more acutely linked to changes in incomes of potential tenants.

National Policy Context

The National Planning Policy Framework

- 2.28 In February 2019, the government published a revised NPPF, with subsequent updates in 2021 and 2023, and revised PPG, with subsequent updates in May and September 2019.
- 2.29 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".
- 2.30 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

³ Knight Frank PRS Update August 2017



undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available".

- 2.31 In London and other major cities, 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. Both the Council's adopted Local Plan policy and London Plan policy are applied 'subject to viability', having regards to site-specific circumstances. This enables schemes that cannot provide as much as the relevant policy target for affordable housing to still come forward rather than being sterilised by a fixed or 'quota' based approach to affordable housing.
- 2.32 The 2019 PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted⁴, 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.

CIL Policy Context

- 2.33 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the S106/planning obligations system' i.e. the use of 'pooled' S106 obligations, was limited to a maximum of five S106 agreements. However, changes in the CIL regulations in September 2019 removed the pooling restrictions, giving charging authorities a degree of flexibility in how they use Section 106 and CIL. The adoption of a CIL charging schedule is discretionary for a charging authority.
- 2.34 It is worth noting that some site specific S106 obligations remain available for negotiation, however these are restricted to site specific mitigation that meet the three tests set out at Regulation 122 of the CIL Regulations (as amended) and at paragraph 57 of the NPPF, and to the provision of affordable housing.
- 2.35 The CIL regulations state that in setting a charge, local authorities must strike "an appropriate balance" between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates. This report deals with viability only and does not consider other sources of funding (this is considered elsewhere within the Council's evidence base).
- 2.36 From September 2019 onwards, the previous two stage consultation was amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.
- 2.37 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres (or any new dwelling, regardless of floor area) once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if a material interest in the land is owned by the charity and the development is to be used wholly or mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local authority wishing to offer

⁴ And also following the publication of Planning Policy Statement 3 which required that LPAs set affordable housing policies on the basis of both proven need *and* viability. The need for viability testing was established following the quashing in 2008 of Blyth Valley's Core Strategy, which based its 30% affordable housing target on need alone, with no evidence on the viability of the policy.



exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a case by case basis. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on the development's economic viability.

- 2.38 The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed if the scheme has not commenced. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement; and that the Authority must be satisfied that granting relief would not constitute state aid. It should be noted however that CIL cannot simply be negotiated away or the local authority decide not to charge CIL.
- 2.39 CIL Regulation 40 includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. That is where a building that contains a part which has not been in lawful use for a continuous period of at least six months within the last three years, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset.
- 2.40 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the PPG (paragraph 022 Reference ID: 25-022-20230104) clarifies that CIL Regulation 13 permits charging authorities to "apply differential rates in a flexible way, to help ensure the viability of development is not put at risk [including] in relation to geographical zones within the charging authority's boundary; types of development; and/or scales of development". Charging Authorities taking this approach need to ensure that such different rates are justified by a comparative assessment of the economic viability of those categories of development. Further the PPG clarifies that the definition of "use" for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987, although that Order does provide "a useful reference point". The PPG also sets out (paragraph 024 Reference ID: 25-024-20190901) that charging authorities may also set differential rates in relation to, scale of development i.e. by reference to either floor area or the number of units or dwellings.
- 2.41 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allowed charging authorities to set their own timescales for the payment of CIL under regulation 69B if they choose to do so. This is an important issue that the Council will need to consider, as the timing of payment of CIL can have an impact on an Applicant's cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold).
- 2.42 Regulation 73 enables charging authorities to secure physical infrastructure on a development site, or land, in lieu (or 'in kind') of a Developer's CIL liability. The PPG (paragraph 133) notes that "there may be circumstances where the charging authority and the person liable for the levy will wish land and/or infrastructure to be provided, instead of money, to satisfy a charge arising from the levy". The PPG goes on to note that the charging authority can enter into agreements with developers to receive infrastructure as payment of a CIL liability.
- 2.43 Revised regulations came into effect on 1 September 2019 which introduced the following changes:
 - Consultation requirements to be amended to remove the current two stage consultation process and replace this with a single consultation.
 - Removal of the pooling restrictions contained within Regulation 123.
 - Charging authorities are no longer required to publish a Regulation 123 list.

⁵ Difficulties may emerge, for example, with regards to Class E, which includes very different uses which are interchangeable, such as offices and retail. Applying CIL rates to use classes *(rather than intended uses of development)* in these circumstances may be inconsistent with viability evidence.



- Changes to calculations of chargeable amounts in different cases, including where granting of amended scheme under Section 73 leads to an increased or decreased CIL liability.
- Removal of provisions which resulted in reliefs being lost if a commencement notice was not served before a developer starts a development. A surcharge will apply in future but the relief will not be lost.
- Introduction of 'carry-over' provisions for a development which is amended by a Section 73 permission, providing the amount of relief does not change.
- Charging authorities are required to publish an annual infrastructure funding statement, setting out how much CIL has been collected and what it was spent on. Similar provisions to be introduced for Section 106 funds.
- Charging authorities are required to publish annual CIL rate summaries showing the rates after indexation.

Mayoral CIL

2.44 The Borough is located within Mayoral CIL Zone 2, which attracts a rate of £60 per square metre before indexation and £64.55 per square metre after indexation. Future receipts from the Mayoral CIL will be used to contribute towards strategic transport infrastructure, including Crossrail 2 (a northeast to south-west line) to relieve pressure on existing transport networks.

Borough CIL

- 2.45 The Council consulted on a Preliminary Draft CIL Charging Schedule In February 2014, which proposed rates of £100 per square metre for all C class residential uses;/ £100 per square metre for large format retail; and £30 per square metre for all other retail. This Preliminary Draft Charging Schedule did not proceed to the subsequent stages required by the CIL regulations at the time.
- 2.46 For context, CIL rates in the neighbouring boroughs are summarised in Table 2.46.1.

Table 2.46.1: Adopted (indexed) CIL rates per square metre in neighbouring boroughs

Borough	Effective from	Residential	Retail (large and supermarkets)	Hotels, HMOs, student	Offices	Other uses
Hillingdon	Aug 2014	£145	£328	£61	£53	£8
Hounslow	Jul 2015	£107 to £306	£237	£31	£31	£31
Brent	Jul 2013	£346	£24 to £69	£173	£0	£0
Hammersmith & Fulham	Apr 2015	£153 to £611	£122		£122	£122
Harrow	Oct 2013	£176	£160	£88		£0

Local Policy context

- 2.47 There are numerous policy requirements that are now embedded in base build costs for schemes in London addressing London Plan requirements⁶, which are mirrored in borough Local Plans (i.e. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). Therefore, it is unnecessary to establish the cost of all these pre-existing policy requirements, which cannot be altered by the Council's new Local Plan.
- 2.48 In order to assess the ability of schemes to absorb emerging plan policies, it is also necessary to

⁶ London Plan policy requirements were themselves viability tested in the 'London Plan Viability Study December 2017' available here: https://www.london.gov.uk/sites/default/files/london_plan_viability_study_dec_2017.pdf



factor in the pre-existing requirements in the adopted policies as well as potential CIL rates. The affordable housing policy is tested at various percentages, as it has a significant bearing on the viability of developments, even though it has been in place for a considerable period.

2.49 The Council undertook a consultation on its Regulation 18 Local Plan between 30 November 2022 and 8 February 2023. The Council has subsequently been assessing the 13,500 consultation responses and is currently preparing its Regulation 19 Draft Local Plan which is due to be published in early 2024. The regulation 18 policies are summarised at Appendix 1 and the policies with specific cost implications are identified below:

Table 2.49.1: Emerging policies with cost implications

Policy No	Summary of requirement	Implications for scheme viability
SP2.3: Thriving communities	Safeguarding and promoting social infrastructure; development to support the delivery of new social infrastructure	CIL and Section 106 included in the appraisals.
SP4.3: Genuinely affordable homes	Secure maximum affordable housing with 70% of affordable homes to be provided as social rent.	Tested in the Study.
HOU: Affordable housing – Ealing LPA – local policy	Sets a strategic affordable housing target of 50% with a tenure split of 70% social rent and 30% intermediate. Sets a 'Fast Track' threshold of 40% affordable housing, with tenure split of 70% social rent and 30% intermediate (shared ownership or intermediate rent. The Council indicates that there is no requirement for First Homes in the Borough). Provision to be on-site and in perpetuity.	Affordable housing provision tested in the Study.
E3: Affordable Workspace London Plan – Ealing LPA – local variation	10% of gross floorspace in mixed use schemes and 5% of net floorspace in office and industrial schemes to be provided as affordable workspace. On-site provision if the policy requirement would result in 1,000 sqm of AW on mixed use schemes; 2,000 sqm of AW on office schemes; and 3,000 sqm on industrial sites. Financial contributions where the amount of AW would fall below these thresholds. AW to be provided at 80% discount to market rent for a period of 15 years. Financial contribution to be based on the annual discount multiplied by 15.	Tested in the study.
G5: Urban Greening – London Plan – Ealing LPA – local variation	Plan expresses a desire to create 10 new parks and open spaces and give back to nature 800,000 square metres through re-wilding and reintroducing wildlife. 10 new community growing spaces within housing estates and new developments. Developments to achieve minimum Urban Greening Factor of 0.4 for residential and 0.3 for commercial (excluding B2 and B8).	Costs of achieving required UGF levels incorporated into the appraisals.
CO: Carbon offsetting – Ealing LPA – local variation	Sets out broad approach for new development to be net carbon neutral by 2030, including implementation of BREEAM for commercial development and Passivhaus for residential.	Additional costs of BREEAM and net zero carbon tested in the study.
FLP: Funding – London Plan – Ealing LPA – local policy	Sets out the Council's approach to prioritising delivery of items of infrastructure identified on its IDP. Sets out the Council's intention to create a framework for future negotiations on developer contributions including CIL.	CIL and Section 106 obligations tested alongside other policy requirements.



Policy No	Summary of requirement	Implications for scheme viability
SSC: Small Sites Contribution Ealing LPA – local policy	Developments of 9 or fewer units to make financial contributions towards affordable housing: 1-4 units: financial contribution equivalent to providing 10% affordable housing 5-9 units: financial contribution equivalent to providing 20% affordable housing	Tested in the study.

Infrastructure Levy

- 2.50 The Levelling Up and Regeneration Bill ('LURB') includes provisions for a new 'Infrastructure Levy' ('IL') which if adopted will replace section 106 obligations (including affordable housing) and CIL. The LURB does not provide details on how the IL will work, but a technical consultation document in early 2023 provided more detail on how the government envisages it will operate. The consultation indicated that IL will be piloted through a 'test and learn' process prior to wider implementation. Since this consultation, the government has indicated that it will issue a further consultation on the principle of IL, and this is currently awaited. Assuming the government continues after the General Election (due by January 2025), there will be a lengthy process before eventual adoption, possibly up to 10 years⁷. If the Council does not adopt a CIL Charging Schedule to cover the intervening period, it will lose a considerable amount of income that could have been raised.
- 2.51 In essence, the IL will be structured so that developers pay a percentage of GDV as a levy, which they will use to fund infrastructure. Authorities will be able to use some of the levy to fund the delivery of affordable housing by requiring developers to provide affordable units in lieu of paying the levy.
- 2.52 The technical consultation indicates that the IL will be determined by individual LPAs and can vary between types of development and types of site. In essence, the costs of development are calculated using a typology approach (including land cost, construction, fees, finance and marketing costs). These costs are reflected by the first bar on the left in Figure 2.52.1. The amount of GDV above these costs is then calculated (in Figure 2.52.1, the GDV is represented by the green bar and the surplus above the threshold is shown by the yellow and red bar). The 'surplus' GDV is then divided between Developer profit (represented by the red portion of the bar) and the remainder is the indicative IL.

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⁷ Following the additional consultation, the government will need to draft regulations. These will need to be issued for consultation and due to the technical nature of the proposal, there is likely to be an extended period for response. The government will then need to consider the responses, amend the regulations and issue a final set of regulations. The 'Test and learn' approach is likely to require a period of three to four years to cover an adequate period for implementation of rates, for permissions to be granted and IL actually paid. Following this, there is likely to be a need for further changes to the regulations. Local authorities will then need to develop, consult and adopt new style Local Plans, which will require two to three years.

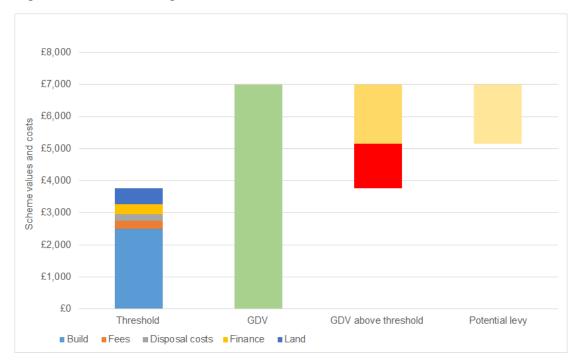


Figure 2.52.1: Calculating IL

- 2.53 LPAs would be expected to run a number of typologies to test the likely viability of a range of developments and set an IL percentage of GDV tariff, or range of tariffs.
- 2.54 The government has indicated that it expects the IL to deliver the same or greater levels of benefits (in terms of affordable housing and contributions towards infrastructure) than the existing system. This proposition is problematic. The existing system secures contributions from developers by setting relatively ambitious targets and securing the maximum viable level of benefits on a site-specific basis. The delivery of a borough average of, say, 30% affordable is the product of a series of negotiations on individual schemes, ranging from 0% up to 50% affordable housing.
- 2.55 Systems for securing contributions towards affordable housing and infrastructure can be simple, or they can optimise delivery, but it is difficult for them to achieve both objectives. As IL will be fixed, it will need to set at a level that can be viably absorbed by all schemes which will come forward in a variety of situations. In authorities where schemes are fairly uniform and sites are all greenfield, viability of development will not differ significantly from one site to the next. The same cannot be said of urban areas each development has an almost unique set of characteristics; with varying forms of development driven by the urban grain; varying mixes of uses; hugely variable levels of abnormal costs; and existing use values that vary from site to site.
- 2.56 The risk of adopting a uniform tariff with no flexibility is that it will render some schemes unviable. CIL has worked in practice, as other planning requirements are negotiable. In contrast, IL has no flexibility to address site-specific circumstances.
- 2.57 In setting IL, local authorities will need to identify a rate (or set of rates) that all schemes within its area can viably accommodate. If the IL is set at the wrong rate or rates, the consequence is that some schemes will be rendered unviable. If an authority identifies that schemes in its area can currently provide a range of affordable housing levels of, say, 5% to 35%, the IL will need to be set at a level that is equivalent to 5% to avoid rendering a huge swathe of housing land supply unviable. The other schemes that could have delivered more than 5% will not do so and significant amounts of value will be 'left on the table'.
- 2.58 The lack of flexibility in the proposals will inevitably drive down levels of affordable housing delivery towards the least viable scenario. Planning authorities in urban areas need to pilot the IL to demonstrate the adverse impact it will have on delivery, but these authorities are likely to be the



- most reluctant to get involved. The inevitable conclusion of these pilots will be that optimisation of benefits cannot be achieved through simplification.
- 2.59 The response to the technical consultation on the IL resulted in unanimously negative feedback and the government has indicated that a further consultation on the principle of IL will be issued in the near future. The government has also accepted an amendment to the LURB which will result in IL not being mandatory if authorities can demonstrate that it would have an adverse impact on viability in their areas. The Labour Party has also indicated that it would not continue the IL if it forms a government after the general election due to be held by the end of 2024. It is therefore unlikely that the proposals will continue in their current form.

Development context

- 2.60 Ealing is an outer London borough and sits in an important strategic location for London, linking central London with the rest of the M4 growth corridor. It comprises seven towns (Acton, Ealing, Greenford, Hanwell, Northolt, Perivale and Southall) which have distinct characteristics.
- 2.61 The London Plan designates two opportunity areas within the Borough (Southall OA and Old Oak and Park Royal OA, the latter falling under the auspices of the Old Oak and Park Royal Development Corporation.
- 2.62 The Borough has seen significant change over the past decade, including a marked increase in the number of tall buildings, particularly residential ones, causing notable changes to the Brough's skyline, with positive and negative implications.
- 2.63 The Borough has 29 conservation areas, covering 12% of the area within its boundary. Most of these conservation areas area within Ealing and Hanwell.
- 2.64 The Borough benefits from high levels of public transport accessibility, with five Elizabeth Line stations; national rail services from Paddington; London Overgound services; London Underground services (Central Line, District Line and Piccadilly Line). In addition, the Borough is served by numerous bus routes. However, public transport accessibility is low in some parts of the Borough, including parts of Greenford, Northolt and Southall.
- 2.65 Development opportunities in the Borough range from smaller, in-fill developments to major developments on former industrial sites, particularly around key transport nodes.



3 Methodology and appraisal approach

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

Approach to testing development viability

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

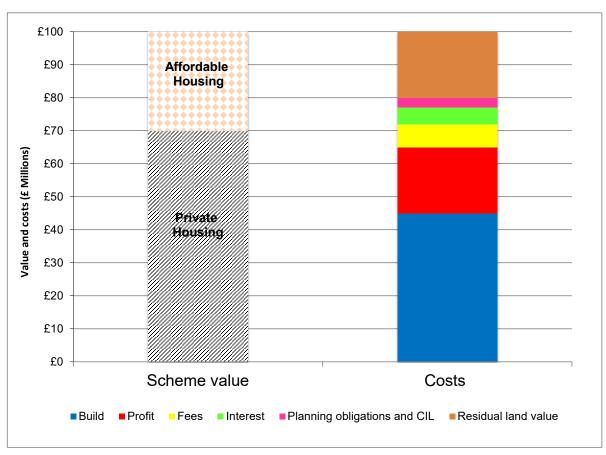


Figure 3.2.1: Components of a residual valuation

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



- Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In boroughs like Ealing, most sites will have been developed previously. These sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site investigations 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 a planning obligation is deferred, the lower the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
- While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. The PPG identifies a range of 15% to 20% for private housing development, with lower rates for some forms of housing such as BTR, student housing and co-living developments. Typically, developers and banks are targeting around 17.5 profit on value of the private housing element.
- 3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value⁸' 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.
- 3.6 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the existing use. Ultimately, if landowners' *reasonable* expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, the communities in which development is brought forward also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of these expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

- 3.7 In 2019 (with re-issues in 2021 and 2023), the government published a revised NPPF, which indicates at paragraph 34 that "Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan". The revised PPG indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium to incentivise release for redevelopment.
- 3.8 The Mayor's Affordable Housing and Viability SPG (August 2017) focuses on decision making in development management, rather than plan making, but indicates that benchmark land values should be based on existing use value plus a premium which should be "fully justified based on the income generating capacity of the existing use with reference to comparable evidence on rents, which excludes hope value associated with development on the site or alternative uses".
- 3.9 The Local Housing Delivery Group published guidance on June 2012 which provides guidance on

⁸ 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'.

⁹ Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012



testing viability of Local Plan policies. The guidance notes that "consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy".

- 3.10 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site's existing use in comparison to other uses; how offers received compare to the owner's perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.
- 3.11 Relying upon historic transactions to inform benchmark land values is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Even prior to the publication of the 2019 PPG, various Local Plan inspectors and CIL examiners have accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as Ealing, where the vast majority of sites are previously developed, the 'bottom line' in terms of land value will be the value of the site in its existing use.
- 3.12 Commentators frequently make reference to 'market testing' of benchmark land values. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the respondents who advocate this have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:
 - Transactions are often based on bids that 'take a view' on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to 'market test' emerging Local Plan policies and/or CIL rates, the outcome would be unreliable and potentially highly misleading.
 - Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available in most cases.
 - There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
 - Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer's assumed future values). Using these transactions would produce unreliable and misleading results.
- 3.13 These issues are evident from a recent BNP Paribas Real Estate review of evidence submitted in viability assessments where the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%, as shown in Figure 3.13.1. This chart compares the residual value of four central London development proposals to the sites' existing use values and the price which the developers paid to acquire the sites (all the data is on a per unit basis).

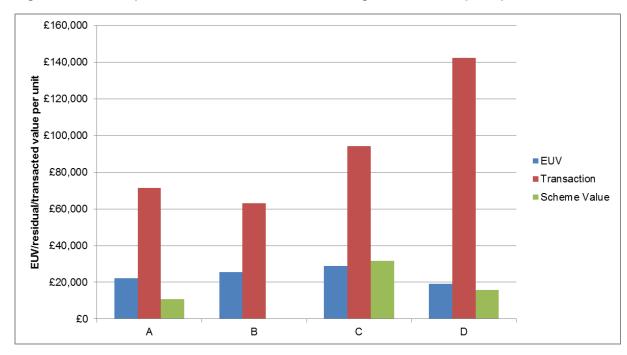


Figure 3.13.1: Comparison of residual values to existing use value and price paid for site

- 3.14 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain observers. Our assessment follows this approach, as set out in Section 4.
- 3.15 The PPG indicates that planning authorities should adopt benchmark land values based on existing use values. It then goes on to suggest that the premium above existing use value can be informed by land transactions. This would in effect simply level benchmark land values up to market value, with all the issues associated with this (as outlined above). The PPG does temper this approach by indicating that "the landowner premium should be tested and balanced against emerging policies" and that "the premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements". The guidance also stresses in several places that "price paid for land" should not be reflected in viability assessments. This would exclude use of transactional data thus addressing the issues highlighted in paragraphs 3.11 and 3.12.



4 Appraisal assumptions

4.1 We have appraised 30 development typologies across the borough, these include a range of typologies which were informed by past development types and current pipeline sites, to reflect the development expected to come forward under the emerging Local Plan. The development typologies and strategic development sites are identified in Table 4.1.1 overleaf (with further detailed information at Appendix 2). The appraisals include sufficient gross internal floorspace to accommodate the space standards and amenity standards in Policy D6 of the London Plan.

Residential sales values

- 4.2 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets within Ealing, as noted in Section 2. We have considered comparable evidence of new build schemes in the borough to establish appropriate values for testing purposes. This exercise involved analysis of 4,601 transactions recorded by the Land Registry between January 2021 and July 2023 but brought up to date by reference to changes in the House Price Index from the point of sale. This analysis indicates that developments in the borough will attract average sales values ranging from circa £7,260 per square metre (£675 per square foot) to circa £10,764 per square metre (£1,000 per square foot), as shown in Figure 2.16.1. The highest sales values are achieved in Ealing Town Centre. Developments in the western and north-western eastern parts of the borough (Southall, Northolt and Greenford) are lowest.
- 4.3 We have also tested the impact of the provision of private units as rented by discounting the market value for these units by 10%, which reflects the discount we have seen on live developments when units are provided as Private Rented Sector stock. As noted in Section 2, this discount is offset to a degree by a reduction in profit margin of circa 5%, so the net reduction in value is 5%.
- 4.4 As noted earlier in the report, Savills predict that sales values will increase over the medium term (i.e. the next five years). Whilst this predicted growth cannot be guaranteed, we have run a series of sensitivity analyses assuming growth in sales values accompanied by cost inflation as summarised in Table 4.4.1. 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 also modelled a 'downside' scenario with lower initial growth (Table 4.4.2).

Table 4.4.1: Growth scenario

Year	1	2	3	4	5	6	
	2023	2024	2025	2026	2027	2028	
Values	0.0%	3.0%	4.0%	4.0%	4.0%	4.0%	
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	

Table 4.4.2: Downside scenario

Year	1	2	3	4	5	6
	2023	2024	2025	2026	2027	2028
Values	0.0%	1.0%	2.0%	3.0%	3.0%	4.0%
Costs	1.0%	2.0%	2.0%	2.0%	2.0%	2.0%

Affordable housing tenure and values

- 4.5 Emerging Local Plan policy HOU indicates that the Council will require schemes capable of providing 10 or more units to provide 40% affordable housing on-site with a tenure mix of 70% social rent and 30% intermediate.
- 4.6 For the purposes of testing potential levels of affordable housing to inform the draft plan policy approach, our appraisals assume that the rented housing is let at social rents, as shown in Table 4.6.1. This table also shows London Affordable Rents for comparison only these are not applied in the appraisals.



Table 4.6.1: Affordable housing rents (per week)

Rent type	1 bed	2 bed	3 bed	4 bed
Social Rents	£145.96	£154.53	£163.12	£171.89
London Affordable Rent (2022/23) ¹⁰	£168.34	£178.23	£188.13	£198.03

- 4.7 To establish the capital value of the rented units, we have used a discounted cashflow model which replicates the approach used by registered providers when preparing bids to acquire new housing stock. The model projects the rents over a 35 year period and deducts the estimated voids and bad debts, management costs, maintenance costs and allowances for major repairs. The model establishes the present value of the net rental income by applying a discount rate (reflecting the cost of funds and RP's risk margin), reflecting the price that can, in principle be paid to acquire the completed units from a developer.
- 4.8 We value the shared ownership units by firstly establishing the unrestricted market value of each unit by reference to comparable evidence of similar units. The value of the initial equity stake sold to the purchaser (typically 25%) is the first segment of value. The purchaser will also pay a rent on the retained equity at rate not exceeding 2.75% of the retained equity. The capital value of this rent is calculated using a discounted cashflow model. The two elements (initial equity stake sold plus capital value of rental income) are added together to establish a total value.
- 4.9 A key issue for development viability is the capital value that each tenure will generate in terms of receipt from the acquiring RPs, as this will be one of the inputs that constitutes the Gross Development Value of a development. Table 4.9.1 summarises the capital values that each tenure generate.

Table 4.9.1: Capital values of affordable housing (per square metre Net Internal Area)

Tenure	1 bed	2 bed	3 bed	4 bed	Blended value
Social Rent	£3,124	£2,349	£2,015	£1,845	£2,093
Shared ownership ¹¹	£4,681	£4,681	£4,116	£3,746	£4,682

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

¹⁰ The rents most recently published by the GLA.

¹¹ Variable as these are linked to market values – the values shown here are for schemes with unrestricted market values of £8,000 per square metre (i.e. the lower end of the borough-wide range). As market values increase



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

No	Description	Site area HA	Units	Ave GIA per unit	Residential floorspace	Retail	Super- market	Office	Light industry	WH and logistics B8	C1 Hotel	Data Centre	GIA	No of storeys
1	1 unit scheme (houses)	0.03	1	108	108	-	-	-	-	-	-	-	108	2
2	2 unit scheme (houses)	0.04	2	108	215	-	-	-	-	-	-	-	215	2
3	4 unit scheme (houses)	0.04	4	88	350	-	-	-	-	-	-	-	350	3
4	7 unit scheme (flats)	0.07	7	85	598	-	-	-	-	-	-	-	598	3
5	9 unit scheme (flats)	0.06	9	75	675	-	-	-	-	-	-	-	675	3
6	10 unit scheme (houses)	0.10	10	101	1,009	-	-	-	-	-	-	-	1,009	2.5
7	10 unit scheme (flats)	0.06	10	84	843	-	-	-	-	•	-	-	843	3.5
8	20 unit scheme (houses and flats)	0.19	20	94	1,875	-	-	-	-	1	-	-	1,875	2.5
9	20 unit scheme (flats)	0.11	20	84	1,680	-	-	-	-	1	-	-	1,680	3
10	30 unit scheme (flats with GF retail)	0.14	30	87	2,618	-	200	-	-	•	-	-	2,818	4
11	50 unit scheme (flats - lower density)	0.36	50	87	4,325	-	-	-	-	•	-	-	4,325	3
12	50 unit scheme (flats - higher density)	0.13	50	79	3,925	-	-	-	-	•	-	-	3,925	6
13	70 unit scheme (Industrial/ employment mixed use scheme)	0.27	70	78	5,425	-	-	-	1,000	-	-		6,425	4
14	70 unit scheme (flats - higher density)	0.07	70	82	5,705	-	-	-	-	-	-	-	5,705	15
15	100 unit scheme (flats - lower density)	0.30	100	89	8,850	-	-	-	-	-	-	-	8,850	6
16	100 unit scheme (flats - higher density)	0.28	100	79	7,850	-	-	-	-	•	-	-	7,850	4
17	200 unit scheme (flats) with GF retail	0.40	200	80	15,900	-	200	-	-	-	-	-	16,100	8
18	300 unit scheme (flats) with GF retail	0.38	300	76	22,800	-	200	-	-	-	-	-	23,000	20
19	500 unit scheme (flats)	1.44	500	84	42,000	-	200	0	1,000	-	-		43,200	10
20	200 unit Co-living scheme	0.15	-	-	-	-	200	-	-	-	-	-	5,200	5
21	Large retail supermarket	1.00	-	-	-	-	3,000	-	-	-	-	-	3,000	1
22	Large retail comparison	0.35	-	-	-	5,000	200	-	-	-	-	-	5,200	3
23	Data Centre	0.83	8300	-	-	-	-	-	-	-	-	5,000	2,000	2
24	Office development	0.50	-	-		-	-	30,000	-	-	-		30,000	12



No	Description	Site area HA	Units	Ave GIA per unit	Residential floorspace	Retail	Super- market	Office	Light industry	WH and logistics B8	C1 Hotel	Data Centre	GIA	No of storeys
25	Office development	0.42	-	-	-	-	-	15,000	-	-	-	-	15,000	6
26	Hotel development (160 rooms)	0.19	-	-	-	-	-	-	-	-	7,400	-	7,400	10
27	Hotel development (100 rooms)	0.12	-	-	-	-	-	-	-	-	3,500	-	3,500	6
28	Light industrial scheme	0.50	-	-	-	-	-	-	6,000	-	-	-	6,000	2
29	Industrial Scheme (50% plot ratio)	1.00	-	-	-	-	-	-	-	5,000	-	-	5,000	1
30	Industrial scheme (60% plot ratio)	1.00	-	-	-	-	-	-	-	6,000	-	-	6,000	1



Rents and yields for commercial development

4.11 Our assumptions on rents and yields for the retail, office and industrial floorspace are summarised in Table 4.11.1. These assumptions are informed by 338 lettings of similar floorspace in the Borough recorded by CoStar since October 2020 (attached as Appendix 3) and we have applied the upper quartile rent in each area, reflecting higher rents achieved for newly built space. Our appraisals assume a 12-month rent-free period for all types of commercial floorspace.

Table 4.11.1: Commercial rents (£s per square metre) and yields

Commercial floorspace	Rent per square metre	Investment yield	Rent free period (months)
Retail	Central Ealing/Ealing Broadway: £500 Elsewhere: £430	6.00% 6.00%	12 12
Supermarkets	Borough wide: £275	4.75%	6
Office	Central Ealing/Ealing Broadway: £500 Elsewhere: £330	5.00% 6.00%	12 12
Industrial and warehousing	Borough wide: £220	5.00%	12
Data Centres	Borough wide: £400	4.50%	12
Hotels	Borough wide: £340	5.00%	12

- 4.12 Our assumptions for Co-living/purpose built shared housing developments are summarised as follows:
 - Gross rent per ensuite room: £295 per week¹²;
 - Operating cost: 25% of gross rent (£3,835 per room annum);
 - Floor area: 20 square metres;
 - Blended net rent per square metre: £577;
 - Investment yield: 4.5%

Build costs

4.13 We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes (see Appendix 4). Base costs (adjusted for local circumstances by reference to BICS multiplier) are as follows:

Table 4.13.1: BCIS build costs

Type of development	BCIS cost	Base cost per square metre	External works	Total per square metre (before policy costs)
Houses	810.1 Estate housing generally	£1,838	10%	£2,022
Flats < 6 storeys	816 Flats -3-5 storeys	£2,114	10%	£2,325
Flats 6+ storeys	816 Flats – 6 or more storeys	£2,495	10%	£2,745
Retail	345 Shops	£1,881	10%	£2,069
Supermarkets	344 Supermarkets generally	£2,204	10%	£2,424

¹² Lowest rent rooms at Unite's Drapery Place scheme (617 rooms) are £369 per week with 50 week tenancies.

Type of development	BCIS cost	Base cost per square metre	External works	Total per square metre (before policy costs)
Offices	320 Offices air conditioned generally	£2,819	10%	£3,101
Light industrial	282.12 Advance factories generally	£1,315	10%	£1,447
B2 / B8	284 Warehouses, stores	£1,114	10%	£1,225
Hotels	852 Hotels	£2,633	10%	£2,896
Co-living/ purpose build shared living	956.2 Student residences	£2,896	10%	£3,186
Data centres	766 Data centres generally	£3,512	10%	£3,863

4.14 As noted in Table 4.13.1, the base costs above are increased by 10% to account for external works (including any car parking spaces).

Zero carbon and BREEAM

- 4.15 Research undertaken on behalf of other London boroughs indicates that the cost of achieving net carbon zero on residential and non-residential developments equates to up to 5% of construction costs¹³.
- 4.16 Although the costs of operational and embodied carbon are currently somewhat unclear and are likely to fall over time as technologies develop and improve, we have adopted the following assumptions for testing purposes:
 - Cost uplift for operational carbon: 5% of build costs for domestic and 5% for non-domestic;
 - Cost uplift for operational and embodied carbon: 15% of build costs for domestic and 15% for non-domestic.

Accessibility standards

4.17 We have tested the impact of applying accessible and adaptable dwellings standards (Category 2 and Category 3) at the rates summarised in Table 4.17.1. 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 5) so that they can be applied to contemporary costs.

Table 4.18.1: Costs of accessibility standards (% uplift to base construction costs)

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

4.18 Our appraisals assume that all units are constructed to meet wheelchair accessibility standards (Category 2) and that Category 3 applies to 10% of dwellings. M4(3) (a) applies to market housing units and M4(3) (b) applies to affordable units.

¹³ For example, 'Newham New Local Plan – Climate Emergency: Operational energy and carbon evidence base' May 2022 (Levitt Bernstein, Elementa, Currie & Brown and Etude. This 5% allowance includes, where necessary, any residual offsetting payment required.



Professional fees

4.19 In addition to base build costs, schemes will incur professional fees, covering design and valuation, highways consultants and so on. Our appraisals incorporate a 10% allowance, which is at the middle to higher end of the range for most schemes.

Development finance

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

Marketing and disposal costs

- 4.21 For residential schemes, our appraisals incorporate an allowance of 2.5% for marketing costs, which includes show homes and agents' fees, plus 0.25% for sales legal fees.
- 4.22 For non-residential schemes, our appraisals incorporate sales agents fees of 1% of capital value sales legal fees of 0.5% of capital value. We also include lettings agents fees and lettings legal fees totalling 15% of first years rent.

Mayoral CIL

4.23 The Borough is located within Mayoral CIL Zone 2, which attracts a rate of £60 per square metre before indexation and £64.55 per square metre after indexation. Future receipts from the Mayoral CIL will be used to contribute towards strategic transport infrastructure, including Crossrail 2 (a northeast to south-west line) to relieve pressure on existing transport networks. Our appraisals take into account Mayoral CIL as a cost input and does not, therefore, need to be deducted from any maximum potential CIL rates generated by the appraisals.

Ealing CIL

- 4.24 As previously noted, the Council has not yet adopted a CIL Charging Schedule but historically consulted on a Preliminary Draft Charging Schedule in February 2014, which the Council did not take forward to the subsequent stages.
- 4.25 We have tested CIL using two approaches, firstly, we have inputted a set of potential rates (shown in Table 4.25.1) into the appraisals as a development cost. The second approach calculates maximum potential CIL rates by dividing the 'surplus' residual land value above benchmark land value by the gross internal floor area of each typology.

Table 4.25.1: Potential CIL rates tested

Development type	Rate 1	Rate 2	Rate 3
Residential	£150	£200	£250
Co-living/purpose built shared housing	£150	£200	£250
Comparison retail	£50	£100	£150
Supermarkets	£200	£250	£300
Hotel	£100	£150	£200
Industrial and logistics	£25	£50	£75
Offices	£75	£100	£125

4.26 The amended CIL Regulations specify that if any part of an existing building is in lawful use for 6 months within the 36 months prior to the time at which planning permission first permits development, all of the existing floorspace will be deducted when determining the amount of chargeable floorspace. This is likely to be the case for many development sites in Ealing but not all existing floorspace will qualify. Therefore, for the purposes of our appraisals, we have assumed that



there is no deduction for existing floorspace to reflect the most cautious outcome in terms of CIL liability. In practice, many developments will have existing floorspace which qualifies and the CIL liability will be reduced to an extent.

Section 106 costs

- 4.27 To account for residual Section 106 requirements, we have included an allowance of up to £25 per square metre for non-residential development and £5,000 per unit for residential development. It is important to note S106 costs are very site specific and the actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.
- 4.28 In addition to the allowances above, our appraisals include an allowance for Section 278 works of £1,000 per residential unit and £25 per square metre for commercial developments.

Workspace and affordable workspace

- 4.29 Emerging Local Plan Policy E3 indicates that the Council intends to seek provision of 10% of gross floorspace of mixed use schemes and 5% of net floorspace in office and industrial schemes as affordable workspace. This requirement should be met through on-site provision on schemes that would result in 1,000 square metres or more of affordable workspace on mixed use sites; 2,000 square metres of affordable workspace on office schemes; and 3,000 square metres on industrial schemes. If schemes would provide affordable workspace below these thresholds, the emerging policy indicates that the Council would seek financial contributions instead of on-site provision.
- 4.30 The emerging Policy indicates that affordable workspace should be provided at an 80% discount to market rents for a period of 15 years. Financial contributions would be based on the financial equivalent of the discount that would have been provided through on-site provision, over the period of discount (i.e. 15 years).

Urban Greening Factor / green roofs

4.31 The emerging Local Plan requires that developments achieve an urban greening factor ('UGF') of 0.4 for residential developments and 0.3 for commercial (excluding B2 and B8 uses), reflecting 2021 London Plan requirements. We have modelled the inclusion of green roofs as a proxy for the various measures that developers can deploy to achieve the required UGF levels. Studies¹⁴ on the cost installing green roofs indicate a typical cost of £100 per square metre of roof space, which we have applied to an estimate of the footprints of the buildings in each development typology. We have increased this cost by the change in the BCIS Tender Price Index¹⁵, increasing costs to £112.80 per square metre.

Biodiversity Net Gain

4.32 We have tested the requirement for a 20% enhancement to biodiversity in perpetuity by applying an increase in build costs of 0.2%, which is reflective of the 2019 DEFRA report 'Biodiversity net gain and local nature recovery strategies impact assessment'. The Impact Assessment indicates that costs on brownfield sites in London for a 20% biodiversity net gain equate to 0.2% of build costs 16. Increasing biodiversity in urban areas on sites which have been previously developed, as the starting base level of biodiversity is typically very low.

Development and sales periods

4.33 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 6 units per month (reflecting typical rates of sales in developments across London), with an element of off-plan sales reflected in the timing of receipts.

¹⁴ See, for example, the Corporation of City of London's 'Urban Greening Study', July 2018

¹⁵ BCIS Qtr 3 2018 = 327; Qtr 3 2023 = 386. Change = 12.8%

¹⁶ Central Estimate – see Table 20 of DEFRA Impact Assessment indicating 10% net gain can be achieved at a cost of 0.1% of build costs.



This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 8 units per month might be expected. We also note that many schemes in London have sold entirely off-plan, in some cases well in advance of completion of construction. Clearly markets are cyclical and sales periods will vary over the economic cycle and the extent to which units are sold off-plan will vary over time. Our programme assumptions assume that units are sold over varying periods after completion, which is a conservative approach that ensures that the proposed CIL rates are viable for most developments. The price points achieved by schemes in Ealing are towards the higher end of the range, but at a level which is still achieving good rates of sale.

Developer's profit

- 4.34 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit).
- 4.35 The views of the banks which fund development are a relevant consideration; if 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. However, they also need to remain competitive and if margins are set at unsustainably high levels, new entrants will be attracted into the market which will reduce rates due to competition.
- 4.36 Following a significant period of turbulence, including the UK's departure from the European Union, the Coronavirus pandemic, the war in Ukraine and the September 2022 'fiscal event', the market has remained relatively resilient. We have adopted a profit margin of 17.5% of private GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. For example, schemes of houses are relatively low risk in comparison to large flatted developments as the latter tends to be built over long periods of time with significant capital lock-up.
- 4.37 Profits on commercial developments are applied at 15%, in line with normal market assumptions.
- 4.38 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 presale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer.

Exceptional costs

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

Benchmark land value

4.40 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.

- 4.41 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, the calculations assume that the landowner has made a judgement that the existing use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings that were developed more recently; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed existing use values in these circumstances.
- 4.42 Redevelopment proposals that generate residual land values below existing 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 existing use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, existing use values should be regarded as benchmarks rather than definitive fixed variables on a site. The assumptions underpinning our benchmark land values are summarised in Appendix 6 and the benchmark land values themselves summarised in Table 4.42.1.

Table 4.42.1: Benchmark land values (£ millions)

Use	EUV	Premium	BLV
Secondary offices	£8.48	£1.70	£10.18
Secondary retail	£5.55	£1.11	£6.66
Secondary industrial	£2.97	£0.59	£3.57
Undeveloped/cleared land	-	-	£0.50

- 4.43 We have not used 'alternative use values' in this study, as we have modelled a wide range of development typologies, including commercial schemes (which would, themselves, be the 'alternative uses' that would be tested, resulting in a degree of circularity). Cleary such approaches to benchmark land value would also need to meet the four tests identified in paragraph 017 summarised as follows:
 - That any alternative use scheme would comply in full with development plan policies;
 - That it can be demonstrated that the alternative use could be accommodated on the site in question;
 - There is demonstrable market demand for the alternative use;
 - There is robust justification as to why this alternative use is not being pursued by the landowner.
- 4.44 A recent appeal decision¹⁷ notes that it is unlikely to be appropriate to use an alternative use value in an application scheme viability assessment where the owner has no intention of bringing forward such a scheme. Such circumstances might include where a residential developer proposes a commercial scheme as an alternative use value.

32

¹⁷ 55-69 Rothbury Road, 22 February 2022, reference PP/M9584/W/20/3258321



5 Appraisal outputs

- 5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 6 and appendices 7, 8 and 9. We have appraised 30 development typologies, reflecting different densities and types of development across the Borough. These typologies include both residential and non-residential uses, including offices, retail, hotel and industrial uses.
- 5.2 Each appraisal incorporates (where relevant) the affordable housing of 0% to 50%, in 5% increments, with a tenure mix of 70% social rent and 30% shared ownership. This includes the Council's proposed 'Fast Track' percentage of 40%.
- 5.3 For small sites that fall below the 10-unit threshold, we have factored in the affordable housing requirement as on-site units to test their ability to make a potential affordable housing requirement. The emerging Local Plan does not propose seeking affordable housing contributions from sites under the 10 unit threshold. However, if this was an option that the Council wishes to consider, for practical reasons the Council may need to secure payments in lieu of on-site delivery, but the method of calculation reflects our approach for viability testing¹⁸.
- 5.4 For each development typology, we have tested a range of sales values, reflecting the spread identified in the previous section. Where the residual land value of a typology exceeds the benchmark land value, we show the result shaded green, to indicate that the Scheme is viable. Where the residual land value is no more than 10% lower than the benchmark land value (and therefore on the margins of being viable), the results are shaded in orange. Where the residual land value is either negative, or more than 10% lower than the benchmark land value, the result is shaded red, to indicate that it is unviable.
- 5.5 For other policy requirements (provision of employment space; affordable workspace; bio-diversity net gain; urban greening and so on), we have used selected data from the results to test the impact of emerging policies.
- 5.6 Finally, all the scenarios are tested with the growth and inflation rates summarised in Table 4.4.1. These results are attached at Appendix 8, with a 'downside' set of growth and inflation rates attached at Appendix 9.
- 5.7 We have also tested potential CIL rates using two approaches. The first approach incorporates specific potential rates (as summarised in Table 4.25.1) into the appraisals as a development cost. The second approach calculates the residual land value for each typology less the benchmark land value to identify potential maximum CIL rates. This surplus is divided by the gross floor area of the scheme to generate a series of potential maximum CIL rates.
- 5.8 As noted in the previous section, Mayoral CIL is incorporated into the appraisals as a separate development cost, so this does not need to be considered when considering the outputs for determining potential rates of Borough CIL.

33

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



6 Assessment of appraisal results

6.1 This section sets out the results of our appraisals with the residual land values calculated for scenarios with sales values and capital values reflective of market conditions across the Borough. We have tested the impact of emerging plan policies to assist the Council in its decision making on potential options.

Affordable workspace

- 6.2 As noted in Section 2, emerging Policy E3 indicates that the Council intends to seek provision of 10% of gross floorspace of mixed use schemes and 5% of net floorspace in office and industrial schemes as affordable workspace. This requirement should be met through on-site provision on schemes that would result in 1,000 square metres or more of affordable workspace on mixed use sites; 2,000 square metres of affordable workspace on office schemes; and 3,000 square metres on industrial schemes. If schemes would provide affordable workspace below these thresholds, the emerging policy indicates that the Council would seek financial contributions instead of on-site provision.
- 6.3 The emerging Policy indicates that affordable workspace should be provided at an 80% discount to market rents for a period of 15 years. Financial contributions would be based on the financial equivalent of the discount that would have been provided through on-site provision, over the period of discount (i.e. 15 years).
- 6.4 For testing purposes, we have tested a range of discounts, as summarised in Table 6.4.1.

Scenario	% of floorspace discounted	Discount to market rents
1	5%	40%
2	5%	60%
3	5%	80%
4	10%	40%
5	10%	60%
6	10%	80%

Table 6.4.1: Affordable workspace options tested

- 6.5 We have applied the various discounts in Table 6.4.1 to all of the typologies which incorporate office, light industrial or industrial/logistics floorspace and the results are summarised in tables 6.5.1 to 6.5.4 (which all relate to Ealing Broadway and surrounding area) and tables 6.5.5 to 6.5.8 (which relate to all other parts of the Borough), which shows the starting residual value with no discount (column headed "Starting Residual (no discount")) and then the residual values with the discounts applied. There are two distinct office markets in the Borough Ealing Broadway and the immediately surrounding area and everywhere else. As noted previously, Ealing Broadway and surrounds also attracts the highest residential sales values, so where the typologies include residential, we have assumed that affordable housing is applied at 40% and the residential values for the market housing is at the higher end of the Borough-wide range (i.e. £10,764 per square metre). When testing outside this area, we have applied a value at the middle of the Borough-wide range (£9,012 per square metre). Our appraisals apply the required discount in perpetuity.
- 6.6 Some of the residual values generated by the typologies are lower than the sites' benchmark land values. This is not of particular relevance for testing the affordable workspace requirement, as the aim of the testing is to establish the impact of the discount relative to a 'no-discount' outcome. In some cases, limited weight should be placed upon the results compared to a particular Benchmark Land Value. For example, it is unlikely that industrial developments would be brought forward on sites in existing secondary office use.



Table 6.5.1: Impact of affordable workspace requirement on developments including office and industrial and mixed use floorspace Ealing Broadway and surrounding area

BLV 1 (Secondary offices)

All appraisals which include residential assume 40% AH

Using Value Point I for residential element of mixed use schemes

							£10,175,259	59 Residual land values							
			Office floorspace		No residential			Starting residual (no	5% FS, 40%	5% FS, 60%				10% FS, 80%	
Site	Description	(sqm GIA)	(sqm GIA)	(sqm GIA)	of units	ha	BLV	discount)	discount	discount	discount	discount	discount	discount	
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£2,724,002	£9,440,728	£9,398,486	£9,377,365	£9,356,244	£9,356,244	£9,314,001	£9,271,759	
24	Office development	-	30,000	-	-	0.50	£5,087,629	£49,380,218	£46,365,971	£44,858,848	£43,351,724	£43,351,724	£40,337,476	£37,323,229	
25	Office development	-	15,000	-	-	0.42	£4,239,691	£24,686,313	£23,179,190	£22,425,627	£21,672,065	£21,672,065	£20,164,942	£18,657,818	
28	Light industrial scheme	-	-	6,000	-	0.50	£5,087,629	£3,763,995	£3,490,724	£3,354,088	£3,217,453	£3,217,453	£2,944,182	£2,670,911	
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£10,175,259	£4,482,388	£4,247,779	£4,130,475	£4,013,171	£4,013,171	£3,778,561	£3,543,952	
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£10,175,259	£5,378,866	£5,097,335	£4,956,570	£4,815,804	£4,815,804	£4,534,274	£4,252,743	

Percentage change in residual land values

									% change in residual land values						
		Retail floorspace	Office floorspace	Industrial/ storage	No residential	Site area		Starting residual (no	5% FS, 40%	5% FS, 60%	5% FS, 80%	10% FS, 40%	10% FS, 60%	10% FS, 80%	
LP Ref	Site	(sqm GIA)	(sqm GIA)	(sqm GIA)	of units	ha	BLV	discount)	discount	discount	discount	discount	discount	discount	
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£2,724,002	100.0%	-0.4%	-0.7%	-0.9%	-0.9%	-1.3%	-1.8%	
24	Office development	-	30,000	-	-	0.50	£5,087,629	100.0%	-6.1%	-9.2%	12%, which	-12.2%	-18.3%	-24.4%	
25	Office development	-	15,000	-	-	0.42	£4,239,691	100.0%	-6.1%	-9.2%	-12.2%	-12.2%	-18.3%	-24.4%	
28	Light industrial scheme	-	-	6,000	-	0.50	£5,087,629	100.0%	-7.3%	-10.9%	-14.5%	-14.5%	-21.8%	-29.0%	
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£10,175,259	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%	
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£10,175,259	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%	



Table 6.5.2: Impact of affordable workspace requirement on developments including office and industrial and mixed use floorspace Ealing Broadway and surrounding area

BLV2 (Secondary retail)

All appraisals which include residential assume 40% AH

Using Value Point I for residential element of mixed use schemes

							£6,656,344	44 Residual land values							
0.7-			Office floorspace		No residential		BIN	Starting residual (no	5% FS, 40%	5% FS, 60%				10% FS, 80%	
		(sqm GIA)	(sqm GIA)	(sqm GIA)	of units		BLV	discount)	discount	discount	discount	discount	discount	discount	
	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£1,781,959		£9,398,486		£9,356,244	£9,356,244			
24	Office development	-	30,000	-	-	0.50	£3,328,172	£49,380,218	£46,365,971	£44,858,848	£43,351,724	£43,351,724	£40,337,476	£37,323,229	
25	Office development	-	15,000	-	-	0.42	£2,773,477	£24,686,313	£23,179,190	£22,425,627	£21,672,065	£21,672,065	£20,164,942	£18,657,818	
28	Light industrial scheme	-	-	6,000	-	0.50	£3,328,172	£3,763,995	£3,490,724	£3,354,088	£3,217,453	£3,217,453	£2,944,182	£2,670,911	
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£6,656,344	£4,482,388	£4,247,779	£4,130,475	£4,013,171	£4,013,171	£3,778,561	£3,543,952	
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£6,656,344	£5,378,866	£5,097,335	£4,956,570	£4,815,804	£4,815,804	£4,534,274	£4,252,743	

Percentage change in residual land values

									% change in residual land values						
		Retail	Office	Industrial/	No			Starting							
1		floorspace	floorspace	storage	residential	Site area		residual (no	5% FS, 40%	5% FS, 60%	5% FS, 80%	10% FS, 40%	10% FS, 60%	10% FS, 80%	
LP Ref	Site	(sqm GIA)	(sqm GIA)	(sqm GIA)	of units	ha	BLV	discount)	discount	discount	discount	discount	discount	discount	
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£1,781,959	100.0%	-0.4%	-0.7%	-0.9%	-0.9%	-1.3%	-1.8%	
24	Office development	-	30,000	-	-	0.50	£3,328,172	100.0%	-6.1%	-9.2%	-12.2%	-12.2%	-18.3%	-24.4%	
25	Office development	-	15,000	-	-	0.42	£2,773,477	100.0%	-6.1%	-9.2%	-12.2%	-12.2%	-18.3%	-24.4%	
28	Light industrial scheme	-	-	6,000	-	0.50	£3,328,172	100.0%	-7.3%	-10.9%	-14.5%	-14.5%	-21.8%	-29.0%	
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£6,656,344	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%	
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£6,656,344	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%	



Table 6.5.3: Impact of affordable workspace requirement on developments including office and industrial and mixed use floorspace Ealing Broadway and surrounding area

BLV3 (Secondary industrial)

All appraisals which include residential assume 40% AH

Using Value Point I for residential element of mixed use schemes

							£3,565,943			Res	idual land valu	ies		
			Office floorspace		No residential	Site area		Starting residual (no	5% FS, 40%	5% FS, 60%	5% FS, 80%	,	10% FS, 60%	10% FS, 80%
Site	Description	(sqm GIA)	(sqm GIA)	(sqm GIA)	of units	ha	BLV	discount)	discount	discount	discount	discount	discount	discount
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£954,633	£9,440,728	£9,398,486	£9,377,365	£9,356,244	£9,356,244	£9,314,001	£9,271,759
24	Office development	-	30,000	-	-	0.50	£1,782,971	£49,380,218	£46,365,971	£44,858,848	£43,351,724	£43,351,724	£40,337,476	£37,323,229
25	Office development	-	15,000	-	-	0.42	£1,485,810	£24,686,313	£23,179,190	£22,425,627	£21,672,065	£21,672,065	£20,164,942	£18,657,818
28	Light industrial scheme	-	-	6,000	-	0.50	£1,782,971	£3,763,995	£3,490,724	£3,354,088	£3,217,453	£3,217,453	£2,944,182	£2,670,911
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£3,565,943	£4,482,388	£4,247,779	£4,130,475	£4,013,171	£4,013,171	£3,778,561	£3,543,952
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£3,565,943	£5,378,866	£5,097,335	£4,956,570	£4,815,804	£4,815,804	£4,534,274	£4,252,743

										% change in r	esidual land v	alues		
		Retail	Office	Industrial/	No	C:4		Starting	F8/ FC 408/	F8/ F.C. C00/	F8/ FC 000/	400/ 50 400/	400/ 50 600/	400/ FC 000/
LP Ref		floorspace (sqm GIA)	(sqm GIA)	_	residential of units		BLV	residual (no discount)	5% FS, 40% discount	discount	discount	discount	10% FS, 60% discount	discount
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£954,633	100.0%	-0.4%	-0.7%	-0.9%	-0.9%	-1.3%	-1.8%
24	Office development	-	30,000	-	-	0.50	£1,782,971	100.0%	-6.1%	-9.2%	-12.2%	-12.2%	-18.3%	-24.4%
25	Office development	-	15,000	-	-	0.42	£1,485,810	100.0%	-6.1%	-9.2%	-12.2%	-12.2%	-18.3%	-24.4%
28	Light industrial scheme	-	-	6,000	-	0.50	£1,782,971	100.0%	-7.3%	-10.9%	-14.5%	-14.5%	-21.8%	-29.0%
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£3,565,943	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%



Table 6.5.4: Impact of affordable workspace requirement on developments including office and industrial and mixed use floorspace Ealing Broadway and surrounding area

BLV4 (Open land)

All appraisals which include residential assume 40% AH

Using Value Point I for residential element of mixed use schemes

							£500,000			Res	idual land valu	ies		
		Retail floorspace	Office floorspace	Industrial/ storage	No residential	Site area		Starting residual (no	5% FS, 40%	5% FS, 60%	5% FS, 80%	10% FS, 40%	10% FS, 60%	10% FS, 80%
Site	Description	(sqm GIA)	(sqm GIA)	(sqm GIA)	of units	ha	BLV	discount)	discount	discount	discount	discount	discount	discount
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£133,854	£9,440,728	£9,398,486	£9,377,365	£9,356,244	£9,356,244	£9,314,001	£9,271,759
24	Office development	-	30,000	-	-	0.50	£250,000	£49,380,218	£46,365,971	£44,858,848	£43,351,724	£43,351,724	£40,337,476	£37,323,229
25	Office development	-	15,000	-	-	0.42	£208,333	£24,686,313	£23,179,190	£22,425,627	£21,672,065	£21,672,065	£20,164,942	£18,657,818
28	Light industrial scheme	-	-	6,000	-	0.50	£250,000	£3,763,995	£3,490,724	£3,354,088	£3,217,453	£3,217,453	£2,944,182	£2,670,911
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£500,000	£4,482,388	£4,247,779	£4,130,475	£4,013,171	£4,013,171	£3,778,561	£3,543,952
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£500,000	£5,378,866	£5,097,335	£4,956,570	£4,815,804	£4,815,804	£4,534,274	£4,252,743

										% change in r	esidual land v	alues		
		Retail floorspace	Office floorspace	Industrial/ storage	No residential	Site area		Starting residual (no	5% FS, 40%	5% FS, 60%	5% FS, 80%	10% FS, 40%	10% FS, 60%	10% FS, 80%
LP Ref	Site	(sqm GIA)	(sqm GIA)	(sqm GIA)	of units	ha	BLV	discount)	discount	discount	discount	discount	discount	discount
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£133,854	100.0%	-0.4%	-0.7%	-0.9%	-0.9%	-1.3%	-1.8%
24	Office development	-	30,000	-	-	0.50	£250,000	100.0%	-6.1%	-9.2%	-12.2%	-12.2%	-18.3%	-24.4%
25	Office development	-	15,000	-	-	0.42	£208,333	100.0%	-6.1%	-9.2%	-12.2%	-12.2%	-18.3%	-24.4%
28	Light industrial scheme	-	-	6,000	-	0.50	£250,000	100.0%	-7.3%	-10.9%	-14.5%	-14.5%	-21.8%	-29.0%
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£500,000	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£500,000	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%



Table 6.5.5: Impact of affordable workspace requirement on developments including office and industrial and mixed use floorspace Rest of Borough

BLV1 (Secondary offices)

All appraisals which include residential assume 40% AH

Using Value Point E for residential element of mixed use schemes

							£10,175,259			Res	idual land val	ies		
		Retail floorspace	Office floorspace	Industrial/ storage	No residential	Site area		Starting residual (no	5% FS, 40%	5% FS, 60%	5% FS, 80%	10% FS, 40%	10% FS, 60%	10% FS, 80%
Site	Description	(sqm GIA)	(sqm GIA)	(sqm GIA)	of units	ha	BLV	discount)	discount	discount	discount	discount	discount	discount
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£2,724,002	£6,492,035	£6,449,195	£6,427,775	£6,406,355	£6,406,355	£6,363,514	£6,320,675
24	Office development	-	30,000	-	-	0.50	£5,087,629	-£19,646,867	-£21,309,252	-£22,140,444	-£22,971,636	-£22,971,636	-£24,634,020	-£26,296,405
25	Office development	-	15,000	-	-	0.42	£4,239,691	-£9,827,283	-£10,658,475	-£11,074,072	-£11,489,668	-£11,489,668	-£12,320,860	-£13,152,052
28	Light industrial scheme	-	-	6,000	-	0.50	£5,087,629	£3,763,995	£3,490,724	£3,354,088	£3,217,453	£3,217,453	£2,944,182	£2,670,911
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£10,175,259	£4,482,388	£4,247,779	£4,130,475	£4,013,171	£4,013,171	£3,778,561	£3,543,952
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£10,175,259	£5,378,866	£5,097,335	£4,956,570	£4,815,804	£4,815,804	£4,534,274	£4,252,743

										% change in r	esidual land v	alues		
1		Retail	Office	Industrial/	No			Starting						
1		floorspace	floorspace	storage	residential	Site area		residual (no	5% FS, 40%	5% FS, 60%	5% FS, 80%	10% FS, 40%	10% FS, 60%	10% FS, 80%
LP Ref	Site	(sqm GIA)	(sqm GIA)	(sqm GIA)	of units	ha	BLV	discount)	discount	discount	discount	discount	discount	discount
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£2,724,002	100.0%	-0.7%	-1.0%	-1.3%	-1.3%	-2.0%	-2.6%
24	Office development	-	30,000	-	-	0.50	£5,087,629	100.0%	-8.5%	-12.7%	-16.9%	-16.9%	-25.4%	-33.8%
25	Office development	-	15,000	-	-	0.42	£4,239,691	100.0%	-8.5%	-12.7%	-16.9%	-16.9%	-25.4%	-33.8%
28	Light industrial scheme	-	-	6,000	-	0.50	£5,087,629	100.0%	-7.3%	-10.9%	-14.5%	-14.5%	-21.8%	-29.0%
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£10,175,259	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£10,175,259	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%



Table 6.5.6: Impact of affordable workspace requirement on developments including office and industrial and mixed use floorspace Rest of Borough

BLV2 (Secondary retail)

All appraisals which include residential assume 40% AH

Using Value Point E for residential element of mixed use schemes

							£6,656,344			Res	idual land valu	ies		
Site			Office floorspace	Industrial/ storage (sqm GIA)	No residential of units	Site area	BLV	Starting residual (no discount)	5% FS, 40% discount	5% FS, 60% discount	5% FS, 80% discount	10% FS, 40% discount	10% FS, 60% discount	10% FS, 80% discount
	Seventy unit scheme (Industrial/employment led scheme)	(Sqiii GiA)	(Sqiii GiA)	(Sqiii GiA)	70	0.27	£1,781,959	· <u>i</u>	£6,449,195					
24	Office development	-	30,000	-	-	0.50	£3,328,172	-£19,646,867	-£21,309,252	-£22,140,444	-£22,971,636	-£22,971,636	-£24,634,020	-£26,296,405
25	Office development	-	15,000	-	-	0.42	£2,773,477	-£9,827,283	-£10,658,475	-£11,074,072	-£11,489,668	-£11,489,668	-£12,320,860	-£13,152,052
28	Light industrial scheme	-	-	6,000	-	0.50	£3,328,172	£3,763,995	£3,490,724	£3,354,088	£3,217,453	£3,217,453	£2,944,182	£2,670,911
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£6,656,344	£4,482,388	£4,247,779	£4,130,475	£4,013,171	£4,013,171	£3,778,561	£3,543,952
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£6,656,344	£5,378,866	£5,097,335	£4,956,570	£4,815,804	£4,815,804	£4,534,274	£4,252,743

										% change in r	esidual land v	alues		
		Retail	Office	Industrial/	No			Starting						
		floorspace	floorspace	storage	residential	Site area		residual (no	5% FS, 40%	5% FS, 60%	5% FS, 80%	10% FS, 40%	10% FS, 60%	10% FS, 80%
LP Ref	Site	(sqm GIA)	(sqm GIA)	(sqm GIA)	of units	ha	BLV	discount)	discount	discount	discount	discount	discount	discount
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£1,781,959	100.0%	-0.7%	-1.0%	-1.3%	-1.3%	-2.0%	-2.6%
24	Office development	-	30,000	-	-	0.50	£3,328,172	100.0%	-8.5%	-12.7%	-16.9%	-16.9%	-25.4%	-33.8%
25	Office development	-	15,000	-	-	0.42	£2,773,477	100.0%	-8.5%	-12.7%	-16.9%	-16.9%	-25.4%	-33.8%
28	Light industrial scheme	-	-	6,000	-	0.50	£3,328,172	100.0%	-7.3%	-10.9%	-14.5%	-14.5%	-21.8%	-29.0%
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£6,656,344	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£6,656,344	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%



Table 6.5.7: Impact of affordable workspace requirement on developments including office and industrial and mixed use floorspace Rest of Borough

BLV3 (Secondary industrial)

All appraisals which include residential assume 40% AH

Using Value Point E for residential element of mixed use schemes

							£3,565,943			Res	idual land valu	ies		
		Retail floorspace	Office floorspace	Industrial/ storage	No residential	Site area		Starting residual (no	5% FS, 40%	5% FS, 60%	5% FS, 80%	10% FS, 40%	10% FS, 60%	10% FS, 80%
Site	Description	(sqm GIA)	(sqm GIA)	(sqm GIA)	of units	ha	BLV	discount)	discount	discount	discount	discount	discount	discount
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£954,633	£6,492,035	£6,449,195	£6,427,775	£6,406,355	£6,406,355	£6,363,514	£6,320,675
24	Office development	-	30,000	-	-	0.50	£1,782,971	-£19,646,867	-£21,309,252	-£22,140,444	-£22,971,636	-£22,971,636	-£24,634,020	-£26,296,405
25	Office development	-	15,000	-	-	0.42	£1,485,810	-£9,827,283	-£10,658,475	-£11,074,072	-£11,489,668	-£11,489,668	-£12,320,860	-£13,152,052
28	Light industrial scheme	-	-	6,000	-	0.50	£1,782,971	£3,763,995	£3,490,724	£3,354,088	£3,217,453	£3,217,453	£2,944,182	£2,670,911
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£3,565,943	£4,482,388	£4,247,779	£4,130,475	£4,013,171	£4,013,171	£3,778,561	£3,543,952
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£3,565,943	£5,378,866	£5,097,335	£4,956,570	£4,815,804	£4,815,804	£4,534,274	£4,252,743

										% change in r	esidual land v	alues		
		Retail	Office	Industrial/	No			Starting						
		floorspace	floorspace	storage	residential	Site area		residual (no	5% FS, 40%	5% FS, 60%	5% FS, 80%	10% FS, 40%	10% FS, 60%	10% FS, 80%
LP Ref	Site	(sqm GIA)	(sqm GIA)	(sqm GIA)	of units	ha	BLV	discount)	discount	discount	discount	discount	discount	discount
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£954,633	100.0%	-0.7%	-1.0%	-1.3%	-1.3%	-2.0%	-2.6%
24	Office development	-	30,000	-	-	0.50	£1,782,971	100.0%	-8.5%	-12.7%	-16.9%	-16.9%	-25.4%	-33.8%
25	Office development	-	15,000	-	-	0.42	£1,485,810	100.0%	-8.5%	-12.7%	-16.9%	-16.9%	-25.4%	-33.8%
28	Light industrial scheme	-	-	6,000	-	0.50	£1,782,971	100.0%	-7.3%	-10.9%	-14.5%	-14.5%	-21.8%	-29.0%
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£3,565,943	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%



Table 6.5.8: Impact of affordable workspace requirement on developments including office and industrial and mixed use floorspace Rest of Borough

BLV4 (Open land)

All appraisals which include residential assume 40% AH

Using Value Point E for residential element of mixed use schemes

							£500,000			Res	idual land val	ies		
		Retail floorspace	Office floorspace	Industrial/ storage	No residential	Site area		Starting residual (no	5% FS, 40%	5% FS, 60%	5% FS, 80%	10% FS, 40%	10% FS, 60%	10% FS, 80%
Site	Description	(sqm GIA)	(sqm GIA)	(sqm GIA)	of units	ha	BLV	discount)	discount	discount	discount	discount	discount	discount
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£133,854	£6,492,035	£6,449,195	£6,427,775	£6,406,355	£6,406,355	£6,363,514	£6,320,675
24	Office development	-	30,000	-	-	0.50	£250,000	-£19,646,867	-£21,309,252	-£22,140,444	-£22,971,636	-£22,971,636	-£24,634,020	-£26,296,405
25	Office development	-	15,000	-	-	0.42	£208,333	-£9,827,283	-£10,658,475	-£11,074,072	-£11,489,668	-£11,489,668	-£12,320,860	-£13,152,052
28	Light industrial scheme	-	-	6,000	-	0.50	£250,000	£3,763,995	£3,490,724	£3,354,088	£3,217,453	£3,217,453	£2,944,182	£2,670,911
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£500,000	£4,482,388	£4,247,779	£4,130,475	£4,013,171	£4,013,171	£3,778,561	£3,543,952
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£500,000	£5,378,866	£5,097,335	£4,956,570	£4,815,804	£4,815,804	£4,534,274	£4,252,743

										% change in r	esidual land v	alues		
		Retail	Office	Industrial/	No			Starting						
		floorspace		storage	residential	Site area		residual (no	5% FS, 40%	5% FS, 60%	5% FS, 80%	10% FS, 40%	10% FS, 60%	10% FS, 80%
LP Ref	Site	(sqm GIA)	(sqm GIA)	(sqm GIA)	of units	ha	BLV	discount)	discount	discount	discount	discount	discount	discount
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£133,854	100.0%	-0.7%	-1.0%	-1.3%	-1.3%	-2.0%	-2.6%
24	Office development	-	30,000	-	-	0.50	£250,000	100.0%	-8.5%	-12.7%	-16.9%	-16.9%	-25.4%	-33.8%
25	Office development	-	15,000	-	-	0.42	£208,333	100.0%	-8.5%	-12.7%	-16.9%	-16.9%	-25.4%	-33.8%
28	Light industrial scheme	-	-	6,000	-	0.50	£250,000	100.0%	-7.3%	-10.9%	-14.5%	-14.5%	-21.8%	-29.0%
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£500,000	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£500,000	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%



- 6.7 For schemes in Ealing Broadway and surround areas (see tables 6.5.1 to 6.5.4), a discount of up to 80% applied to 5% of floorspace is viable for most office and industrial schemes. The average reduction in residual land value is 12%, which should not be significant in most cases. The reduction in residual land value of the mixed use typology (number 13) arising from the 80% discount to 10% of floorspace is much lower at -1.8%, due to the commercial element being part of a wider scheme with other value generating uses.
- 6.8 For schemes elsewhere (see tables 6.5.5 to 6.5.8), where rents for offices are typically lower, the change in residual land value is slightly higher for office developments but the same for industrial developments. It is unlikely that office developments will be brought forward outside Ealing Broadway and the surrounding area, as our appraisals indicate that rents are not currently high enough to generate positive residual land values, so the results are moot.
- 6.9 The policy approach is therefore viable, having regard to the likely pattern of commercial development across the Borough.

Affordable housing

- 6.10 As noted in Section 5, we have tested the viability of the residential typologies incorporating a range of affordable housing percentages from 0% to 50%, to incorporate the Council's emerging 'Fast Track' percentage of 40%. As noted previously, the Council does not have a need for First Homes and they would not meet the criteria set out in the PPG on First Homes.
- 6.11 The Council's preferred tenure mix for the emerging plan is 70% Social Rent and 30% shared ownership and the appraisal results reflecting this tenure mix are summarised in tables 6.11.1 to 6.11.9 and Appendix 7. Each table shows the results with sales values reflecting the Borough-wide range (£7,260 per square metre to £10,764 per square metre).
- 6.12 There are significant differences in the viability of schemes and the level of affordable housing that can be viably provided. These differences manifest themselves both on an area basis and also between schemes located in the same value area. Within each value area, there will be a difference in viability outcomes depending on the benchmark land value assumed.
- Where sales values are at the lower end of the tested range (£7,260 per square metre), many schemes are unviable at 40% when tested against secondary office benchmark land values (the highest benchmark land value tested). This is not an issue caused by policy, but simply a function of the relationship between the residual land values generated by development and the existing use value of certain types of building. In lower value areas, the extent of uplift above existing use values is significantly lower than in higher value areas and consequently there is less scope to meet policy requirements. These results indicate that in lower value areas, sites with these benchmark land values may not always meet the full policy requirement and would need to follow the 'viability tested' route, resulting in provision of lower affordable housing percentage. However, when considered against secondary industrial and open land benchmark land values, schemes of a wider range of scales can viably provide 40% affordable housing although this is not universally the case.
- As sales values increase, the extent to which schemes can viably meet the emerging 40% requirement increases, but to varying degrees. At the highest sales values in the range (£10,764 per square metre), our testing indicates that 40% affordable housing would be viable for all typologies against all benchmark land values.
- 6.15 As can be noted from the results in tables 6.11.1 to 6.11.9, there is no uniform level of affordable housing where it can be said all schemes are viable. Setting any percentage below the emerging policy target of 40% would, in principle, mean that some schemes that *could* have delivered 40% would no longer be required to do so if the Council adopted a lower percentage target.



Table 6.11.1: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £7,260 per square metre)

HMARK LAND VALUE 1 (SECONDARY OFFICES) Description	No of units	£10,175,25	0% AH	5% AH	10% AH	15% AH 2		idual land valu 25% AH		35% AH	10% AH 4	45% AH 5
One unit scheme (houses) Two unit scheme (houses)	1 2	£273,46	0 281,909	268,407 536,813	254,905 509,810	241,403 482,806	227,901 455,801	214,399 428,797	200,897 401,794	187,394 374,790	173,893 347,786	160,391 320,782
our unit scheme (houses) seven unit scheme (flats)	4 7			870,841 812,932	826,882 752,718	782,922 692,504	738,962 632,289	695,002 572,075	651,042 511,860	607,082 451,646	563,123 391,432	519,162 331,217
ine unit scheme (flats) en unit scheme (houses)	9	£572,35	8 980,080	912,090 2,413,252	844,099 2,292,083	776,109 2.170,912	708,118 2.049,743	640,127 1,928,573	572,137 1.807.403	504,147 1,686,233	436,156 1,565,064	368,165 1,443,894
en unit scheme (flats) wenty unit scheme (houses and flats)	10	£612,33	3 1,230,243	1,145,380 3,509,740	1,060,518 3,301,904	975,656 3,094,069	890,793 2,886,233	805,932 2,678,397	721,070 2,470,561	636,207 2,262,725	551,345 2,054,889	466,483 1,847,053
wenty unit scheme (flats) hirty unit scheme (flats with retail use on ground floor)	20 20	£1,139,62	9 2,412,794		2,078,641 3,246,100	1,911,565 2,991,124	1,744,489 2,736,147	1,577,412 2,481,170	1,410,335 2,226,194	1,243,259 1,971,217	1,076,182 1,716,241	909,106 1,461,264
ifty unit scheme (flats - lower density)	50	£3,667,33	3 5,495,862	5,107,890	4,719,918	4,331,946	3,943,974	3,556,002	3,168,030	2,780,058	2,391,955	2,001,889
ifty unit scheme (flats - higher density) eventy unit scheme (Industrial/employment led scheme)	50 70	£2,724,00	2 7,344,102		2,593,334 6,370,808	2,239,344 5,884,161	1,885,354 5,397,514	1,531,364 4,910,867	4,424,220	3,937,573	469,393 3,450,927	2,964,279
eventy unit scheme (flats - higher density) ne hundred unit scheme (flats - lower density)	70 100	£3,001,70	1 7,286,034		3,784,955 5,724,598	3,270,428 4,942,845	2,755,903 4,156,059	2,241,377 3,369,274	1,726,852 2,582,489	1,212,325 1,795,704	697,800 1,008,919	183,274 - 222,133 -
ne hundred unit scheme (flats - higher density) wo hunded unit scheme (flats) with GF retail	100 200	£4,095,54	2 11,226,364	9,021,600 9,930,161	8,329,099 8,633,958	7,636,598 7,337,754	6,944,097 6,041,552	6,251,597 4,745,349	5,559,096 3,449,146	4,866,596 2,148,320	4,174,094 838,253	3,481,594 - 478,492 -
hree hundred unit scheme (flats) with GF retail ive hundred unit scheme (flats)	300 500				6,817,400 13,319,827	5,094,377 9,952,526	3,354,394 6,585,224	1,612,956 3,217,922	- 130,298 - - 169,156 -	- 1,896,379 - 3,627,302	- 3,662,459 - - 7,085,448 -	- 5,452,550 - - 10,565,898 -
wo hundred unit Co-living scheme arge retail supermarket	-	£1,511,75 £10,175,25		11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520
omparison retail ata Centre	-	£3,527,42 £8,445,46		6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465
ffice development ffice development	-	£5,087,62 £4,239,69		- 22,971,636 - 11,489,668	- 22,971,636 - 11 489 668	- 22,971,636 - - 11,489,668 -	- 22,971,636 - - 11 489 668 -	- 22,971,636 - 11,489,668	- 22,971,636 - 11 489 668	- 22,971,636 - 11 489 668	- 22,971,636 - - 11 489 668 -	- 22,971,636 - - 11 489 668 -
otel development (160 rooms) otel development (100 rooms)		£1,882,42 £1,187,11	3 2,068,471	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576
ght industrial scheme dustrial Scheme new build (50% plot ratio)	-	£5,087,62 £10,175,25	9 3,217,453	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4.013.171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171
dustrial scheme intensification (60% plot ratio)		£10,175,25		4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804
UMARK LAND VALUE 2 (SECONDARY DETAIL)		CC CEC 24					Des	idual land valu				
HMARK LAND VALUE 2 (SECONDARY RETAIL) escription	No of units	£6,656,34 BLV	0% AH				20% AH 2	25% AH	30% AH :			45% AH 5
ne unit scheme (houses) wo unit scheme (houses)	1 2	£238,51	9 563,817		254,905 509,810	241,403 482,806	227,901 455,801	214,399 428,797	200,897 401,794	187,394 374,790	173,893 347,786	160,391 320,782
our unit scheme (houses) even unit scheme (flats)	4	£442,12	9 873,147		826,882 752,718	782,922 692,504	738,962 632,289	695,002 572,075	651,042 511,860	607,082 451,646	563,123 391,432	519,162 331,217
ne unit scheme (flats) en unit scheme (houses)	9 10	£671,62	5 2,534,422	912,090 2,413,252	844,099 2,292,083	776,109 2,170,912	708,118 2,049,743	640,127 1,928,573	572,137 1,807,403	504,147 1,686,233	436,156 1,565,064	368,165 1,443,894
en unit scheme (flats) wenty unit scheme (houses and flats)	10 20	£1,248,06	5 3,717,576	1,145,380 3,509,740	1,060,518 3,301,904	975,656 3,094,069	890,793 2,886,233	805,932 2,678,397	721,070 2,470,561	636,207 2,262,725	551,345 2,054,889	466,483 1,847,053
wenty unit scheme (flats) nirty unit scheme (flats with retail use on ground floor)	20 30			2,245,717 3,501,077	2,078,641 3,246,100	1,911,565 2,991,124	1,744,489 2,736,147	1,577,412 2,481,170	1,410,335 2,226,194	1,243,259 1,971,217	1,076,182 1,716,241	909,106 1,461,264
fty unit scheme (flats - lower density) fty unit scheme (flats - higher density)	50 50	£2,399,05	7 5,495,862	5,107,890 2,947,324	4,719,918 2,593,334	4,331,946 2,239,344	3,943,974 1,885,354	3,556,002 1,531,364	3,168,030 1,177,373	2,780,058 823,384	2,391,955 469,393	2,001,889 115,403 -
eventy unit scheme (Industrial/employment led scheme) eventy unit scheme (Industrial/employment led scheme) eventy unit scheme (flats - higher density)	70 70	£1,781,95	9 7,344,102	6,857,455 4,299,480	6,370,808 3,784,955	5,884,161 3,270,428	5,397,514 2,755,903	4,910,867 2,241,377	4,424,220 1,726,852	3,937,573 1,212,325	3,450,927 697,800	2,964,279 183,274 -
ne hundred unit scheme (flats - lower density) ne hundred unit scheme (flats - lower density) ne hundred unit scheme (flats - higher density)	100	£1,963,62	2 7,286,034	6,505,316 9,021,600	5,724,598 8,329,099	4,942,845 7,636,598	4,156,059 6,944,097	3,369,274 6,251,597	2,582,489 5,559,096	1,795,704 4,866,596	1,008,919 4,174,094	222,133 -
wo hunded unit scheme (flats) with GF retail	200	£2,679,17	9 11,226,364	9,930,161	8,633,958	7,337,754	6,041,552	4,745,349	3,449,146	2,148,320	838,253	- 478,492 -
nree hundred unit scheme (flats) with GF retail ve hundred unit scheme (flats)	300 500	£9,585,13	6 20,044,177	16,687,129	6,817,400 13,319,827	5,094,377 9,952,526	3,354,394 6,585,224	1,612,956 3,217,922	- 130,298 - 169,156	- 1,896,379 - 3,627,302	- 3,662,459 - - 7,085,448 -	- 5,452,550 - - 10,565,898 -
wo hundred unit Co-living scheme arge retail supermarket	-	£988,94 £6,656,34		11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520
omparison retail ata Centre	-	£2,307,53 £5,524,76		6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465
ffice development ffice development	-	£3,328,17 £2,773,47		- 22,971,636 - 11,489,668	- 22,971,636 - 11,489,668	- 22,971,636 - - 11,489,668 -	22,971,636 - 11,489,668 -	- 22,971,636 - 11,489,668	- 22,971,636 - - 11,489,668 -	- 22,971,636 - 11,489,668	- 22,971,636 - - 11,489,668 -	- 22,971,636 - - 11,489,668 -
otel development (160 rooms)	-	£1,231,42	4 2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
otel development (100 rooms)	-	£776,57		977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
ight industrial scheme idustrial Scheme new build (50% plot ratio)		£3,328,17. £6,656,34	4 977,576 2 3,217,453 4 4,013,171	977,576 3,217,453 4,013,171	977,576 3,217,453 4,013,171	977,576 3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171			977,576 3,217,453 4,013,171	977,576 3,217,453 4,013,171
ight industrial scheme idustrial Scheme new build (50% plot ratio)		£3,328,17	4 977,576 2 3,217,453 4 4,013,171	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	3,217,453	3,217,453	977,576 3,217,453	977,576 3,217,453	3,217,453	3,217,453
ight industrial scheme dustrial Scheme new build (50% plot ratio) dustrial scheme intensification (60% plot ratio) HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,328,17: £6,656,34 £6,656,34 £3,565,94	4 977,576 2 3,217,453 4 4,013,171 4 4,815,804	977,576 3,217,453 4,013,171 4,815,804	977,576 3,217,453 4,013,171 4,615,604	977,576 3,217,453 4,013,171 4,615,604	3,217,453 4,013,171 4,815,804 Res	3,217,453 4,013,171 4,615,804 sidual land valu	977,576 3,217,453 4,013,171 4,815,804 es	977,576 3,217,453 4,013,171 4,615,604	3,217,453 4,013,171 4,815,804	3,217,453 4,013,171 4,815,604
ight industrial scheme dustrial Scheme new build (50% plot ratio) dustrial scheme intensification (60% plot ratio) HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription ne unit scheme (houses)	No of units	£3,328,17. £6,656,34 £6,656,34 £3,565,94 BLV	4 977,576 2 3,217,453 4 4,013,171 4 4,815,804 3 0% AH 5 281,909	977,576 3,217,453 4,013,171 4,815,804 5% AH 268,407	977,576 3,217,453 4,013,171 4,815,804 10% AH	977,576 3,217,453 4,013,171 4,815,804 15% AH 2	3,217,453 4,013,171 4,615,604 Res 20% AH 2 227,901	3,217,453 4 013,171 4 615,604 sidual land valu 25% AH 214,399	977,576 3,217,453 4,013,171 4,615,804 es 30% AH 200,897	977,576 3,217,453 4,013,171 4,615,804 35% AH	3,217,453 4,013,171 4,615,604 4,615,604 40% AH 473,893	3,217,453 4,013,171 4,615,604 45% AH 5
ght industrial scheme dustrial Scheme new build (50% plot ratio) dustrial scheme intensification (60% plot ratio) HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription ne unit scheme (houses) wo unit scheme (houses) bur unit scheme (houses)	No of units	£3,328,17. £6,656,34 £6,656,34 £3,565,94 BLV £95,83 £127,78 £138,67	4 977,576 2 3,217,453 4 4,013,171 4 4,815,804 3 0% AH 5 281,909 0 563,817 6 914,802	977,576 3,217,453 4,013,171 4,615,664 5% AH 268,407 536,813 870,841	977,576 3,217,453 4,013,171 4,615,804 10% AH 254,305 509,810 826,882	977,576 3,217,453 4,013,171 4,615,864 15% AH 2 241,403 482,806 782,922	3,217,453 4,013,171 4,815,804 Res 20% AH 2 227,901 455,801 738,962	3,217,453 4,013,171 4,615,604 sidual land valu 25% AH 214,399 428,797 695,002	977,576 3,217,453 4,013,171 4,615,604 es 30% AH 200,897 401,794 651,042	977,576 3,217,453 4,013,171 4,815,804 4,815,804 187,394 374,790 607,082	3,217,453 4,013,17 4,015,804 40% AH 173,893 347,786 563,123	3,217,453 4,013,171 4,815,804 45% AH 5 160,391 320,782 519,162
ght industrial scheme dustrial Scheme new build (50% plot ratio) dustrial Scheme new build (50% plot ratio) dustrial scheme intensification (60% plot ratio) HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription ne unit scheme (houses) wo unit scheme (houses) our unit scheme (houses) even unit scheme (flats) ine unit scheme (flats)	No of units	£3,328,17. £6,656,34 £6,656,34 £3,565,94 BLV £95,83 £127,70 £138,67 £236,85	3 0% AH 5 281,909 0 563,817 9 14,802 8 873,147 4 980,080	977,576 3,217,453 4,013,171 4,815,804 5% AH 268,407 536,813 870,841 812,932 912,090	977,576 3,217,453 4,013,171 4,815,804 10% AH 254,905 509,810 626,862 752,718 844,099	977,576 3,217,453 4,013,171 4,815,804 15% AH 2 241,403 482,806 762,922 692,504 776,109	3,217,453 4,015,711 4,815,804 Res 20% AH 2 227,901 455,801 736,962 632,289 706,118	3,217,453 4,013,171 4,815,804 sidual land valu 25% AH 214,399 428,797 695,002 572,075 640,127	977,576 3,217,453 4,013,171 4,615,804 es 30% AH [3 200,897 401,794 651,042 511,860 572,137	977,576 3,217,453 4,013,171 4,815,804 35% AH 167,394 374,790 607,082 451,646 504,147	3,217,453 4,015,171 4,815,804 4,815,804 10% AH 173,893 347,786 563,123 391,432 436,156	3,217,453 4,615,604 4,815,604 4,815,604 15% AH 5 160,391 320,782 519,162 331,217 368,165
ght industrial scheme dustrial Scheme new build (50% plot ratio) dustrial Scheme new build (50% plot ratio) dustrial scheme intensification (60% plot ratio) HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription ne unit scheme (houses) wo unit scheme (houses) our unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (houses) en unit scheme (flats)	No of units	£3,328,17. £6,656,34 £6,656,34 £3,565,94 BLV £95,83 £127,78 £138,67 £236,85 £359,80 £214,59	3	977,576 3,217,453 4,013,171 4,815,804 5% AH	977,576 3,217,453 4,015,171 4,815,804 10% AH 254,905 509,810 826,882 752,718 844,099 2,952,083 1,060,518	977,576 3,217,453 4,013,171 4,615,604 15% AH 241,403 452,006 762,922 692,504 776,109 777,6199 2,170,912 975,556	3,217,453 4,015,771 4,815,804 Res 20% AH 2 227,901 455,801 736,962 632,289 706,116 2,049,743	3,217,453 4,013,171 4,615,804 bidual land valu 25% AH 214,395 426,797 695,002 572,075 640,127 1,926,573 805,932	977,576 3,217,453 4,010,171 4,615,604 es 30% AH [: 200,897 401,794 651,042 511,800 572,137 1,807,493 721,070	977,576 3,217,453 4,013,171 4,815,804 4,815,804 187,394 374,790 607,082 451,646 504,147 1886,223 636,207	3,217,453 4,615,804 4,615,804 10% AH 4 173,993 347,786 563,123 391,432 436,156 1,565,064 551,345	3,217,453 4,015,771 4,615,604 45% AH 5 160,391 320,762 331,217 366,162 331,217 368,163 446,463
ght industrial scheme dustrial Scheme new build (50% plot ratio) dustrial scheme intensification (60% plot ratio) dMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription ne unit scheme (houses) wo unit scheme (houses) beven unit scheme (houses) beven unit scheme (flats) en unit scheme (flats) en unit scheme (flats) en unit scheme (flats) en unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats)	No of units 1	£3,328,17. £6,656,34 £6,656,34 £3,566,94 BLV £95,83 £127,79 £136,67 £236,85 £200,58	3 0% AH 5 281,999 6 31,482 8 3 873,147 6 5 4,602 8 673,147 6 5 60,000 4 2,534,422 3 1,230,243 4 3,717,576	977,576 3,217,453 4,015,004 5% AH 206,407 536,813 670,641 812,932 912,090 2,413,252 1,145,380 3,509,740 2,245,717	977,576 3,217,453 4,015,177 4,615,604 10% AH 254,905 509,810 626,862 752,718 544,059 2,292,083	977,576 3,217,453 4,015,171 4,615,604 15% AH 2 241,403 42,806 762,922 692,504 776,100 2,170,912	3,217,453 4,013,771 4,615,604 20% AH [2 227,901 45,601 738,862 708,118 2,049,743 890,793 2,886,233 1,744,489	3,217,453 4,013,171 4,815,804 Bidual land valu 25% AH 214,399 428,797 695,002 572,075 640,127 1,928,573	es 30% AH 30% AH	977,576 3,217,453 4,013,771 4,615,604 35% AH 187,394 374,790 607,082 451,646 504,147 1,666,233	3,217,453 4,013,171 4,615,864 10% AH 173,893 347,786 563,123 391,432 436,156 1,565,064	3,217,453 4,013,171 4,615,604 45% AH 5 160,391 320,762 519,162 331,217 368,165 1,443,094
ght industrial scheme dustrial Scheme new build (50% plot ratio) dustrial Scheme new build (50% plot ratio) dustrial scheme intensification (60% plot ratio) HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription ne unit scheme (houses) wo unit scheme (houses) bur unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) en unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats) hirty unit scheme (flats) hirty unit scheme (flats)	No of units 1	£3,328,17. £6,656,34 £6,655,34 £3,565,94 BLV £95,83 £127,78 £138,67 £236,85 £200,58 £359,80 £214,59 £668,61	3 0% AH 281,909 0 563,817 9 14,802 8 873,147 4 980,080 4 2,534,422 9 1,230,243 3,717,576 2 4,412,704 2 3,756,053	977,576 3,217,453 4,013,171 4,815,604 5% AH	977,576 3,217,453 4,013,171 4,815,804 10% AH 254,905 509,810 506,852 752,718 644,099 2,282,083 1,060,518 3,301,904	977,576 3,217,453 4,013,171 4,615,604 15% AH 241,403 462,806 762,922 692,504 776,109 2,170,912 975,666 3,094,069	3,217,453 4,013,771 4,015,004 Res 20% AH [2 227,901 455,801 736,902 632,289 706,118 2,049,743 890,973 2,886,233	3,217,453 4,013,171 4,015,604 sidual land valu 25% AH 214,399 428,797 695,002 572,075 640,127 1,928,573 805,932 2,676,397	977,576 3,217,453 4,013,171 4,615,804 es 30% AH 200,897 401,794 551,092 511,860 572,137 1,807,403 721,070 2,470,561	977,576 3,217,453 4,013,171 4,815,804 35% AH 187,394 374,790 070,002 451,646 504,147 1,686,233 636,207 2,262,725	3,217,453 4,013,171 4,015,004 10% AH 173,893 347,786 563,123 391,432 433,156 1,565,064 551,345 2,054,889	3,217,453 4,015,771 4,615,604 45% AH 5 160,391 320,782 320,782 331,217 369,165 1,443,894 469,483 1,847,053
ght industrial scheme dustrial Scheme new build (50% plot ratio) dustrial Scheme new build (50% plot ratio) dustrial scheme intensification (60% plot ratio) HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription ne unit scheme (houses) wo unit scheme (houses) our unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats) irry unit scheme (flats on unit scheme (flats on unit scheme (flats) irry unit scheme (flats on unit scheme) irry unit scheme (flats on unit scheme)	No of units 1	£3,328,17 £6,656,34 £6,656,34 £3,565,94 BLV £95,83 £127,76 £138,67 £236,85 £200,58 £359,80 £214,59 £668,61 £399,30 £502,35	3 201,453 4 615,804 3 201,909 6 201,909 6 201,909 6 3,817 6 51,4602 8 873,147 6 51,4602 8 4 2,34,422 4 3,717,576 6 2,412,794 3 7,56,053 5 4,45,562 4 3,75,653 5 5,45,562 4 3,301,315	977,576 3,217,453 4,015,771 4,815,604 5% AH 268,407 53,613 870,841 812,932 912,090 2,413,252 1,145,380 3,509,740 2,45,717 3,501,077	977,576 3,217,453 4,015,177 4,815,804 10% AH 254,905 509,810 826,882 752,718 644,099 2,292,083 1,060,518 3,301,904 2,073,641 3,246,100	977,576 3,217,453 4,013,171 4,615,604 15% AH 2 241,403 402,806 762,922 692,504 776,109 2,170,912 975,656 3,094,069 1,911,565 2,991,124	3,217,453 4,013,771 4,615,604 Res 20% AH 2 227,901 455,801 738,962 632,269 708,118 2,049,743 890,793 2,866,233 1,744,489 2,736,147	3,217,453 4,013,171 4,015,004 Gidual land valu 25% AH 214,399 428,797 695,002 572,075 640,127 1,928,573 805,932 2,678,397 1,577,412 2,481,170	es 3,217,453 4,010,171 4,815,804 es 3,0% AH [: 200,897 401,794 651,042 511,860 572,137 1,807,403 721,070 2,470,561 1,410,335 2,226,194	977,576 3,217,453 4,815,804 4,815,804 4,815,804 187,394 7,700 607,082 451,646 504,147 1,886,233 636,207 2,262,725 1,243,259 1,971,217	3,217,453 4,013,171 4,615,864 10% AH 173,893 347,766 563,123 391,432 436,156 1,565,064 551,345 2,054,889 1,076,182 1,716,241	3,217,453 4,013,771 4,615,604 45% AH 5 160,391 320,762 519,162 331,217 368,165 1,443,094 466,483 1,847,053 909,106 1,461,264
ight industrial scheme diustrial Scheme new build (50% plot ratio) diustrial Scheme new build (50% plot ratio) diustrial Scheme intensification (60% plot ratio) HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription me unit scheme (houses) wo unit scheme (houses) wo unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) en unit scheme (flats) en unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats) intry unit scheme (flats) intry unit scheme (flats) intry unit scheme (flats with retail use on ground floor) iffy unit scheme (flats - higher density) iffy unit scheme (flats - higher density) eventy unit scheme (flats - higher density) eventy unit scheme (flats - higher density)	No of units 1	£3,328,17. £6,656,34 £6,655,34 £1,565,94 £1,27,78 £138,67 £236,85 £200,58 £359,80 £214,59 £668,61 £399,38 £502,35 £1,285,22 £46,54	3	977,576 3,217,453 4,015,171 4,815,604 5% AH 268,407 536,813 670,641 812,932 912,090 2,413,252 2,413,252 2,413,252 3,509,740 2,245,717 3,501,077 5,107,890 2,947,324	977,576 3,217,453 4,013,171 4,815,804 10% AH 254,905 509,810 265,862 752,718 644,099 2,202,083 1,060,518 3,301,904 2,078,641 3,246,100 4,719,918 2,553,334	977,576 3,217,453 4,013,171 4,615,604 15% AH 241,403 462,806 762,922 662,504 776,109 2,170,912 975,566 3,094,069 1,911,555 2,991,124 4,331,946 2,239,344	3,217,453 4,013,771 4,015,004 Res 20% AH [2 227,901 455,801 733,962 706,116 2,049,743 990,793 2,886,233 1,744,465 2,736,147 3,943,974 1,885,354	3,217,453 4,013,171 4,015,604 sidual land valu 25% AH 214,399 428,797 695,002 572,075 640,127 1,928,573 905,932 2,678,397 1,577,412 2,481,170 3,556,002 1,531,364	977,576 3,217,453 4,015,171 4,615,804 es 30% AH 200,857 401,794 651,042 511,860 572,157 1,807,403 721,000 2,470,561 1,410,335 2,226,194 3,168,030 1,177,373	977,576 3,217,453 4,013,171 4,815,804 85% AH 187,354 374,790 451,646 504,177 1,686,233 388,207 2,262,725 1,243,259 1,971,217 2,780,058 523,384	3,217,453 4,013,171 4,615,604 40% AH 173,893 347,766 563,123 391,432 436,156 1,565,064 551,345 2,054,889 1,076,102 1,716,241 2,391,955 469,393	3,217,453 4,015,771 4,615,604 45% AH 5 160,391 320,782 320,782 331,217 369,165 1,443,894 469,463 1,847,053 909,105 1,461,264 2,001,889
ight industrial scheme dustrial Scheme new build (50% plot ratio) dustrial Scheme new build (50% plot ratio) dustrial scheme intensification (60% plot ratio) HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription ne unit scheme (houses) wo unit scheme (houses) our unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats) in the scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats - higher density) iffy unit scheme (flats - higher density) eventy unit scheme (flats - higher density) ne hundred unit scheme (flats - higher density) ne hundred unit scheme (flats - higher density) ne hundred unit scheme (flats - higher density)	No of units 1	£3,328,17. £6,656,34 £6,656,34 £1,656,34 £1,656,34 £1,78 £1,36,67 £2,36,85 £200,58 £359,80 £214,59 £668,61 £399,38 £502,35 £1,285,22 £466,54 £954,63 £246,59	3	977,576 3,217,453 4,615,604 5% AH 266,407 536,813 670,641 812,932 512,990 2,413,252 1,145,380 3,509,740 2,245,717 3,501,677 5,107,890 2,947,324 6,657,455 4,299,480 6,505,316 9,021,600	977,576 3,217,453 4,015,177 4,615,604 10% AH 254,905 509,810 626,882 752,718 644,099 2,292,083 1,060,518 3,301,904 2,078,641 3,246,100 4,719,918 2,593,334 6,370,808 3,784,955 5,724,555 8,329,099	977,576 3,217,453 4,013,171 4,615,604 15% AH 2 241,403 422,806 762,922 692,504 776,109 2,170,912 975,656 3,094,069 1,911,565 2,991,124 4,331,946 2,229,344 5,884,161 3,270,428 4,942,845 7,636,998	3,217,453 4,013,771 4,015,004 Res 20% AH [2 227,901 455,801 733,962 703,118 2,049,743 399,793 2,886,233 1,744,469 2,736,147 1,885,354 5,997,514 2,755,903 4,155,505 6,944,097	3,217,453 4,013,171 4,015,004 sidual land valu 25% AH 214,399 426,797 695,002 572,075 640,127 1,928,573 005,932 2,676,397 1,577,412 2,481,170 3,556,002 1,531,364 4,910,867 2,241,377 3,366,274	es 30% AH	977,576 3,217,453 4,615,004 35% AH 187,394 187,394 451,646 504,147 1,686,233 636,207 2,262,725 1,243,259 371,217 2,780,058 823,384 3,937,573 1,212,325 1,243,259 1,24	3,217,453 4,013,171 4,615,604 10% AH 173,893 347,786 563,123 391,432 436,156 1,565,064 551,345 2,054,889 1,076,162 1,716,241 2,391,955 469,393 3,450,927 697,600 1,008,919 4,174,094	3,217,453 4,013,771 4,615,604 45% AH 5 160,391 320,782 331,217 369,165 1,443,894 469,463 1,847,053 909,105 1,461,264 2,001,889 115,403 2,964,279 163,274 2,221,33 3,481,594
ght industrial scheme dustrial Scheme new build (50% plot ratio) dustrial Scheme new build (50% plot ratio) dustrial scheme intensification (60% plot ratio) HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription ne unit scheme (houses) wo unit scheme (houses) buor unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) en unit scheme (flats) wenty unit scheme (flats with retail use on ground floor) inty unit scheme (flats with retail use on ground floor) inty unit scheme (flats - lower density) fly unit scheme (flats - higher density) eventy unit scheme (flats - higher density) ne hundred unit scheme (flats - lower density) ne hundred unit scheme (flats - higher density) ne hundred unit scheme (flats - higher density) ne hundred unit scheme (flats) with GF retail hree hundred unit scheme (flats) with GF retail	No of units I	£3,328,17 £6,656,34 £6,656,34 £1,565,94 £1,27,78 £127,78 £127,78 £138,65 £200,58 £359,80 £214,59 £668,61 £399,38 £1,285,22 £466,54 £954,63 £24,65 £24,65 £21,051,95	3	977,576 3,217,453 4,015,171 4,815,604 5% AH 268,407 536,613 870,841 612,932 912,090 2,413,252 1,145,380 3,509,740 2,245,717 5,107,690 2,947,324 4,29,480 6,505,316 4,299,480 6,505,316 9,021,600	977,576 3,217,453 4,013,171 4,815,804 10% AH 254,905 509,810 826,882 752,718 844,099 2,292,083 1,060,518 3,301,904 2,078,641 3,246,100 4,719,918 2,593,334 6,370,808 3,764,955 5,724,598	977,576 3,217,453 4,013,171 4,615,604 15% AH 241,403 402,806 762,922 692,504 776,109 2,170,912 975,656 3,094,069 1,911,565 2,991,124 4,331,946 2,239,344 5,884,161 3,270,428	3,217,453 4,015,771 4,015,004 Res 20% AH	3,217,453 4,013,171 4,815,604 sidual land valu 25% AH 214,399 428,797 695,002 572,075 640,127 1,928,573 805,932 2,676,397 1,577,412 2,481,170 3,555,002 1,531,364 4,910,867 2,241,377 3,369,274	es 3,217,453 4,013,171 4,615,604 es 30% AH 200,887 401,794 551,042 511,660 572,137 1,607,403 721,070 2,470,551 1,410,335 2,225,104 3,168,030 1,177,373 4,424,220 1,726,852 2,582,469	977,576 3,217,453 4,013,171 4,815,804 35% AH 167,394 374,790 607,082 451,646 504,147 1,686,233 636,207 2,262,725 1,243,259 1,273,257 1,273,257 2,780,058 233,34 3,937,573 1,212,235 1,795,704	3,217,453 4,013,171 4,015,004 10% AH 173,893 347,786 563,123 391,432 430,106 1,565,064 551,345 2,054,889 1,076,182 1,716,241 2,391,955 469,393 3,450,927 597,800 1,008,919	3,217,453 4,015,771 4,015,004 45% AH 5 160,391 320,782 331,217 363,165 1,443,094 466,483 1,847,053 909,106 1,91,264 2,001,889 2,964,279 162,274 222,133
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ght industrial scheme dustrial Scheme new build (50% plot ratio) dustrial Scheme new build (50% plot ratio) dustrial scheme intensification (60% plot ratio) HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription ne unit scheme (houses) wo unit scheme (houses) bour unit scheme (houses) even unit scheme (flats) en unit scheme (flats) en unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats with retail use on ground floor) fifty unit scheme (flats - lower density) fifty unit scheme (flats - lower density) wenty unit scheme (flats - lower density) wenty unit scheme (flats - higher density) eventy unit scheme (flats - higher density) eventy unit scheme (flats - higher density) ne hundred unit scheme (flats - higher density) we hundred unit scheme (flats - higher density) wo hundred unit scheme (flats - higher density) wo hundred unit scheme (flats - with GF retail free hundred unit scheme (flats) wo hundred unit scheme (flats) wo hundred unit scheme (flats) wo hundred unit scheme (flats) free hundred unit scheme (flats) wo hundred unit scheme (flats) free development flice development	No of units 1	\$3,328,17 \$6,656,34 \$6,656,34 \$1,565,94 BLV \$4,95,83 \$127,78 \$127,78 \$236,85 \$200,58 \$236,85 \$200,58 \$236,85 \$200,58 \$239,30 \$214,59 \$668,61 \$399,30 \$51,285,22 \$466,54 \$954,63 \$246,59 \$1,051,95 \$299,73 \$1,435,29 \$1,366,94 \$5,134,95 \$2,366,94 \$1,782,97 \$2,366,94 \$2,136,95 \$2,13	3	977,576 3,217,453 4,013,71 4,615,604 266,407 536,813 670,641 812,932 912,990 2,413,252 1,145,380 3,509,740 2,245,717 3,501,077 5,107,690 2,947,324 4,299,480 6,505,316 9,021,600 9,930,161 6,567,455 4,299,480 6,565,316 9,021,600 9,930,161 6,687,129 11,982,719 1,082,520 1,982,719 1,082,520 1,982,719 1,082,520 1,983,7455 4,247,465 2,187,636	977,576 3,217,453 4,013,177 4,615,604 10% AH 254,905 509,810 626,882 752,718 644,099 2,292,083 1,060,518 3,301,904 2,078,641 3,246,100 4,719,918 2,593,334 6,370,808 3,764,955 5,724,598 8,332,099 8,633,958 6,817,400 13,319,827 11,962,719 1,062,520 6,817,406 13,319,827 11,962,719 1,062,520 6,844,987 4,847,465 2,1846,968	977,576 3,217,453 4,015,171 4,815,804 15% AH 2 241,403 482,806 782,922 692,504 776,109 2,170,912 975,656 3,094,069 1,911,565 2,991,124 4,331,946 2,239,344 5,884,161 3,270,428 4,982,845 7,303,598 7,337,754 5,994,377 9,952,526 11,982,719 1,662,520 11,982,719 1,662,520 11,982,719 1,662,520 11,982,719 1,662,520 11,982,719 1,662,520 11,982,719 1,662,520 11,982,719 1,662,520 11,982,719 1,662,520	3,217,453 4,013,771 4,015,004 Res 20% AH	3,217,453 4,013,171 4,015,004 idual land valu 25% AH 214,399 428,797 695,002 572,075 640,127 1,928,573 805,932 2,678,397 1,577,412 2,481,170 3,595,6002 1,531,364 4,910,867 2,241,377 2,349,274 6,251,597 4,745,349 1,612,956 3,217,922 11,982,719 1,062,520 6,804,987 4,647,465 2,2976,536	es 30% AH	977,576 3,217,453 4,013,001 4,015,004 35% AH 167,394 167,394 451,646 504,147 1,696,233 636,207 2,760,053 1,243,259 1,371,217 2,760,053 1,243,259 1	3,217,453 4,013,171 4,015,004 10% AH 173,893 347,786 563,123 391,432 426,156 1,565,064 551,345 2,054,889 1,076,182 1,716,241 2,391,955 469,393 3,450,927 597,600 1,008,919 4,174,094 583,253 1,008,91	3,217,453 4,013,771 4,015,604 45% AH 5 160,391 320,782 331,217 360,165 1,443,894 466,463 1,847,053 909,106 1,461,264 2,001,889 115,403 2,964,279 168,274 22,133 3,481,594 476,492 5,542,550 10,565,698 11,982,719 1,062,520 6,804,987 4,647,665 22,971,638 4,647,665 22,971,638
ght industrial scheme dustrial Scheme new build (50% plot ratio) dustrial Scheme new build (50% plot ratio) dustrial scheme intensification (60% plot ratio) HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription ne unit scheme (houses) wo unit scheme (houses) wo unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) en unit scheme (flats) en unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats) intry unit scheme (flats with retail use on ground floor) fly unit scheme (flats - lower density) fly unit scheme (flats - higher density) eventy unit scheme (flats - higher density) ne hundred unit scheme (flats - higher density) ne hundred unit scheme (flats) with GF retail we hundred unit scheme (flats) with GF retail hree hundred unit scheme (flats) with GF retail we hundred unit scheme (flats) wo hundred unit scheme (flats) wo hundred unit scheme grape retail supermarket and accentre flice development flice development flice development (flo0 rooms) optit industrial scheme ght industrial scheme ght industrial scheme	No of units I I I I I I I I I I I I I I I I I I I	\$3,328,17 \$6,656,34 \$6,656,34 \$1,6656,34 \$1,27,78 \$127,78 \$138,67 \$236,85 \$200,58 \$200	3 0% AH	977,576 3,217,453 4,015,171 4,815,604 5% AH 268,407 5,36,613 870,841 812,532 912,090 2,412,252 1,145,380 3,509,740 2,245,717 5,107,890 2,432,745,42 6,505,316 6,505,316 6,504,423 16,687,129 1,1982,719 1,082,520 6,804,987 4,247,453 11,459,668 2,068,471 1,77,576 3,217,453	977,576 3,217,453 4,015,171 4,815,804 10% AH 254,905 509,810 826,882 752,718 844,099 2,292,083 1,060,518 3,301,904 2,078,641 3,246,100 4,719,916 2,593,334 6,370,808 3,764,955 5,724,598 8,633,958 6,817,400 13,319,827 11,962,719 1,062,520 6,847,406 11,489,668 2,068,471 1,977,576 3,217,453	977,576 3,217,453 4,013,171 4,615,604 15% AH 2 241,403 462,806 782,922 662,504 776,109 2,170,912 975,656 3,094,069 1,911,565 2,991,124 4,331,946 2,293,344 4,341,946 2,293,344 5,884,161 3,270,428 4,942,845 7,636,598 7,337,754 5,004,377 9,952,526 11,982,719 1,062,520 6,84,987 1,062,520 6,84,987 1,062,520 6,84,987 1,247,656 1,1489,668 2,088,471 977,576 3,217,453	3,217,453 4,015,771 4,015,001 Res 20% AH	3,217,453 4,013,171 4,015,804 4,013,171 4,015,804 214,399 428,797 656,002 572,075 640,127 1,928,573 805,932 2,676,397 1,577,412 2,481,170 3,556,002 1,531,364 4,910,867 2,241,377 3,366,274 6,251,597 4,745,349 1,612,956 3,217,822 6,804,987 4,947,465 -2,29,77,636 -1,469,668 2,088,471 -7,77,576 3,217,453	es 30% AH 1	977,576 3,217,453 4,013,171 4,815,804 4,815,804 187,394 97,750 607,082 451,546 507,082 451,546 77,750 1,243,259 1,24	3,217,453 4,013,171 4,618,804 173,893 347,786 563,123 391,432 436,156 1,565,064 1,565,064 1,716,241 2,391,955 469,393 9,450,927 4,174,094 38,253 9,650,927 1,008,919 4,174,094 1,008,919 4,174,094 1,008,919 4,174,094 1,008,919 4,174,094 1,008,919 4,174,094 1,008,919 4,174,094 1,008,919 4,174,094 1,008,919 4,174,094 1,008,919 4,174,094 1,008,919 4,174,094 1,008,919 4,174,094 1,008,919 4,174,094 1,008,919 4,174,095 1,008,919 1	3,217,453 4,015,771 4,615,604 45% AH 5 150,391 320,782 519,162 331,217 368,165 1,443,694 466,483 1,647,053 909,106 1,461,264 2,001,689 115,403 2,964,279 183,274 222,133 3,481,594 2,964,279 183,274 222,133 3,481,594 2,964,279 183,274 222,133 3,481,594 2,964,279 183,274 222,133 3,481,594 2,964,279 183,274 222,133 3,481,594 222,133 3,487,594 224,279 1,982,719 1,982,7
ght industrial scheme dustrial Scheme new build (50% plot ratio) dustrial Scheme new build (50% plot ratio) dustrial scheme intensification (60% plot ratio) HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription ne unit scheme (houses) wo unit scheme (houses) beven unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats) ine unit scheme (flats) wenty unit scheme (flats - lower density) fify unit scheme (flats - lower density) iffy unit scheme (flats - lower density) iffy unit scheme (flats - lower density) me hundred unit scheme (flats - ligher density) ne hundred unit scheme (flats - ligher density) me hundred unit scheme (flats - ligher density) wo hunded unit scheme (flats) wo hundred unit scheme (flats) wo hundred unit scheme (flats) wo hundred unit scheme (flats) ince hundred unit scheme (flats) wo hundred unit scheme (flats) ince hundred unit scheme (flats) inc	No of units 1	\$3,328,17 \$6,656,34 \$6,656,34 \$1,66,56,34 \$2,66,656,34 \$127,76 \$138,67 \$236,85 \$200,58 \$235,80 \$214,59 \$668,61 \$235,80 \$214,59 \$668,61 \$250,35 \$1,285,22 \$466,54 \$1,285,22 \$1,285,22 \$1,285,22 \$1,285,22 \$1,285,22 \$1,285,22 \$1,285,22 \$1,285,22 \$1,285,22 \$1,285,22 \$1,285,22 \$1,285,22 \$1,285,22 \$1,285,22 \$1,285,22 \$1,285,23 \$1,28	3	977,576 3,217,453 4,015,71 4,615,604 554,AH 266,407 536,813 670,641 812,932 912,990 2,413,252 1,145,380 3,509,740 2,245,717 3,501,077 5,107,690 2,947,324 4,293,480 6,505,316 9,021,600 9,930,161 6,687,129 1,982,719 1,082,521 1,982,719 1,082,521 1,982,719 1,082,521 1,982,719 1,082,521 1,982,719 1,082,521 1,982,719 1,082,521 1,982,719 1,082,521 1,982,719 1,082,521 1,982,719 1,082,521 1,982,719 1,082,521 1,982,719 1,082,521 1,982,719 1,082,521 1,982,719 1,082,521 1,982,719 1,082,521 1,982,719 1,082,521 1,982,719 1,082,521 1,982,719 1,082,521 1,982,719 1,082,521 1,982,719 1,082,521 1,982,719 1,082,719 1	977,576 3,217,453 4,013,177 4,615,604 10% AH 254,905 509,810 626,862 752,718 644,099 2,292,083 1,060,518 3,301,904 2,078,641 3,246,100 4,719,918 2,593,334 6,370,808 3,764,955 5,724,598 8,329,099 8,633,958 6,817,400 13,319,827 11,962,719 1,662,520 6,814,400 13,319,827 11,962,719 1,662,520 6,844,987 4,847,465 2,214,988,688 2,068,471 977,576 3,217,453	977,576 3,217,453 4,013,171 4,615,604 15% AH 2 241,403 462,806 762,922 692,504 776,109 2,170,912 975,656 3,094,069 1,911,565 2,991,124 4,331,946 2,239,344 2,343,1946 2,239,344 5,884,161 3,270,428 4,342,845 7,636,588 7,337,754 5,084,377 9,052,526 11,982,719 1,682,520 1,982,719 1,682,520 1,982,719 1,682,520 1,882,719 1,682,682 1,882,719 1,682,682 1,882,719 1,682,682 1,882,719 1,682,682 1,882,719 1,682,682 1,882,719 1,682,682 1,882,719 1,682,682 1,882,719 1,682,682 1,882,719 1,682,682 1,882,719 1,682,682 1,882,719 1,682,682 1,882,719 1,682,682 1,882,719 1,682,682 1,882,718 1,782,719 1,682,682 1,782,719 1,682,682 1,782,719 1,682,682 1,782,719 1,782,782,719 1,782,719 1,782,719 1,782,719 1,782,719 1,782,719 1,782,782,719 1,782,719 1,782,719 1,782,719 1,782,719 1,782,719 1,782,782,782 1,78	3,217,453 4,013,771 4,815,801 227,901 455,801 736,962 632,289 708,118 2,046,743 890,793 2,886,233 2,886,233 1,744,489 2,736,147 3,44,489 2,736,147 3,44,489 2,736,147 3,44,489 2,736,147 3,44,489 2,736,147 3,44,489 2,736,147 3,44,489 2,736,147 3,44,489 2,736,147 3,44,489 2,736,147 3,44,489 6,582,244 11,982,719 11,982,78	3,217,453 4,013,171 4,015,804 4,013,171 4,015,804 214,395 428,797 640,127 1,926,573 805,932 2,676,397 1,577,412 2,481,170 3,565,002 1,531,364 4,910,867 2,241,377 3,369,274 6,251,597 4,753,49 1,612,956 3,217,922 11,982,719 1,062,520 6,84,987 1,1982,719 1,062,520 6,84,987 1,499,686 2,2971,658 -11,499,686	es 30% AH	977,576 3,217,453 4,013,171 4,815,804 35% AH 187,394 97,470 607,002 451,646 504,147 1,686,233 636,207 2,262,725 1,971,217 2,780,058 622,384 4,866,596 2,146,320 1,978,704 4,866,596 2,148,320 1,987,73 1,112,325 1,795,704 4,866,596 2,148,320 1,987,73 1,112,325 1,795,704 4,866,596 2,148,320 1,987,73 1,112,325 1,795,704 4,866,596 2,148,320 1,987,79 1,987,794 4,874,875 1,987,795 1,987,794 4,874,875 1,987,795	3,217,453 4,013,171 4,618,604 173,893 347,796 1563,123 391,432 436,156 1,665,064 551,345 2,054,889 1,076,182 1,716,241 2,391,665 4,669,993 3,450,927 697,600 1,008,919 4,174,054 1,746,241 2,391,665 4,67,600 1,008,919 4,174,054 1,746,054	3,217,453 4,015,771 4,615,604 45% AH 5 160,391 320,782 519,162 331,217 368,165 1,446,594 466,483 1,847,053 1,847,053 1,461,264 2,001,689 115,403 2,964,279 163,274 2,221,33 2,964,279 163,274 2,221,33 2,964,279 163,274 1,461,644 2,001,689 115,403 1,461,644 2,001,689 115,403 1,461,644 2,001,689 115,403 1,461,644 2,001,689 115,403 1,461,644 2,5,455,500 10,565,598 11,982,719 11,982,719
ght industrial scheme dustrial Scheme new build (50% plot ratio) dustrial Scheme new build (50% plot ratio) dustrial scheme intensification (60% plot ratio) discontinuation of the plot ratio (60% plot ratio) dustrial scheme new build (50% plot ratio)	No of units I I I I I I I I I I I I I I I I I I	\$3,328,17 \$6,656,34 \$6,656,34 \$1,6656,34 \$23,565,94 \$127,76 \$138,67 \$236,85 \$200,58 \$235,80 \$212,75 \$666,61 \$359,80 \$502,35 \$1,285,22 \$466,54 \$954,63 \$1,285,22 \$466,54 \$954,63 \$1,285,22 \$1,285,22 \$1,285,23	3 0% AH 5 281,999 6 281,999 7 371,799 7 371,79	977,576 3,217,453 4,015,71 4,615,604 554,AH 266,407 536,813 670,641 812,932 912,990 2,413,252 1,145,380 3,509,740 2,245,717 3,501,077 5,107,690 2,947,324 4,293,480 6,505,316 9,021,600 9,930,161 6,687,129 1,982,719 1,082,521 1,982,719 1,082,521 1,982,719 1,082,521 1,982,719 1,082,521 1,982,719 1,082,521 1,982,719 1,082,521 1,982,719 1,082,521 1,982,719 1,082,521 1,982,719 1,082,521 1,982,719 1,082,521 1,982,719 1,082,521 1,982,719 1,082,521 1,982,719 1,082,521 1,982,719 1,082,521 1,982,719 1,082,521 1,982,719 1,082,521 1,982,719 1,082,521 1,982,719 1,082,521 1,982,719 1,082,521 1,982,719 1,082,719 1	977,576 3,217,453 4,013,177 4,615,604 10% AH 254,905 509,810 626,862 752,718 644,099 2,292,083 1,060,518 3,301,904 4,719,918 3,301,904 4,719,918 4,503,334 6,370,808 3,764,955 5,724,598 8,339,508 8,319,827 11,962,719 1,062,520 13,319,827 11,962,719 1,062,520 6,817,400 13,319,827 11,962,719 1,062,520 6,844,987 4,647,465 2,127,465 2,127,465 2,127,465 2,127,465 4,013,171	977,576 3,217,453 4,015,171 4,815,804 15% AH 2 241,403 422,806 762,922 692,504 776,109 2,170,912 975,656 3,094,069 1,911,565 2,991,124 4,331,946 2,239,344 5,864,161 3,270,428 7,337,754 5,964,977 9,952,526 11,982,719 1,002,520 11,982,719 1,002,520 11,982,719 1,002,520 11,982,719 1,002,520 11,982,719 1,002,520 11,982,719 1,002,520 11,982,719 1,002,520 11,982,719 1,002,520 11,982,719 1,002,520 11,982,719 1,002,520 11,982,719 1,002,520 11,982,719 1,002,520 11,982,719 1,002,520 11,982,719 1,002,520 11,982,719 1,002,520 11,982,719 1,002,520 11,982,719 1,002,520 11,982,719 1,002,520 1,982,710 1,002,520 1,0	3,217,453 4,013,771 4,015,004 Res 20% AH	3,217,453 4,013,171 4,015,004 idual land valu 25% AH 214,399 428,797 695,002 572,075 640,127 1,928,573 805,932 2,676,397 1,577,412 2,481,170 3,595,6002 1,531,364 4,910,867 2,241,377 3,369,274 6,251,597 4,745,349 1,612,956 3,217,922 11,982,719 1,063,520 6,804,987 4,847,465 22,971,688 2,068,471 977,576 2,174,987	es 30% AH 200,597 (17,86) (17,94) (17,	977,576 3,217,453 4,615,004 4,615,004 4,615,004 4,615,004 4,615,004 4,616,006 6,604,167 1,606,233 636,207 2,262,725 1,243,259 1,371,217 2,760,053 1,212,325 1,243,259 1,371,217 2,760,053 1,212,325 1,243,259 1,371,217 2,760,053 1,212,325 1,243,259 1,371,217 2,760,053 1,212,325 1,243,259 1,371,217 2,760,053 1,212,325 1,243,259 1,371,217 2,760,053 1,212,325 1,243,259	3,217,453 4,013,171 4,015,004 10% AH 173,893 347,786 563,123 391,432 436,156 1,565,064 551,345 2,054,889 1,076,182 1,716,241 2,391,955 469,393 3,450,927 597,800 1,008,919 4,174,094 551,382,719 682,489 7,065,488 11,982,719 683,593 7,684,887 4,847,465 22,971,636 2,068,471 977,576 977,576 977,576 977,576 977,576	3,217,453 4,015,771 4,015,604 45% AH 5 160,391 320,782 331,217 360,165 1,443,894 466,463 1,847,053 909,106 1,461,264 2,001,889 115,403 2,964,279 16,774 222,133 3,481,594 247,455 10,365,698 11,982,719 66,774 221,33 4,41,594 15,403 2,564,279 66,774 221,33 4,41,594 16,774 221,33 4,41,594 17,655 10,655,698 11,982,719 66,804,987 4,847,465 22,776,638 21,776,756 22,776,638 21,776,756 22,776,638 21,776,757 377,576 32,777,776 32,777,777 32,777,777 32,777
ght industrial scheme dustrial Scheme new build (50% plot ratio) dustrial Scheme new build (50% plot ratio) dustrial scheme intensification (60% plot ratio) HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription ne unit scheme (houses) wo unit scheme (houses) our unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) flats) wenty unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats) fly unit scheme (flats - higher density) fly unit scheme (flats - higher density) eventy unit scheme (flats - higher density) ne hundred unit scheme (flats - higher density) wo hundred unit scheme (flats) with GF retail we hundred unit scheme (flats) with GF retail we hundred unit scheme (flats) wo hundred unit scheme (flats) wo hundred unit scheme (flats) wo hundred unit scheme (flats) graphics or retail ata Centre ffice development ffice development ffice development (160 rooms) gift industrial scheme new build (50% plot ratio) dustrial scheme intensification (60% plot ratio)	No of units In the second sec	\$3,328,17 \$6,656,34 \$6,656,34 \$1,66,565,34 \$2,565,94 \$1,27,79 \$136,67 \$236,85 \$200,58 \$236,85 \$200,58 \$235,80 \$214,59 \$668,61 \$399,30 \$502,35 \$1,285,22 \$466,54 \$246,59 \$1,051,95 \$246,59 \$1,051,95 \$2,134,95 \$1,134,95	3 0% AH	977,576 3,217,453 4,015,471 4,815,604 268,407 538,813 870,041 812,932 912,090 2,413,252 1,145,380 3,509,740 2,245,717 3,501,077 5,107,890 6,857,455 4,299,480 6,505,316 6,505,316 6,504,937 4,847,465 22,67,120 6,804,937 4,847,465 22,971,638 211,489,688 20,68,471 977,576 3,217,453 4,013,171 4,815,804	977,576 3,217,453 4,015,177 4,815,804 10% AH 254,905 509,810 6,26,862 752,718 644,099 2,292,083 1,060,516 3,301,904 4,719,918 2,593,334 6,370,808 3,764,955 5,724,588 8,329,099 6,633,958 6,817,400 13,919,627 11,962,719 1062,520 6,804,967 4,847,465 2,974,638 2,1488,668 11,488,668 2,068,471 977,576 3,217,4536 11,488,668 2,068,471 977,576 3,217,4536 11,488,668 2,068,471 977,576 3,217,57	977,576 3,217,453 4,013,171 4,615,604 15% AH	3,217,453 4,013,771 4,615,601 Res 20% AH 2 227,901 455,801 738,962 632,289 708,118 2,049,743 890,793 2,886,233 1,744,489 2,736,147 3,943,974 1,885,354 2,755,903 4,156,059 6,944,987 6,041,552 3,354,394 6,158,224 1,1982,719 1,062,506 6,841,875 2,776 3,874,675 2,777,766 3,217,453 4,013,171 4,815,804	3,217,453 4,013,171 4,015,804 4,013,171 4,015,804 214,395 428,797 695,002 572,075 640,127 1,928,573 805,932 2,678,397 1,577,412 2,481,170 3,565,002 1,531,364 4,910,867 2,241,377 3,369,274 6,251,597 4,745,349 1,612,956 3,217,922 1,1982,719 1,002,520 6,804,987 1,1982,719 1,002,520 6,804,987 1,1982,719 1,002,520 6,804,987 1,1982,719 1,002,520 6,804,987 1,1982,719 1,002,520 6,804,987 1,987,715 1,002,520 6,804,987 1,975,765 3,217,453 4,013,171 4,815,804	es 30% AH	977,576 3,217,453 4,815,804 4,815,804 4,815,804 187,394 77,700 607,082 451,646 504,147 1,686,233 656,207 2,262,725 1,771,217 2,780,058 62,384 3,937,673 1,212,225 1,795,704 4,866,556 2,146,320 1,971,217 1,982,719 1,98	3,217,453 4,013,171 4,618,604 173,603 347,786 563,123 391,432 436,156 1,565,064 551,345 2,054,889 1,076,182 1,716,241 2,391,955 469,393 3,450,937 697,800 1,008,919 4,174,094 4,174,094 1	3,217,453 4,015,771 4,615,604 45% AH 5 160,391 320,782 515,162 331,217 368,165 144,694 466,483 1,847,053 995,106 1,461,264 2,001,685 115,403 2,962,279 163,274 222,133 2,962,279 163,274 222,133 2,962,279 163,274 222,133 2,962,79 163,274 222,133 2,962,79 163,274 222,133 2,962,79 163,274 222,133 2,962,79 163,274 222,133 2,962,79 163,274 222,133 2,962,79 163,274 222,133 2,962,79 163,274 222,133 2,962,79 163,274 222,133 2,962,79 163,274 222,133 2,962,79 163,274 222,133 2,962,79 163,274 222,133 2,962,79 163,274 222,133 2,962,79 163,274 2,977,676 3,217,653 4,013,171 4,815,804
ght industrial scheme dustrial Scheme new build (50% plot ratio) dustrial Scheme new build (50% plot ratio) dustrial scheme intensification (60% plot ratio) #MARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription me unit scheme (houses) wo unit scheme (houses) per unit scheme (houses) per unit scheme (houses) per unit scheme (flats) me unit scheme (flats) mently unit scheme (flats) mently unit scheme (flats) fity unit scheme (flats - lower density) fity unit scheme (flats - lower density) fity unit scheme (flats - lower density) mently unit scheme (flats - lower density) me	No of units I I I I I I I I I I I I I I I I I I	\$3,328,17 \$6,656,34 \$6,656,34 \$1,6656,34 \$1,6656,34 \$1,0556,34 \$1,056,36 \$1,057,78 \$1,057,78 \$1,057,99 \$1,057,95 \$1,057,9	3 0% AH 281,909 0 563,817 6 914,802 8 73,147 4 880,080 4 2,534,422 3 7,71,576 6 2,412,794 2 3,766,084 2 3,301,315 3 7,344,102 11,226,364 11,226,364 11,226,346 11,226	977,576 3,217,453 4,013,471 4,615,604 554 AH 266,407 536,813 670,641 812,932 912,990 2,413,252 1,145,380 3,509,740 2,245,717 3,501,677 5,107,890 2,947,324 4,299,480 6,507,455 4,299,480 6,507,455 4,299,480 6,507,455 4,299,480 6,507,455 4,299,480 6,507,455 4,299,480 6,507,455 4,299,480 6,507,455 4,299,480 6,507,455 4,299,480 6,507,455 6,807,455	977,576 3,217,453 4,013,177 4,615,604 10% AH 254,905 509,810 626,882 752,718 644,099 2,292,083 1,060,518 3,301,904 2,078,641 3,246,100 4,719,918 2,593,334 6,370,808 3,784,955 5,724,598 8,239,099 8,633,764,965 6,817,400 13,319,827 11,962,710 1,062,520 1,319,827 11,962,710 1,062,520 1,319,827 11,962,710 1,062,520 1,319,827 11,962,710 1,062,520 1,319,827 1,962,710 1,062,520 1,319,827 1,962,710 1,062,520 1,319,827 1,962,710 1,062,520 1,319,827 1,962,710 1,062,520 1,319,827 1,962,710 1,062,520 1,319,827 1,962,710 1,062,520 1,319,827 1,962,710 1,062,520 1,319,827 1,962,710 1,062,520 1,319,827 1,962,710 1,062,520 1,319,827 1,962,710 1	977,576 3,217,453 4,015,171 4,615,604 15% AH 2 241,403 422,806 762,922 692,504 776,109 2,170,912 975,656 3,094,069 1,911,565 2,991,124 4,331,946 2,239,344 5,884,161 3,270,428 4,987,437,754 5,094,377 9,952,526 11,982,779 1,062,520 11,982,779 1,082,520 1,082,779 1,082,520 1,082,779 1,082,520 1,082,779 1,082,520 1,082,779 1,082,520 1,082,779 1,082,520 1,082,779 1,082,520 1,082,779 1,082,520 1,082,779 1,082,520 1,082,779 1,082,520 1,082,779 1,082,520 1,082,779 1,082,520 1,082,779 1,082,520 1,082,779 1,082,520 1,082,779 1,082,520 1,082,779 1,082,520 1,082,779 1,082,520 1,082,779 1,082,520 1,082,779 1,082,520 1,082,779 1,082,520 1,082,779 1,082,	3,217,453 4,015,771 4,015,004 Res 20% AH 2 227,901 455,801 455,801 455,801 70,918 2,049,743 890,793 2,886,233 1,744,489 2,736,147 3,943,974 1,55,975,147 3,943,974 1,55,975,147 3,943,974 1,55,975,147 1,982,719 6,041,552 1,148,2719 6,041,552 1,148,2719 6,041,552 1,148,2719 6,041,552 1,148,2719 6,041,552 1,148,2719 6,043,374 1,156,059 6,043,374 1,156,059 6,043,374 1,156,059 6,043,374 1,156,059 6,043,377 4,847,465 2,174,656 2,174,656 2,174,656 2,174,656 3,177,656 3,177,656 3,177,656 3,177,656 3,177,656 3,177,656 3,177,656 3,177,656 3,177,656 3,177,656 3,177,656 3,177,656 3,177,656 3,177,656 3,177,656 3,177,656	3,217,453 4,013,171 4,015,004 sidual land valu 25% AH 214,399 428,797 695,002 572,075 640,127 1,928,573 805,932 2,678,397 1,577,412 2,481,170 3,555,002 1,531,364 4,910,867 2,241,377 3,369,274 6,251,597 4,745,349 1,612,956 5,211,982,719 1,745,34	es 30% AH	977,576 3,217,453 4,615,004 4,615,004 4,615,004 4,615,004 4,615,004 4,616,004 4,616,004 4,616,004 4,616,004 4,616,004 4,616,004 4,616,004 4,616,004 4,616,004 4,616,004 4,616,004 4,617,465 4,617,465 4,617,465 4,617,465 4,617,465 4,617,465 4,617,465 4,617,616 4,616,004 4,617,616 4,617,61	3,217,453 4,013,171 4,015,004 10% AH 173,893 347,786 563,123 391,432 436,156 1,565,064 1,565,064 1,766,182 1,716,241 2,391,955 469,333 3,450,927 4,174,094 4,174,094 1,008,919 4,174,094 4,008,919 4,174,098 4,174,098 4,174,098 4,174,098 4,174,098 4,174,098 4,174,098 4,174,098 4,174,098	3,217,453 4,015,771 4,015,604 45% AH 5 160,391 320,782 331,217 368,165 1,443,894 466,43 1,847,053 909,106 1,461,264 2,001,889 2,964,279 2,213 3,481,594 470,492 5,452,550 6,664,937 4,847,465 10,668,398 11,982,719 6,804,937 4,847,465 2,174,658 2,17
ght industrial scheme dustrial Scheme new build (50% plot ratio) dustrial Scheme new build (50% plot ratio) dustrial scheme intensification (60% plot ratio) HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription ne und scheme (houses) wo und scheme (houses) wo und scheme (houses) even und scheme (flats) ine und scheme (flats) en und scheme (flats) en und scheme (flats) en und scheme (flats) en und scheme (flats) wenty unit scheme (flats) flats (flats) en und scheme (flats) en und scheme (flats) flats (flats) en und scheme (flats) en und scheme (flats) flats (flats) en und scheme (flats) eventy unit scheme (flats - lower density) fly unit scheme (flats - higher density) eventy unit scheme (flats) eventy unit scheme (flats - higher density) eventy unit scheme (fl	No of units I I I I I I I I I I I I I I I I I I I	\$3,328,17 \$6,656,34 \$6,656,34 \$1,66,56,34 \$1,27,68 \$127,78 \$138,67 \$236,85 \$200,58 \$20	3 0% AH 281,909 0 563,817 9 14,802 8 873,147 45 8 873,147 4 2,534 422 3 1,230,243 3 7,745,76 6 2,441,704 2 3,755,653 3 7,344,102 0 4,014,006 3 7,286,034 6 5,714,101 2 11,225,364 6 10,263,446 10,263,	977,576 3,217,453 4,015,171 4,815,604 5% AH 268,407 536,613 870,841 812,932 912,090 2,413,252 1,145,380 3,509,740 2,413,252 1,145,380 3,509,740 2,413,252 1,145,380 3,509,740 2,413,717 3,501,077 5,107,890 2,413,271 3,501,077 5,107,890 9,330,161 8,540,423 16,657,129 1,982,719 1,082,520 6,804,987 3,47,465 2,297,638 1,1469,666 2,297,638 2,297,63	977,576 3,217,453 4,015,177 4,815,804 10% AH 254,905 509,810 826,882 752,718 644,099 2,292,083 1,060,518 3,301,904 2,073,644 3,246,100 4,719,918 2,593,334 6,370,808 3,764,955 5,724,598 8,633,958 6,817,400 13,319,827 13,9827 13,9827 13,9827 14,982,719 1,082,520 6,844,987 1,982,719 1,082,520 6,844,987 1,982,719 1,082,520 6,844,987 1,982,719 1,082,520 6,844,987 1,982,719 1,082,520 6,844,987 1,982,719 1,082,520 6,844,987 1,982,719 1,082,520 6,847,465 1,485,686 2,068,471 4,815,804	977,576 3,217,453 4,013,171 4,615,604 15% AH	3,217,453 4,015,771 4,615,001 Res 20% AH 2 227,901 455,801 733,962 632,289 708,118 2,049,743 2,890,793 2,890,793 2,890,793 2,890,793 2,736,147 3,943,974 1,885,354 2,755,903 4,156,059 6,944,097 6,041,552 3,553,934 6,585,224 6,185,237	3,217,453 4,013,171 4,015,804 4,013,171 4,015,804 214,399 428,797 695,002 572,075 640,127 1,928,573 805,932 2,676,397 1,577,412 2,481,170 3,556,002 1,531,364 4,910,867 2,241,377 3,365,274 6,251,597 4,745,349 1,612,956 3,217,922 1,1982,719 1,062,520 6,804,987 4,745,349 1,612,956 3,217,922 1,1982,719 1,062,520 6,804,987 7,745,349 1,612,956 3,217,822 1,1982,719 1,062,520 6,804,987 1,474,65 -22,977,636 2,088,477 4,815,804	es 30% AH 3 200,897 1,007	977,576 3,217,453 4,815,804 4,815,80	3,217,453 4,013,171 4,615,804 173,893 347,786 563,123 391,432 436,156 1,565,064 551,345 2,054,889 1,076,182 1,716,241 2,391,955 469,393 2,450,027 4,074,055 3,066,169 1,008,919 4,174,094 838,225 3,666,169 1,008,919 4,174,094 1,008,919 4,174,094 1,008,919 4,174,094 1,008,919 4,174,094 1,008,919 4,174,095 1	3,217,453 4,015,771 4,615,604 45% AH 5 160,391 320,782 331,217 368,165 1,443,694 466,483 1,847,053 909,106 1,461,264 2,001,889 115,403 2,964,279 115,403 2,964,279 115,403 2,964,279 115,403 2,964,279 115,403 1,41,594 2,964,279 115,403 1,41,594 2,964,279 115,403 1,41,594 2,964,279 115,403 1,41,594 1,41,594 1,41,594 1,41,594 1,41,415 1,982,716 1,9
ght industrial scheme dustrial Scheme new build (50% plot ratio) dustrial Scheme new build (50% plot ratio) dustrial scheme intensification (60% plot ratio) discontinuation of the plot ratio (60% plot ratio) discontinuation	No of units I I I I I I I I I I I I I I I I I I	\$3,328,17 \$6,656,34 \$6,656,34 \$1,6656,34 \$23,565,94 \$127,78 \$138,67 \$236,85 \$200,58 \$236,85 \$200,58 \$236,85 \$200,58 \$246,59 \$266,81 \$236,85 \$246,59 \$246,59 \$1,285,22 \$466,54 \$25,03 \$246,59 \$1,366,94 \$21,366,94 \$21,366,94 \$21,366,94 \$21,366,94 \$21,365,94	3 0% AH 221,909 0 63,817 65 6 2,412,94 4 2,33,422 4 3,301,315 3 7,56,053 6 2,412,94 4 3,301,315 3 7,56,053 6 2,412,94 4 3,301,315 3 7,56,053 6 2,412,94 6,804,97 7 11,982,719 6 2,412,94 6,804,97 7 11,982,719 6 2,412,94 6,804,97 7 11,982,719 6 2,054,177 7 11,982,719 6 11,226,364 6 10,225,466,804,97 7 7 11,982,719 6 10,225,46 6 10,	977,576 3,217,453 4,815,604 5% AH 286,407 536,613 870,641 812,932 912,090 2,413,252 1,145,380 3,509,740 2,245,717 3,501,077 5,107,890 2,547,524 6,857,455 4,299,480 6,667,129 1,192,719 1,082,520 6,804,987 1,148,668 2,267,608 4,847,465 2,267,608 4,847,465 2,267,608 4,847,465 2,267,608 4,847,465 2,267,608 4,847,465 2,268,471 977,576 3,217,453 4,815,804	977,576 3,217,453 4,015,777 4,815,804 10% AH 254,905 509,810 626,862 752,718 644,099 2,292,083 1,060,516 3,301,904 4,719,918 2,559,333 6,370,808 3,784,955 5,724,598 8,329,099 6,633,958 6,817,400 1,311,922,719 1,082,520 1,1962,719 1,1962,719 1,	977,576 3,217,453 4,013,171 4,815,804 15% AH	3,217,453 4,013,771 4,815,804 Res 20% AH 2 227,901 455,801 736,962 632,289 708,118 2,046,743 890,793 2,886,233 1,744,489 2,736,147 3,943,974 1,883,354 2,755,903 4,156,059 6,944,097 6,041,552 3,354,394 6,156,522 4,156,059 6,844,97 6,041,552 3,354,394 6,156,522 11,488,661 2,068,487 4,874,65 22,971,636 11,488,661 2,068,487 4,874,65 22,971,636 11,488,661 2,068,487 4,874,65 22,971,636 11,488,661 2,068,487 4,874,65 22,971,636 11,488,661 2,068,487 4,874,65 22,971,636 11,488,661 2,068,487 4,874,65 22,971,636 11,488,661 2,068,487 4,874,65 22,971,636 11,488,661 2,068,487 4,874,65 22,971,636 11,488,661 2,068,487 4,874,65 22,971,636 11,488,661 2,068,487 4,875,601	3,217,453 4,013,171 4,015,804 4,013,171 4,015,804 214,399 426,797 695,002 572,075 640,127 1,926,573 805,932 2,678,397 1,577,412 2,481,170 3,566,002 1,531,364 4,910,867 2,241,377 3,369,274 6,251,597 4,745,349 1,612,956 3,217,922 11,982,719 1,083,680 2,084,987 4,7465 2,2971,638 -11,488,660 2,086,4987 9,77,576 3,217,453 4,013,171 4,815,804	es 30% AH 30% AH 30% AH 317,453 318,250 318,25	977,576 3,217,453 4,815,804 4,815,804 187,394 187,394 187,394 187,394 187,394 187,394 187,394 187,394 187,394 187,394 187,394 374,790	3,217,453 4,013,171 4,618,604 10% AH 173,893 347,786 1,716,231 391,432 436,156 1,666,064 551,345 2,054,889 1,076,182 1,716,241 2,391,665 4,67,600 1,008,919 4,174,054 4,174,054 1,746,241 2,391,665 4,174,054 1,746,241 2,391,665 4,174,054 1,746,241 2,391,665 4,174,054 1,746,054	3,217,453 4,015,771 4,615,604 45% AH 5 160,391 320,762 331,217 366,165 1,443,594 466,483 1,847,053 1,457,053 1,447,0
ght industrial scheme dustrial Scheme new build (50% plot ratio) dustrial Scheme new build (50% plot ratio) dustrial scheme intensification (60% plot ratio) dimark Land Value 3 (SECONDARY INDUSTRIAL) escription ne unit scheme (houses) wor unit scheme (houses) our unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) flats - higher density eventy unit scheme (flats - higher density) fly unit scheme (flats - higher density) eventy unit scheme (flats - higher density) work of the s	No of units I I I I I I I I I I I I I I I I I I	\$3,328,17 \$6,656,34 \$6,656,34 \$1,66,565,34 \$2,66,56 \$127,70 \$13,67 \$236,85 \$200,58 \$236,85 \$200,58 \$235,80 \$214,59 \$668,61 \$399,30 \$502,35 \$1,285,22 \$466,54 \$246,59 \$1,051,95 \$246,59 \$1,051,95 \$252,79 \$3,565,94 \$1,286,20 \$1,28	3 0% AH 281,909 5 281,909	977,576 3,217,453 4,013,471 4,615,604 5% AH 286,407 536,613 870,641 812,932 2,413,252 1,145,380 3,599,740 2,245,717 3,501,077 5,107,890 2,947,324 6,857,455 4,299,480 6,357,455 4,299,480 6,357,455 4,299,480 6,357,455 4,299,480 6,357,455 4,299,480 6,357,455 4,299,480 6,357,455 4,299,480 6,357,455 4,299,480 6,357,455 4,299,480 6,357,455 4,299,480 6,357,455 4,299,480 6,357,455 4,299,480 6,357,455 4,299,480 6,357,455 4,299,480 6,357,455 4,299,480 6,357,455 4,299,480 6,357,455 4,299,480 6,357,455 4,299,480 6,357,455 4,357,455	977,576 3,217,453 4,013,177 4,615,604 10% AH 254,905 509,810 626,862 752,718 644,099 2,292,083 1,060,518 3,301,904 2,078,641 3,246,100 4,719,918 3,301,904 4,719,918 4,593,334 6,370,808 3,764,955 5,724,598 8,339,909 8,633,958 6,817,400 13,19,827 11,962,719 1,062,520 13,119,827 11,962,719 1,062,520 13,119,827 11,962,719 1,062,520 13,119,827 11,962,719 1,062,520 13,119,827 11,962,719 1,062,520 13,119,827 11,962,719 1,062,520 13,117,453 1,017,45	977,576 3,217,453 4,015,171 4,815,804 15% AH 2 241,403 422,806 762,922 692,504 776,109 2,170,912 975,656 3,094,069 1,911,565 2,991,124 4,331,946 2,239,344 5,864,161 3,270,428 4,932,346 5,864,161 3,270,428 7,337,754 5,864,161 3,270,428 4,942,845 7,337,754 5,864,161 3,270,428 4,942,845 7,337,754 5,864,161 3,270,428 4,942,845 7,337,754 5,864,161 3,270,428 4,942,445 5,864,161 3,270,428 1,982,719 1,882,868 2,864,937 4,847,465 2,277,633 4,013,711 4,815,804	3,217,453 4,013,171 4,015,004 Res 20% AH 2 227,901 455,801 455,801 455,801 455,801 2,409,743 2,606,233 1,744,489 4,156,059 6,944,097 4,847,465 4,156,059 6,944,097 4,847,465 4,179,2719 1,022,241 1,192,719 1,022,241 1,193,603 1,148,608	3,217,453 4,013,171 4,815,804 sidual land valu 25% AH 214,399 428,797 595,002 572,075 640,127 1,926,573 805,932 2,678,397 1,577,412 2,481,170 3,595,602 1,531,364 4,910,867 2,241,377 3,399,274 6,251,597 4,745,340 1,612,956 5,217,922 11,982,719 1,982,782 1,982,782 1,982,782 1,982,782 1,982,782 1,982,782 1,982,782 1,	es 30% AH	977,576 3,217,453 4,615,004 4,615,004 4,615,004 4,615,004 4,615,004 4,616,00	3,217,453 4,013,171 4,015,004 10% AH 173,093 347,786 563,123 391,432 436,156 1,565,064 1,565,064 1,565,064 1,565,064 1,567,067,182 2,054,089 1,076,182 1,716,241 2,391,955 469,393 3,450,927 4,87,465 11,002,719 11,003,919 4,174,094 174,094 175,276 11,485,864 11,962,719 1762,719 177,776 182,719 177,776 183,47,465 174,966	3,217,453 4,015,771 4,015,004 45% AH 5 160,391 320,782 331,217 363,165 1,443,094 466,483 1,647,053 909,106 1,461,264 2,001,889 1,564,279 163,274 222,353 3,481,594 2,964,279 163,274 222,353 1,473,992 5,452,550 10,565,696 11,962,719 1082,7
ght industrial scheme dustrial Scheme new build (50% plot ratio) dustrial scheme intensification (60% plot ratio) IMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription ne unit scheme (houses) wo unit scheme (houses) wo unit scheme (houses) even unit scheme (flats) ne unit scheme (flats) ne unit scheme (flats) en unit scheme (flats) en unit scheme (flats) en unit scheme (flats) irity unit scheme (flats - lower density) fly unit scheme (flats - ligher density) fly unit scheme (flats - higher density) eventy unit scheme (flats - higher density) eventy unit scheme (flats - ligher density) eventy unit scheme (flats - ligher density) wo hundred unit scheme (flats - higher density) for hundred unit scheme (flats - higher density) wo hundred unit scheme (flats - higher density) wo hundred unit scheme (flats - higher density) wo hundred unit scheme (flats - higher density) wo hundred unit scheme (flats - higher density) wo hundred unit scheme (flats - higher density) wo hundred unit scheme (flats - higher density) wo hundred unit scheme (flats - higher density) wo hundred unit scheme (flats - higher density) wo hundred unit scheme (flats - higher density) wo hundred unit scheme (flats - higher density) wo hundred unit scheme (flats - higher density) wo hundred unit scheme (flats - higher density) wo hundred unit scheme (flats - higher density) wo h	No of units I I I I I I I I I I I I I I I I I I	\$3,328,17 \$6,656,34 \$6,656,34 \$1,66,56,34 \$2,66,656,34 \$127,76 \$138,67 \$236,65 \$200,58 \$236,56 \$200,58 \$235,90 \$214,59 \$668,61 \$236,35 \$1,285,22 \$466,54 \$246,59 \$1,285,22 \$466,54 \$1,366,94 \$51,366,94 \$51,366,94 \$1,36	3 0% AH 3 261,909 0 563,817 4 914,002 3 1,230,243 3 1,	977,576 3,217,453 4,615,604 5% AH 286,407 536,813 670,641 812,932 2,413,252 1,145,380 3,509,740 2,245,717 3,501,077 5,107,890 2,413,252 1,145,380 4,299,480 6,57,455 4,299,480 6,57,455 4,299,480 6,50,316 9,301,61 6,57,452 1,166,87,129 1,162,719 1,082,520 1,687,129 1,962,719 1,082,520 1,419,520 1,419,520 1,419,520 1,419,520 1,419,520 1,419,520 1,419,520 1,419,520 1,419,520 1,419,520 1,419,520 1,419,520 1,419,520 1,419,520 1,419,520 1,419,520 1,419,520 1,419,520 1,419,530	977,576 3,217,453 4,013,177 4,615,604 10% AH 254,905 509,810 626,862 752,718 644,099 2,292,083 1,060,518 3,301,904 4,719,918 4,3246,100 4,719,918 2,593,334 6,370,808 3,764,955 6,724,598 8,329,099 8,633,956 6,817,400 13,319,827 11,962,719 1,062,520 6,864,967 4,047,465 2,214,598 11,962,719 1,062,520 1,409,644 1,417,465 2,214,598 1,404,47,465 2,214,598 1,404,47,465 2,214,598 1,404,47,465 2,214,598 1,404,47,465 2,214,598 1,404,47,465 2,214,598 1,404,47,465 2,214,598 1,404,47,465 2,214,598 1,404,47,465 2,214,598 1,404,47,465 2,214,598 1,404,47,465 2,214,598 1,404,47,465 2,506,611 3,201,614 1,414,615,604	977,576 3,217,453 4,013,171 4,815,804 15% AH 2 241,403 482,806 782,922 692,504 776,109 2,170,912 975,666 3,094,069 1,911,565 2,991,124 4,331,946 2,229,344 5,884,161 3,270,428 4,042,846 7,032,846 7,034,977 9,952,526 11,992,779 1,002,520 1,191,565 2,991,124 4,331,946 7,032,866 7,034,977 9,952,526 11,992,779 1,002,520 1,192,779 1,002,520 1,192,779 1,002,520 1,193,775 1,193,77	3,217,453 4,015,771 4,015,004 Res 20% AH	3,217,453 4,013,171 4,815,804 sidual land value 25% AH 214,399 428,797 695,002 572,075 640,127 1,928,573 3,555,002 1,531,364 4,910,867 2,241,377 3,369,274 6,251,597 4,745,349 1,612,956 5,211,952,719 1,962	es 30% AH	977,576 3,217,453 4,615,004 35% AH 187,394 187,394 187,394 187,394 187,394 187,394 187,394 187,394 188,391 188,394 18	3,217,453 4,013,171 4,015,004 10% AH 173,093 347,786 391,432 391,432 391,432 1,716,241 2,391,955 469,333 3,450,927 1,716,241 2,391,955 469,333 3,450,927 1,716,241 2,391,955 469,333 3,450,927 1,716,241 2,391,955 469,333 3,450,927 4,874,924 4,934	3,217,453 4,015,771 4,015,004 45% AH 5 160,391 320,782 331,217 363,165 1,443,894 466,483 1,847,053 999,106 1,461,264 2,001,889 2,964,279 222,133 2,481,594 470,492 5,452,550 10,665,398 11,982,719 224,133 4,481,594 474,465 2,064,497 4,847,465 2,064,497 4,847,465 2,064,497 4,847,465 2,064,497 4,847,465 2,064,497 4,847,465 2,064,497 4,847,465 3,174,534 4,013,171 4,815,804
ght industrial scheme dustrial Scheme new build (50% plot ratio) dustrial Scheme new build (50% plot ratio) dustrial Scheme intensification (60% plot ratio) HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription ne unit scheme (houses) wo unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) en unit scheme (flats) en unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats with retail use on ground floor) fly unit scheme (flats - higher density) fly unit scheme (flats - higher density) eventy unit scheme (flats - higher density) ne hundred unit scheme (flats - higher density) ne hundred unit scheme (flats - higher density) ne hundred unit scheme (flats) with GF retail hree hundred unit scheme (flats) with GF retail hree hundred unit scheme (flats) with GF retail hree hundred unit scheme (flats) wo hundred unit scheme (flats) eventy unit supermarket and accepted the scheme (flats) hree hundred unit sch	No of units	\$3,328,17 \$6,656,34 \$6,656,34 \$1,66,656,34 \$1,66,656,34 \$1,27,78 \$2,95,83 \$1,27,78 \$2,36,85 \$2,30,58 \$2,30,58 \$2,30,58 \$2,30,58 \$2,30,58 \$2,46,59 \$1,285,22 \$4,66,54 \$2,782,97 \$2,365,94	3 0% AH 281,909 50 563,817 914,802 88 873,147 45 81 873,147 45 81 873,147 41 81 81 81 81 81 81 81 81 81 81 81 81 81	977,576 3,217,453 4,015,171 4,815,604 5% AH 268,407 268,410 370,841 812,932 912,090 2,413,252 1,145,380 3,509,740 2,245,717 5,107,890 2,432 6,857,455 4,299,480 6,505,316 6,505,316 6,506,7129 1,082,719 1,08	977,576 3,217,453 4,015,177 4,815,804 10% AH 254,905 509,810 826,882 752,718 644,099 2,292,083 1,060,518 3,301,904 4,719,918 2,574,598 6,377,808 3,764,955 5,724,598 6,379,808 3,764,955 5,724,598 6,379,808 3,764,955 5,724,598 6,379,808 3,764,955 5,724,598 6,379,808 3,764,955 5,724,598 6,379,808 3,764,955 5,724,598 6,379,808 3,764,955 5,724,598 6,379,808 3,764,955 5,774,598 6,379,808 3,764,955 5,774,598 6,379,808 3,764,955 5,774,598 6,379,808	977,576 3,217,453 4,013,171 4,615,604 15% AH 2 241,403 462,806 782,922 662,504 776,109 2,170,912 975,656 3,004,069 1,911,655 2,991,124 4,331,946 2,239,344 4,342,845 7,636,658 7,337,754 5,004,377 9,952,526 11,962,719 1,062,520 6,804,967 4,847,465 2,297,636 11,962,719 1,062,520 6,804,967 4,847,465 2,297,636 11,962,719 1,062,520 6,804,967 4,847,465 4,013,171 4,815,804 1,977,576 3,217,453 4,013,171 4,815,804 1,977,576 3,217,453 4,013,171 4,815,804 1,977,776 1,977,576 3,217,453 4,013,171 4,815,804 1,977,776 1,977,576 3,217,453 4,013,171 4,815,804 1,977,776 1,977,576 3,217,453 4,013,171 4,815,804 1,977,776 1,977,576 3,217,453 4,013,171 4,815,804 1,977,776 1,977,576 3,217,453 4,013,171 4,815,804 1,982,719 1,977,576 3,977,577 3,977,577 3,977,577 3,977,577 3,977,577 3,977,577 3,977,577 3,977,577 3,977,577 3,977,5	3,217,453 4,015,771 4,615,001 Res 20% AH	3,217,453 4,013,171 4,015,804 4,013,171 4,015,804 214,399 428,797 655,002 572,075 640,127 1,928,573 805,932 2,676,397 1,577,412 4,013,171 4,015,804 214,399 426,797 655,002 1,531,364 4,910,867 2,241,377 3,366,274 6,251,597 4,745,349 1,612,956 3,217,922,71 1,082,520 6,804,971 4,013,171 4,015,804	es 30% AH 3 200,897 401,707 40	977,576 3,217,453 4,013,171 4,815,804 35% AH 187,394 97,700 607,082 451,546 504,147 1,886,233 636,207 2,262,725 1,243,229 1,971,217 2,780,058 6,23,844 3,937,573 1,212,025 1,795,704 4,013,171 4,015,604 35% AH 187,394 1,975,766 5,217,453 4,013,171 4,015,604 35% AH 187,394 188,394 188,	3,217,453 4,013,171 4,615,004 173,093 347,786 563,123 391,432 436,156 1,565,064 551,345 2,054,889 1,076,182 1,716,241 2,391,955 469,393 9,450,927 4,074,095 1,008,919 4,174,094 1,008,919 4,174,094 1,008,919 4,174,094 1,008,919 4,174,094 1,008,919 4,174,094 1,008,919 4,174,094 1,008,919 4,174,094 1,008,919 4,174,094 1,008,919 4,174,095 1,008,448 1,008,200 6,804,967 4,847,465 1,008,474	3,217,453 4,015,771 4,615,604 45% AH
ght industrial scheme dustrial Scheme new build (50% plot ratio) dustrial Scheme new build (50% plot ratio) dustrial Scheme intensification (60% plot ratio) HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription ne und scheme (houses) wo und scheme (houses) wo und scheme (houses) our und scheme (flats) ine und scheme (flats) en und scheme (flats) en und scheme (flats) en und scheme (flats) en und scheme (flats) wenty und scheme (flats) wenty und scheme (flats with retail use on ground floor) fifty und scheme (flats - lower density) fifty und scheme (flats - higher density) eventy und scheme (flats - higher density) eventy und scheme (flats - higher density) eventy und scheme (flats - higher density) wo hundred und scheme (flats) wo hundred und sche	No of units	\$3,328,17 \$6,656,34 \$6,656,34 \$6,656,34 \$16,656,34 \$127,76 \$296,63 \$127,76 \$236,85 \$220,58 \$2359,90 \$214,59 \$666,61 \$236,35 \$1,285,22 \$466,54 \$246,59 \$1,366,94 \$246,59 \$1,366,94 \$246,59 \$1,366,94 \$246,59 \$2,35,365,94 \$2,35,365	3 0% AH 3 0% AH 5 281,909 5 63,817 6 914,802 3 1,230,243 4 873,147 4 860,080 4 2,534,422 3 1,230,243 4 3,301,315 6 8,471,7576 6 8,471,7576 7 11,982,719 7 11,982,719 7 11,982,719 7 11,982,719 7 11,982,719 7 11,982,719 7 11,982,719 7 11,982,719	977,576 3,217,453 4,615,604 4,615,604 266,407 536,613 670,641 81,932 912,090 2,413,252 1,145,380 3,509,740 2,245,717 3,501,077 5,107,890 2,947,324 6,857,455 4,299,480 6,857,455 4,299,480 6,667,128 11,922,719 1,082,520 6,804,987 4,847,465 2,068,471 977,576 3,217,473 4,815,604	977,576 3,217,453 4,015,177 4,615,604 10% AH 254,905 509,810 626,862 752,718 644,099 2,292,083 1,060,516 3,301,904 2,078,641 3,246,100 4,719,918 8,44,999 8,633,958 6,817,400 1,319,827 11,962,719 1,062,520 6,804,745 2,971,636 11,409,686 11,409 11,409,686 11,409 11,409,686 11,409 11,409,686 11,409 11,409,686 11,409 11,409,686 11,409 11,409,686 11,409 11,409,686	977,576 3,217,453 4,013,171 4,815,804 15% AH 241,403 422,806 762,922 692,504 776,109 2,170,912 975,656 3,094,069 1,911,565 2,991,124 4,331,946 2,208,471 977,576 3,270,428 4,942,845 7,636,598 7,337,724 5,884,161 3,270,428 4,942,845 7,636,598 7,337,724 5,984,377 9,982,526 11,982,719 1,082,520 11,982,719 1,082,520 11,982,719 1,082,520 11,982,719 1,082,520 11,982,719 1,082,520 1,984,377 1,975,656 2,971,656 11,489,668 2,088,471 977,576 3,217,453 4,013,137 4,815,804	3,217,453 4,615,771 4,615,601 736,962 632,289 708,118 2,046,743 890,793 2,886,233 1,744,489 2,736,147 3,44,65 2,736,147 3,45,501 4,156,659 6,947 6,041,552 3,354,394 6,156,5224 11,982,719 6,604,987 6,041,552 3,354,394 6,158,244 11,982,719 6,604,987 6,144,858 6,14,86,661 2,068,487 1,481,68661 2,068,487 4,815,804 886,233 4,013,771 4,815,804	3,217,453 4,013,171 4,815,804 214,399 426,797 695,002 572,075 640,127 1,926,573 805,932 2,678,397 1,577,412 2,481,170 3,566,002 1,531,364 4,910,867 2,241,377 3,369,274 6,251,597 4,745,349 1,612,956 3,217,922 11,982,719 1,686,4987 4,745,349 1,612,956 3,217,922 11,982,719 1,686,4987 4,745,349 1,612,956 3,217,923 11,982,719 1,686,4987 4,847,465 2,297,638 1,013,177 4,815,804	es 30% AH	977,576 3,217,453 4,615,804 4,615,804 187,394 187,394 374,7760 607,082 451,646 504,147 1,686,233 636,207 2,262,725 1,971,217 2,780,058 2,148,200 1,985,379 1,972,748 3,937,573 1,212,225 1,795,704 4,866,596 2,148,200 1,895,379 1,987,379 1,987,379 1	3,217,453 4,013,171 4,618,604 10% AH 173,893 347,786 563,123 391,432 436,156 1,565,004 551,345 2,054,889 1,076,182 1,716,241 2,391,965 469,393 4,174,094 68,0487 1,08,919 68,0487 1,08,148 11,982,719 68,0487 11,982,719 68,0487 11,982,719 68,0487 11,982,719 68,0487 11,982,719 68,0487 11,982,719 68,0487 11,982,719 68,0487 11,982,719 68,0487 11,982,719 68,0487 11,982,719 68,054,987 11,483 4,013,771 4,815,804	3,217,453 4,015,771 4,615,604 45% AH 5 160,391 320,782 515,162 331,217 368,165 1,446,394 466,483 1,847,053 909,106 1,461,264 2,001,685 115,403 2,964,279 163,274 222,133 2,964,279 163,274 222,133 2,964,287 4,815,804 456,483 1,847,653 1,948,487 4,847,465 2,964,987 4,815,804 456,483 4,013,771 4,815,804 45% AH 5 1,068,471 977,576 3,217,453 4,013,771 4,815,804
ght industrial scheme dustrial Scheme new build (50% plot ratio) dustrial Scheme new build (50% plot ratio) dustrial scheme intensification (60% plot ratio) discontinuation of the plot ratio (50% plot ratio) dustrial scheme intensification (60% plot ratio) discontinuation of the plot ratio (50% plot ratio) dustrial scheme (houses) escription me unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) en unit scheme (flats) en unit scheme (flats) en unit scheme (flats) eventy unit scheme (flats with retail use on ground floor) fly unit scheme (flats - lower density) fly unit scheme (flats - lower density) eventy unit scheme (flats - higher density) eventy unit scheme (flats - higher density) eventy unit scheme (flats - lower density) eventy unit scheme (flats - higher density) eventy unit scheme (flats - lower density) eventy unit scheme (flats) eventy unit scheme (flats - lower density) fly unit scheme (flats - lo	No of units	\$3,328,17 \$6,656,34 \$6,656,34 \$1,66,656,34 \$1,66,656,34 \$1,27,78 \$1,285,63 \$1,27,78 \$236,85 \$230,58 \$230,58 \$230,58 \$230,58 \$251,459 \$266,61 \$239,38 \$246,59 \$1,285,22 \$466,54 \$251,366,94	3 0% AH 3 1,17,453 4 1,515,604 3 0% AH 5 63,817 6 54,802 6 73,147 7 1,526,603 7 7,544,102 7 7,576 8 1,002,520 8 1,002,540 8 1,	977,576 3,217,453 4,015,004 5% AH 266,407 536,813 670,641 812,932 912,090 2,413,252 1,145,380 3,509,740 2,245,717 3,501,077 5,107,590 2,947,324 6,657,455 4,217,465 2,17,465	977,576 3,217,453 4,013,171 4,615,604 10% AH 254,905 509,810 626,882 752,718 644,099 2,292,083 1,060,518 3,301,904 4,719,918 4,847,465 2,184,987 4,847,465 2,184,887 4,847,465 2,184,887 4,847,465 2,184,887 4,847,465 2,184,887 4,847,465 2,184,887 4,847,465 2,184,887 4,847,465 2,184,887 4,847,465 2,184,887 4,847,465 2,184,887 4,847,465 2,184,887 4,847,465 2,184,887 4,847,465 2,184,887 4,847,465 2,184,887 4,847,465 2,184,887 4,847,465 2,184,887 4,847,487 4,847,487 4,847,487 4,847,487 4,847,487 4,847,487 4,847,487 4,847,487	977,576 3,217,453 4,015,171 4,815,804 15% AH 2 241,403 482,806 762,922 692,504 776,109 2,170,912 975,656 3,094,099 1,911,565 2,991,124 4,331,946 2,239,344 5,864,161 3,270,428 4,942,845 7,030,598 7,337,754 5,964,937 9,952,526 11,982,719 1,002,520 11,982,719 1,002,520 11,982,719 1,002,520 11,982,719 1,002,520 11,982,719 1,002,520 11,982,719 1,002,520 11,982,719 1,002,520 11,982,719 1,002,520 11,982,719 1,002,520 11,982,719 1,002,520 11,982,719 1,002,520 11,982,719 1,002,520 11,982,719 1,002,520 1,003,003,003 1,003,003 1,003,003,003 1,003,003,003 1,003,003	3,217,453 4,015,771 4,015,001 Res 20% AH	3,217,453 4,013,171 4,015,804 idual land valu 25% AH 214,399 428,797 695,002 572,075 640,127 1,928,573 805,932 2,676,397 1,577,412 2,481,170 3,556,002 1,531,364 4,910,867 2,241,377 3,365,274 6,251,597 4,745,349 1,612,956 5,217,922 1,922,719 1,922,779 6,801,921 1,922,779 6,921,921 1,922,779 6,921 1,922,779 6,921 1,922,779 6,921 1,922,779 6,921 1,922,779 6,921 1,922,779 6,921 1,922,779 1,922,779 1,922,779 1,922,779 1,923,779 1,921	es 30% AH 200,897 (401,794 651,042 651	977, 576 3,217, 453 4,015,004 4,015,004 35% AH 107,394 374,790 607,002 451,646 504,147 1,606,233 636,207 2,266,233 636,207 2,752 1,243,259 1,952,763 1,212,325 1,952,763 1,214,320 1,962,763 1,214,320 1,962,763 1,214,320 1,962,763 1,214,320 1,962,763 1,212,325 1,952,763 1,212,325 1,952,763 1,212,325 1,952,763 1,212,325 1,952,763 1,212,325 1,952,763 1,212,325 1,952,763 1,952,7	3,217,453 4,013,171 4,615,804 173,893 347,786 563,123 391,432 436,156 1,565,064 551,345 2,054,889 1,076,182 4,174,994 4,174,9	3,217,453 4,015,771 4,615,604 45% AH 5 150,391 320,782 519,162 331,217 368,165 1,443,394 466,483 1,647,053 99,106 1,461,664 2,001,689 115,403 2,964,279 183,274 222,133 3,481,594 476,492 5,452,550 -10,565,696 11,982,719 -10,686,471 -10,687 -10,688,471 -10,688
ght industrial scheme dustrial Scheme new build (50% plot ratio) dustrial Scheme new build (50% plot ratio) dustrial scheme intensification (60% plot ratio) dimark Land Value 3 (SECONDARY INDUSTRIAL) escription ne unit scheme (houses) wor unit scheme (houses) wor unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) eventy unit scheme (flats - ligher density) fly unit scheme (flats - ligher density) eventy unit scheme (flats - higher density) eventy unit scheme (flats) eventy unit scheme (flats - higher density) eventy unit scheme (flats - ligher density)	No of units 1	\$3,328,17 \$6,656,34 \$6,656,34 \$16,656,34 \$2,6656,34 \$127,79 \$2,656,36 \$127,79 \$1,36,676 \$236,85 \$236,85 \$236,85 \$236,85 \$246,59 \$250,235 \$21,285,22 \$466,54 \$246,59 \$1,051,95 \$2,465,94 \$2,1051,95 \$2,	3 0% AH	977,576 3,217,453 4,815,604 65% AH 266,407 536,813 870,041 812,932 2,413,252 1,145,380 3,509,740 2,245,717 3,501,077 5,107,890 6,857,455 4,299,480 6,505,316 6,637,129 11,982,719 6,854,423 16,637,129 11,982,719 6,854,423 16,637,129 11,982,719 166,520 17,982,719 166,530 17,982,719 166,530 17,982,719 17,982,719 18,982,719 18,982,719 18,982,719 18,982,719 18,982,719 18,982,719 18,982,719 18,983,783,783,783,783,783,783,783,783,783,7	977,576 3,217,453 4,015,177 4,815,804 10% AH 254,905 509,810 6,26,862 752,718 644,099 2,292,083 1,060,516 3,301,904 4,719,918 2,593,334 6,370,808 3,764,955 5,724,598 8,329,099 6,633,958 6,817,400 13,316,627 11,962,520 6,847,480 14,885,686 2,974,638 2,974,638 1,986,471 1,988,688 2,989 1,080,471 1,918 1,91	977,576 3,217,453 4,013,171 4,615,604 15% AH 2 241,403 462,806 762,922 692,504 776,109 2,170,912 975,656 3,094,069 1,911,565 2,991,124 4,331,946 2,259,344 5,884,161 3,270,428 4,942,845 7,636,598 7,337,754 5,004,377 6,002,556 11,982,719 1,062,556 1,982,719 1,062,556 1,982,719 1,062,566 1,982,719 1,062,566 1,982,719 1,062,566 1,062,6	3,217,453 4,015,771 4,615,601 227,501 455,801 738,952 632,289 708,118 2,047,143 89,793 2,886,233 1,744,489 2,736,147 3,943,974 1,885,354 4,156,059 6,944,957	3,217,453 4,013,171 4,815,804 idual land valu 25% AH 214,393 428,797 695,002 572,075 640,127 1,928,573 805,932 2,678,397 1,577,412 2,481,170 3,556,002 1,531,364 4,910,867 2,241,377 3,369,274 6,251,597 4,745,349 1,612,956 3,217,952 1,982,719 1,062,520 6,804,987 7,7412 2,481,170 3,756,002 1,7453 4,013,171 4,815,804	es 30% AH 200,897 401,794 651,042 511,860 177,576 3,217,453 1,217,737 4,217,453 1,21	977,576 3,217,453 4,615,604 35% AH 187,394 187,396 607,002 451,646 504,147 1,686,233 636,207 2,262,725 1,971,217 2,780,058 623,384 4,866,596 2,148,320 11,982,719 6,804,987 1,973,704 4,815,804	3,217,453 4,013,171 4,618,604 173,603 347,786 563,123 391,432 436,156 1,565,064 551,345 2,054,889 1,076,182 1,716,241 2,391,055 469,393 3,450,927 697,800 1,008,919 4,174,094 173,893 1,008,919 4,174,094 173,893 1,008,487 1,008	3,217,453 4,015,771 4,615,604 45% AH 5 160,391 320,782 515,162 331,217 368,165 1,446,394 466,483 1,847,053 909,106 1,461,264 2,001,685 115,403 2,964,279 163,274 222,133 2,964,279 163,274 222,133 2,964,287 4,815,804 456,483 1,847,653 1,948,487 4,847,465 2,964,987 4,815,804 456,483 4,013,771 4,815,804 45% AH 5 1,068,471 977,576 3,217,453 4,013,771 4,815,804
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higher density) me hundred unit scheme (flats - higher density) ne hundred unit scheme (flats - hi	No of units	\$3,328,17 \$6,656,34 \$6,656,34 \$1,66,656,34 \$1,66,656,34 \$1,27,78 \$1,285,63 \$1,27,78 \$236,65 \$200,58 \$230,58 \$230,58 \$230,58 \$250,58 \$250,58 \$250,58 \$250,58 \$250,58 \$250,58 \$250,58 \$250,58 \$250,58 \$250,58 \$250,58 \$250,58 \$250,58 \$250,58 \$250,58 \$250,58 \$250,58 \$250,58 \$21,285,22 \$246,59 \$21,285,22 \$246,59 \$21,365,94 \$25,134,95 \$2	3 0% AH 3 201,909 5 63,817 4 860,000 4 2,534,422 3 7,66,053 6 2,412,794 6 3,717,576 6 2,412,794 7 11,882,719 7 77,576 7 11,882,719 8 7,66,053 8 7,66,053 8 7,66,053 8 7,66,053 8 7,744,102 1 1,263,446 8 2,068,471 7 7 7 1,7576 9 7,7576 1 3,217,453 1 4,017,576 1 3,217,453 2 1,230,433 3 4,013,171 3 4,515,604	977,576 3,217,453 4,013,471 4,615,604 534,613 670,641 812,932 912,990 2,413,252 1,145,380 3,509,740 2,245,717 3,501,677 5,107,690 2,947,324 6,857,455 4,299,480 6,505,316 9,021,600 9,930,161 6,687,129 1,982,719 1,082,520 1,145,380 3,509,740 2,245,717 4,615,604	977,576 3,217,453 4,013,171 4,615,604 10% AH 254,905 509,810 626,882 752,718 644,099 2,292,083 1,060,518 3,301,904 4,719,918 2,693,334 6,370,808 3,764,955 5,724,598 8,293,998 8,633,958 6,817,400 13,319,827 11,962,710 1062,520 11,062,520 11,063,710 11,063,518 11,063,710 11,063,518 11,063,618 11,0	977,576 3,217,453 4,013,171 4,815,804 15% AH 2 241,403 482,806 782,922 682,504 776,109 2,170,912 975,656 3,094,069 1,911,565 2,991,124 4,331,946 2,239,344 5,884,161 3,270,428 4,942,845 7,306,598 7,337,754 5,984,977 9,952,526 1,982,719 1,082,520 1,982,719 1,082,520 1,982,719 1,082,520 1,982,719 1,082,520 1,982,719 1,082,520 1,982,719 1,082,520 1,982,719 1,082,520 1,982,719 1,082,520 1,982,719 1,082,520 1,982,719 1,082,520 1,982,719 1,082,520 1,982,719 1,082,520 1,982,719 1,082,719 1,082,719 1,082,719 1,082,719 1,082,719 1,082,719 1,082,719 1,082,719 1,082,719 1,082,719 1,082,719 1,082,779 1,082,779 1,082,779 1,082,779 1,082,779 1,082,779 1,082,779 1,082,779 1,082,779 1,082,779 1,082,779 1,082,779 1,082,779 1,082,779	3,217,453 4,013,771 4,015,004 Res 20% AH 227,301 455,801 738,962 632,289 708,118 2,049,743 890,793 2,866,233 1,744,489 2,736,417 3,943,974 1,865,204 1,962,719 1,082,520	3,217,453 4,013,171 4,015,804 idual land value 25% AH 214,399 428,797 695,002 572,075 640,127 1,928,573 805,932 2,676,397 1,577,412 2,481,170 3,556,002 1,531,364 4,910,867 2,241,377 3,365,274 6,251,597 4,745,349 1,612,956 5,217,922 11,922,719 1,082,520 6,804,987 4,847,465 5,217,922 1,481,47,465 5,217,922 1,481,47,485 6,002 1,489,604 214,399 426,797 3,217,453 4,013,171 4,815,804	es 30% AH 200,897 401,794 651,042 511,860 721,070 2,470,561 1,982,719 1,082,520 511,860 521,070 6,804,987 4,247,465 6,804,987 4,804,98	977,576 3,217,453 4,615,004 365% AH 187,394 187,4790 607,082 451,646 504,147 1,686,233 636,207 2,780,058 823,384 3,937,673 1,212,325 1,785,704 4,866,596 2,148,320 1,882,719 1,062,520 1,883,775 1,785,704 1,883,775 1,785,704 1,883,775 1,785,704 1,883,775 1,785,704 1,883,775 1,785,704 1,883,775 1,785,704 1,883,775 1,785,704 1,883,775 1,785,704 1,883,775 1,785,704 1,883,775 1,785,704 1,883,783 1,785,785 1,7	3,217,453 4,013,171 4,618,804 173,893 347,786 563,123 391,432 436,156 1,565,064 551,345 2,054,889 1,076,182 1,716,241 2,391,955 469,393 3,450,927 4,74,994 4,74,994 4,74,994 1,008,919 4,174,994 1,008,919 4,174,994 1,008,919 4,174,994 1,008,919 4,174,994 1,008,919 4,174,994 1,008,919 4,174,994 1,008,919 4,174,994 1,008,919 4,174,994 1,008,919 4,174,994 1,008,919 4,174,994 1,008,919 4,174,994 1,008,919 4,174,994 1,008,919 4,174,994 1,008,919 4,174,994 1,008,919 1,008,927 1,008,948 1,008,949	3,217,453 4,015,171 4,615,604 45% AH 5 160,391 320,782 331,217 368,165 1,443,394 466,483 1,847,053 999,106 1,461,264 2,001,889 115,403 2,964,279 183,274 222,333 3,481,594 47,465 47,465 47,492 5,452,550 11,962,715 11,963,964 11,962,719 11,962,719 11,962,719 11,962,719
ight industrial scheme idustrial Scheme new build (50% plot ratio) idustrial Scheme new build (50% plot ratio) idustrial scheme intensification (60% plot ratio) idustrial scheme intensification (60% plot ratio) HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription ine unit scheme (houses) wo unit scheme (houses) wo unit scheme (flats) ine unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) en unit scheme (flats) en unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats with retail use on ground floor) iffy unit scheme (flats - lower density) iffy unit scheme (flats - higher density) wenty unit scheme (flats - higher density) wenty unit scheme (flats - higher density) ine hundred unit scheme (flats - higher density) wo hundred unit scheme (flats) with GF retail hree hundred unit scheme (flats) with GF retail hree hundred unit scheme (flats) wo hundred unit Co-living scheme arge retail supermarket omparison retail ata Centre Iffice development otel development (flo rooms) otel development (flo rooms) otel development (flo rooms) ight industrial scheme intensification (60% plot ratio) HMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER escription ine unit scheme (flats) wo unit scheme (flats) wo unit scheme (flats) ine unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats) ine unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats) ine unit scheme (flats) ine unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats - higher density) ine hundred unit scheme (flats - higher density) in	No of units	\$3,328,17 \$6,656,34 \$6,656,34 \$16,656,34 \$1,66,656,34 \$1,77,90 \$13,667,63 \$127,79 \$13,667,63 \$236,85 \$236,85 \$236,85 \$236,85 \$246,59 \$1,051,95 \$246,59 \$1,051,95 \$246,59 \$1,051,95 \$252,79 \$3,565,94 \$1,236,19 \$2,1485,21 \$2	3 0% AH 3 13,171,453 3 0% AH 4 ,615,604 3 0% AH 5 281,909 6 63,817 6 914,002 8 73,147 6 980,003 6 2,412,794 7 11,822,719 7 11,822,719 7 11,822,719 8 1,003,756,053 6 2,412,794 7 11,822,719 8 1,003,756,053 8 7,344,102 9 7,14,101 11,226,364 10,234,402 11,226,364 10,234,402 11,226,364 10,234,402 11,226,364	977,576 3,217,453 3,217,453 4,815,604 5% AH 266,407 536,613 870,641 812,932 912,090 2,413,252 1,145,380 3,509,740 2,245,717 3,501,077 5,107,890 6,857,455 4,299,480 6,505,316 8,540,423 1,145,380 1	977,576 3,217,453 4,015,777 4,815,804 10% AH 254,905 509,810 626,862 752,718 644,099 2,292,083 1,060,516 3,301,904 2,078,641 3,246,100 4,719,918 2,259,334 6,370,808 3,764,955 5,724,598 6,817,400 1,319,622 11,962,719 1,682,529 1,684,987 4,847,485 2,971,638 2,11,962,719 1,682,529 1,962,719 1,682,529 1,962,719 1,682,529 1,962,719 1,682,529 1,962,719 1,682,529 1,962,719 1,682,529 1,962,719 1,682,529 1,962,719 1,962,	977,576 3,217,453 4,013,171 4,815,804 15% AH	3,217,453 4,615,771 4,615,601 227,501 455,801 738,962 632,289 708,118 2,047,44,89 2,736,147 3,943,974 1,885,354 4,156,059 6,944,097 6,041,552 3,354,394 6,188,249 1,982,719 1,082,729 1,188,738 4,156,059 1,188,738 4,156,059 1,188,738 4,156,059 1,188,738 4,156,059 1,188,738 4,18	3,217,453 4,013,171 4,815,804 idual land valu 25% AH 214,399 428,797 695,002 572,075 640,127 1,928,573 805,932 2,678,397 1,577,412 2,481,170 3,566,002 1,531,364 4,910,867 2,241,377 3,369,274 6,84,987 4,745,349 6,149,87 6,147,465	es 30% AH 100,897 1,807,403 1,177,373 1,277,665 1,182,719 1,082,520 1,177,373 1,277,685 1,182,719 1,082,520 1,177,373 1,277,685 1,182,719 1,082,520 1,177,373 1,276,852 1,276,85	977,576 3,217,453 4,815,804 4,815,804 187,394 187,394 187,394 187,394 187,394 187,394 187,394 188,393	3,217,453 4,013,171 4,618,604 173,693 347,786 563,123 391,432 436,156 1,565,064 551,345 2,054,889 1,076,182 1,716,241 2,391,055 469,393 3,450,927 697,800 1,008,919 4,174,094 838,253 3,662,459 1,076,782 1,086,487 1,086,287 1,0	3,217,453 4,015,171 4,615,604 45% AH 5 160,391 320,782 515,162 331,217 368,165 1,446,894 466,483 1,847,053
ight industrial scheme industrial Scheme new build (50% plot ratio) idustrial Scheme new build (50% plot ratio) idustrial scheme intensification (60% plot ratio) HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription internation intern	No of units 1	\$3,328,17 \$6,656,34 \$6,656,34 \$1,66,656,34 \$1,66,656,34 \$2,66,63 \$127,76 \$138,67 \$236,85 \$200,58 \$235,90 \$214,59 \$668,61 \$236,35 \$1,285,22 \$465,54 \$246,59 \$1,136,59 \$2,46,59 \$1,136,59 \$2,46,59 \$1,136,59 \$2,136,59 \$1,285,22 \$1,365,94 \$1,365,94 \$1,365,94 \$1,365,94 \$1,365,94 \$1,782,97 \$2,553,365,94 \$1,782,97 \$2,553,565,94 \$1,782,97 \$2,553,565,94 \$	3 0% AH 3 1,317,453 3 0% AH 4 ,615,604 3 0% AH 5 261,909 5 63,817 6 914,002 8 73,147 7 1,341,002 4 814,006 6 7,344,002 4 814,006 6 814,006 6 814,006 7 1,465,006 6 7,756,003 6 8,471 7 11,982,719 6 1,482,606 6 7,756,003 6 8,471 7 11,982,719 6 1,483,006 6 1,483,006 6 1,484	977,576 3,217,453 4,615,604 5% AH 286,407 536,813 670,641 812,932 2,413,252 1,145,380 3,509,740 2,245,717 3,501,077 5,107,890 2,947,324 6,857,455 4,299,480 6,503,166 8,540,423 1,145,806	977,576 3,217,453 4,013,171 4,615,604 10% AH 254,905 509,810 626,862 752,718 644,099 2,292,083 1,060,518 3,301,904 4,719,918 2,593,334 6,370,808 3,764,955 6,774,508 8,329,099 8,633,958 6,817,400 13,319,827 11,962,719 1,062,520 6,804,967 4,047,465 2,918,958 1,918,958 1,918,958 1,918,958 1,918,958 1,918,958 1,918,958 1,918,958 1,918,958 1,918,958 1,918,958 1,918,958 1,918,958 1,918,91	977,576 3,217,453 4,013,171 4,815,804 15% AH 2 241,403 482,806 782,922 692,504 776,109 2,170,912 975,666 3,094,069 1,911,565 2,991,124 4,331,946 2,239,344 5,884,161 3,270,428 4,942,845 7,357,754 5,094,377 9,952,526 11,982,719 1,082,520 4,847,465 1,465,668	3,217,453 4,013,771 4,815,804 227,901 455,801 736,962 632,289 708,118 2,049,743 890,793 2,886,233 4,156,059 6,041,552 4,877,614 2,755,903 4,156,059 6,041,552 3,354,394 6,054 1,982,719 6,004,855 2,24 11,982,719 4,847,465 227,901 455,801 738,962 6,044,957 6,041,552 6,044,957 6	3,217,453 4,013,171 4,815,804 idual land value 25% AH 214,399 426,797 695,002 572,075 640,127 1,926,573 805,932 2,678,397 1,577,412 2,481,170 3,556,002 1,531,364 4,910,867 2,241,377 3,369,274 4,815,804 idual land value 25% AH 214,399 426,797 636,502 2,1485,804 idual land value 25% AH 214,399 426,797 636,002 2,143,170 6,151,161,161,161,161,161,161,161,161,16	es 30% AH 200,897 401,794 651,042 511,860 772,107 1,807,403 1,776,852 2,668,471 577,576 3,217,455 4,017,516 1,968,680 1,968,757,576 3,217,576 3,	977,576 3,217,453 4,615,004 4,615,004 35% AH 187,394 451,646 504,147 1,686,233 636,207 2,262,725 1,795,704 4,866,596 2,148,320 1,982,719 1,082,520 1,982,719 1,082,520 1,982,719 1,082,520 1,982,719 1,082,520 1,982,719 1,082,520 1,982,719 1,082,520 1,982,719 1,082,520 1,982,719 1,082,520 1,982,719 1,082,520 1,982,719 1,082,520 1,982,719 1,082,520 1,982,719 1,082,520 1,982,719 1,082,520 1,982,719 1,082,520 1,982,719 1,082,520 1,982,719 1,082,520 1,982,719 1,082,520 1,982,719 1,082,520 1,982,719 1,783,783	3,217,453 4,013,171 4,615,604 10% AH 173,893 347,786 563,123 591,452 4,36,156 1,565,004 551,345 2,054,889 1,076,162 1,083,144 11,982,19 1,082,19 1,082,19 1,082,19 1,083,144 11,982,19 1,083,144 11,982,19 1,083,144 11,982,19 1,083,144 11,982,19 1,083,144 11,982,19 1,083,144 11,982,19 1,083,144 11,983,144 11,	3,217,453 4,015,171 4,615,604 45% AH 5 160,391 320,762 519,162 331,217 366,165 1,443,894 466,483 1,847,053 909,106 1,461,264 2,001,889 111,982,719 160,520 1,815,804 485,804 486,483 1,847,855 2,964,279 160,566,804 11,982,719 160,566,804 11,982,719 160,566,804 11,982,719 160,566,804 11,483,666 11,443,894 466,483 1,847,053 909,106 1,441,894 466,483 1,847,053 909,106 1,441,894 466,483 1,847,053 909,106 1,441,894 466,483 1,847,053 909,106 1,441,894 466,483 1,847,053 909,106 1,441,894 466,483 1,847,053 909,106 1,441,894 466,483 1,847,053 909,106 1,441,894 466,483 1,847,053 909,106 1,481,594 466,483 1,847,053 909,106 1,481,594 466,483 1,847,655 909,106 1,481,594 466,483 1,847,655 909,106 1,481,594 466,483 1,847,655 909,106 1,481,594 466,483 1,847,655 909,106 1,481,594 466,483 1,847,655 909,106 1,481,594 466,483 1,847,655 909,106 1,481,594 466,483 1,847,655 909,106 1,481,594 466,483
ight industrial scheme industrial Scheme new build (50% plot ratio) industrial Scheme intensification (60% plot ratio) industrial Scheme intensification (60% plot ratio) industrial Scheme intensification (60% plot ratio) HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description Dine unit scheme (houses) Four unit scheme (houses) Four unit scheme (houses) Four unit scheme (flats) For unit sc	No of units	\$3,328,17 \$6,656,34 \$6,656,34 \$1,66,656,34 \$1,66,656,34 \$1,66,656,34 \$1,27,78 \$2,96,83 \$1,27,78 \$2,36,85 \$2,30,58 \$2,30,58 \$2,30,58 \$2,20,58 \$2,365,94 \$2,565,94 \$2,565,94 \$2,565,94 \$2,565,94 \$2,565,94 \$2,565,94 \$2,565,94 \$2,565,94 \$2,565,94 \$2,565,94 \$2,565,94 \$2,565,94 \$2,565,94 \$2,565,94 \$2,565,94 \$2,565,94 \$2,565,94 \$2,767,97 \$2,77 \$2,7	3 0% AH 3 0% AH 6 0 0% AH 6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	977,576 3,217,453 3,013,71 4,615,604 536,407 536,813 670,641 812,932 912,090 2,413,252 1,145,380 3,509,740 2,245,717 3,501,077 5,107,690 2,947,324 6,657,455 4,294,806 2,648,987 4,947,665 2,166,687,129 1,982,719	977,576 3,217,453 4,013,171 4,615,604 10% AH 254,905 509,810 626,862 752,718 8,44,099 2,292,083 1,060,518 3,301,904 2,078,641 3,246,100 4,719,918 4,637,636 6,370,606 3,764,955 5,724,596 6,317,400 13,319,827 11,962,719 1,662,520 6,864,987 4,847,465 2,297,636 2,108,487 4,847,465 2,108,487 4,847,465 2,108,487 4,847,465 2,108,487 4,847,465 2,108,487 4,847,465 2,108,487 4,108,4	977,576 3,217,453 4,013,171 4,815,804 15% AH 2 241,403 422,806 762,922 692,504 776,109 2,170,912 975,656 3,094,099 1,911,565 2,991,124 4,815,804 15% AH 5,804,101 3,270,428 4,942,845 7,337,754 5,804,967 4,847,465 2,271,835 4,013,171 4,815,804 15% AH 2 241,403 482,806 7,337,754 5,904,967 4,847,465 2,927,836 5,927,7453 4,013,171 4,815,804	3,217,453 4,015,711 4,615,001 Res 20% AH	3,217,453 4,013,171 4,015,804 idual land valu 25% AH 214,399 428,797 695,002 572,075 640,127 1,928,573 805,932 2,676,397 1,577,412 3,556,002 1,531,364 4,910,867 2,241,377 3,365,274 6,251,597 4,745,349 1,612,956 3,217,622 1,1469,686 2,068,471 4,815,804 214,399 426,797 685,002 572,075 640,127 4,815,804	es 30% AH 200,897 401,794 651,030 117,7373 4,746,749 11,797,576 11,982,719 1,082,520 4,71,797,576 3,217,463 4,013,771 4,815,804 11,797,576 3,217,463 4,013,771 4,815,804 11,797,576 3,217,463 4,013,771 4,815,804 11,797,576 3,217,463 4,013,771 4,815,804 11,797,576 3,217,463 4,013,771 4,815,804 11,797,576 3,217,463 4,013,771 4,815,804 11,797,576 3,217,463 4,013,771 4,815,804 11,797,576 3,217,463 4,013,771 4,815,804 11,797,576 3,217,463 4,013,771 4,815,804 11,797,576 3,217,463 4,013,771 4,815,804 11,797,576 3,217,463 4,013,771 4,815,804 11,797,576 3,217,463 4,013,771 4,815,804 11,797,576 3,217,463 4,013,771 4,815,804 11,797,576 3,217,463 4,013,771 4,815,804 11,794 5,226,804 11,794 5,226,804 11,794 5,226,804 11,794 5,226,804 11,794 5,226,804 11,794 5,226,804 11,982,719 1,082,520 6,84,967 4,847,465 11,982,871 6,847,465 11,982,871 6,847,465 11,982,871 6,847,465 11,982,871 6,847,465	977, 576 3,217, 453 4,015,004 35% AH 107,394 374,790 607,002 451,646 504,147 1,606,233 636,207 2,662,725 1,243,259 1,971,217 2,780,058 823,384 5,937,673 1,212,325 1,982,719 6,804,987 6,	3,217,453 4,013,171 4,618,004 10% AH 173,093 347,786 563,123 391,432 436,156 1,565,064 551,345 2,054,889 1,076,182 1,716,241 2,391,955 469,393 9,450,927 697,800 1,008,919 4,174,094 638,253 2,664,867 1,085,418 1,082,520 6,804,987 4,807,465 1,168,206 6,804,987 4,807,465 1,168,206 6,804,987 4,807,465 1,168,206 6,804,987 4,807,465 1,168,206 6,804,987 4,807,465 1,168,206 1,176,241 2,391,955 4,013,171 4,615,004	3,217,453 4,015,171 4,615,604 45% AH



Table 6.11.2: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £7,698 per square metre)

ENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£10,175,259	PER HA				Res	sidual land valu	es				
Description 1 One unit scheme (houses)	1	£273,460	313,914	5% AH 298,812	283,710	268,608	253,506	25% AH 238,404	30% AH 223,301	35% AH 208,199	40% AH 193,096	177,994	50% AH 162,8
2 Two unit scheme (houses) 3 Four unit scheme (houses)	2 4	£364,613 £395,705	627,830 1,019,007	597,624 969,837	567,420 920,667	537,216 871,496	507,011 822,327	476,807 773,156	446,602 723,986	416,398 674,816	386,193 625,646	355,989 576,476	325, 527,
4 Seven unit scheme (flats) 5 Nine unit scheme (flats)	7 9	£675,863 £572,358	1,019,995 1,145,892	952,438 1,069,611	884,881 993,329	817,324 917,049	749,767 840,767	682,210 764,486	614,654 688,206	547,097 611,924	479,540 535,643	411,983 459,362	344,4 383,0
6 Ten unit scheme (houses) 7 Ten unit scheme (flats)	10 10	£1,026,684 £612,333	2,826,019 1,437,201	2,690,269 1,341,991	2,554,520 1,246,780	2,418,770 1,151,570	2,283,021 1,056,360	2,147,271 961,150	2,011,522 865,940	1,875,772 770,730	1,740,022 675,519	1,604,272 580,310	1,468, 485,0
8 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (flats)	20 20	£1,907,861 £1,139,629	4,221,540 2,822,417	3,988,506 2,635,309	3,755,472 2,447,727	3,522,437 2,260,147	3,289,404 2,072,565	3,056,369 1,884,984	2,823,335 1,697,402	2,590,301 1,509,821	2,357,267 1,322,241	2,124,232 1,134,659	1,891, 947.
10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density)	30 50	£1,433,440 £3,667,333	4,383,760 6,477,600	4,097,398 6,040,542	3,811,037 5,603,482	3,524,675 5,166,424	3,238,312 4,729,365	2,951,951 4,292,305	2,665,589 3,855,247	2,379,227 3,418,188	2,092,866 2,981,130	1,806,503 2,544,070	1,520,1 2,107,0
2 Fifty unit scheme (flats - higher density) 3 Seventy unit scheme (industrial/employment led scheme)	50 70	£1,331,263 £2,724,002	4,200,915 8,575,531	3,802,515 8,027,312	3,403,515 7,479,094	3,004,514 6,930,875	2,605,514 6,382,657	2,206,515 5.834.438	1,807,514 5,286,220	1,408,514 4,738,002	1,009,513 4,189,784	610,514 3,641,565	211, 3,093,
4 Seventy unit scheme (flats - higher density)	70 70 100	£703,635	6,121,362	5,542,502 8,398,601	4,962,554	4,382,606	3,802,659	3,222,711	2,642,762	2,062,814	1,482,867	902,919	322,
One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density)	100	£3,001,701 £2,852,706	9,278,965 11,481,842	10,700,954	7,518,237 9,920,066	6,637,873 9,139,178	5,757,509 8,358,291	4,877,145 7,577,402	3,993,654 6,796,515	3,106,071 6,015,628	5,234,739	4,453,852	443, 3,672,
17 Two hunded unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) with GF retail	200 300	£4,095,542 £3,900,516	14,640,413 14,828,192	13,182,622 12,876,931	11,716,529 10,925,671	10,249,073 8,974,411	8,781,615 7,023,150	7,314,158 5,071,891	5,846,701 3,108,319	4,379,244 1,135,682	- 848,799	1,436,432 - 2,849,350	- 4,865,
19 Five hundred unit scheme (flats) 20 Two hundred unit Co-living scheme	500	£14,652,373 £1,511,753	28,301,347 11,982,719	24,551,955 11,982,719	20,802,563 11,982,719	17,053,172 11,982,719	13,271,242 11,982,719	9,486,064 11,982,719	5,700,887 11,982,719	1,915,708 11,982,719	- 1,929,686 11,982,719	- 5,817,479 11,982,719	- 9,716, 11,982,
21 Large retail supermarket 22 Comparison retail	-	£10,175,259 £3,527,423	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082, 6,804,						
23 Data Centre 24 Office development	-	£8,445,465 £5,087,629	4,847,465 - 22,971,636	4,847,465 - 22,971,636	4,847,465 - 22,971,636	4,847,465 - 22,971,636	4,847, - 22,971,						
25 Office development 26 Hotel development (160 rooms)	-	£4,239,691 £1,882,423	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489, 2,068,						
27 Hotel development (100 rooms) 28 Light industrial scheme	-	£1,187,114 £5,087,629	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977, 3,217,						
9 industrial Scheme new build (50% plot ratio) 0 industrial scheme intensification (60% plot ratio)	-	£10,175,259 £10,175,259	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4.815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013 4,815
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NCHMARK LAND VALUE 2 (SECONDARY RETAIL)	No of units	£6,656,344 BLV	0% AH	5% AH	10% AH	15% AH		sidual land valu 25% AH		35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses) 2 Two unit scheme (houses)	1 2	£178,889 £238,519	313,914 627,830	298,812 597,624	283,710	268,608 537,216	253,506 507.011	238,404 476,807	223,301 446,602	208,199 416.398	193,096 386,193	177,994 355,989	
3 Four unit scheme (houses) 4 Seven unit scheme (flats)	4 7	£258,858 £442,129	1,019,007 1,019,995	969,837 952,438	920,667 884,881	871,496 817.324	822,327 749,767	773,156 682,210	723,986 614.654	674,816 547,097	625,646 479,540	576,476 411,983	525, 527, 344
5 Nine unit scheme (flats)	9	£374,419	1,145,892	1,069,611	993,329	917,049	840,767	764,486	688,206 2,011,522	611,924	535,643	459,362	344 383, 1,468,
6 Ten unit scheme (houses) 7 Ten unit scheme (flats)	10	£671,625 £400,569	2,826,019 1,437,201	2,690,269 1,341,991	2,554,520 1,246,780	2,418,770 1,151,570	2,283,021 1,056,360	2,147,271 961,150	865,940	1,875,772 770,730	1,740,022 675,519	1,604,272 580,310	485,
8 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (flats)	20 20	£1,248,065 £745,511	4,221,540 2,822,417	3,988,506 2,635,309	3,755,472 2,447,727	3,522,437 2,260,147	3,289,404 2,072,565	3,056,369 1,884,984	2,823,335 1,697,402	2,590,301 1,509,821	2,357,267 1,322,241	2,124,232 1,134,659	1,891, 947,
Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density)	30 50	£937,713 £2,399,057	4,383,760 6,477,600	4,097,398 6,040,542	3,811,037 5,603,482	3,524,675 5,166,424	3,238,312 4,729,365	2,951,951 4,292,305	2,665,589 3,855,247	2,379,227 3,418,188	2,092,866 2,981,130	1,806,503 2,544,070	1,520, 2,107,
Fifty unit scheme (flats - higher density) Seventy unit scheme (industrial/employment led scheme)	50 70	£870,872 £1,781,959	4,200,915 8,575,531	3,802,515 8,027,312	3,403,515 7,479,094	3,004,514 6,930,875	2,605,514 6,382,657	2,206,515 5,834,438	1,807,514 5,286,220	1,408,514 4,738,002	1,009,513 4,189,784	610,514 3,641,565	211, 3,093,
14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - lower density)	70 100	£460,296 £1,963,622	6,121,362 9,278,965	5,542,502 8,398,601	4,962,554 7,518,237	4,382,606 6,637,873	3,802,659 5,757,509	3,222,711 4,877,145	2,642,762 3,993,654	2,062,814 3,106,071	1,482,867 2,218,488	902,919 1,330,905	322, 443,
6 One hundred unit scheme (flats - higher density) 7 Two hunded unit scheme (flats) with GF retail	100 200	£1,866,154 £2,679,179	11,481,842 14,640,413	10,700,954 13,182,622	9,920,066 11,716,529	9,139,178 10,249,073	8,358,291 8,781,615	7,577,402 7,314,158	6,796,515 5,846,701	6,015,628 4,379,244	5,234,739 2,911,787	4,453,852 1,436,432	3,672, - 47
8 Three hundred unit scheme (flats) with GF retail 9 Five hundred unit scheme (flats)	300 500	£2,551,599 £9,585,136	14,828,192 28,301,347	12,876,931 24,551,955	10,925,671 20,802,563	8,974,411 17,053,172	7,023,150 13,271,242	5,071,891 9,486,064	3,108,319	1,135,682 1,915,708	- 848,799 - 1,929,686	- 2,849,350 - 5,817,479	- 4,865.
0 Two hundred unit Co-living scheme 1 Large retail supermarket	-	£988,943	11,982,719	11,982,719		11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,
22 Comparison retail		£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,
23 Data Centre 24 Office development	-	£5,524,766 £3,328,172	4,847,465 - 22,971,636	4,847,465 - 22,971,636	4,847,465 - 22.971.636	4,847,465 - 22,971,636	4,847,465 - 22,971,636	4,847,465 - 22,971,636	4,847,465 - 22,971,636	4,847,465 - 22,971,636	4,847,465 - 22,971,636	4,847,465 - 22,971,636	4,847, - 22,971,
05 Office developer		00				······						- 11 489 668	- 11,489,
Hotel development (160 rooms)		£2,773,477 £1,231,424	- 11,489,668 2,068,471	2,068,471	2,068,471	2,068,471							
25 Office development 26 Hotel development (160 rooms) 27 Hotel development (100 rooms) 28 Light industrial scheme		£1,231,424 £776,574 £3,328,172	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	- 11,489,668 2,068,471 977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977, 3,217,
26 Hotel development (160 rooms) 27 Hotel development (100 rooms)	-	£1,231,424 £776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977, 3,217, 4,013,
Hotel development (160 rooms) Hotel development (100 rooms) Light industrial scheme Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio)		£1,231,424 £776,574 £3,328,172 £6,656,344 £6,656,344	977,576 3,217,453	977,576 3,217,453 4,013,171	977,576 3,217,453 4,013,171	977,576 3,217,453 4,013,171	977,576 3,217,453 4,013,171 4,815,804	977,576 3,217,453 4,013,171 4,615,804	977,576 3,217,453 4,013,171 4,815,804	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453 4,013,171	977, 3,217,4 4,013,
Hotel development (160 rooms) Hotel development (100 rooms) Light industrial scheme Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description		£1,231,424 £776,574 £3,328,172 £6,656,344 £6,656,344 £3,565,943 BLV	977,576 3,217,453 4,013,171 4,815,604 0% AH	977,576 3,217,453 4,013,171 4,815,604 5% AH	977,576 3,217,453 4,013,171 4,615,604	977,576 3,217,453 4,013,171 4,815,804 15% AH	977,576 3,217,453 4,013,171 4,615,804	977,576 3,217,453 4,013,171 4,815,804 sidual land valu 25% AH	977,576 3,217,453 4,013,171 4,815,804 es 30% AH	977,576 3,217,453 4,013,171 4,615,804 35% AH	977,576 3,217,453 4,013,171 4,615,804 40% AH	977,576 3,217,453 4,013,171 4,815,604 45% AH	977, 3,217, 4,013, 4,815,
Hotel development (160 rooms) 77 Hotel development (100 rooms) 82 Light industrial scheme 19 Industrial Scheme new build (50% plot ratio) 10 Industrial scheme intensification (60% plot ratio) ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description 1 One unit scheme (houses) 2 Two unit scheme (houses)	No of units	£1,231,424 £776,574 £3,328,172 £6,656,344 £6,656,344 £3,566,943 BLV £95,835 £127,780	977,576 3,217,453 4,075,77 4,615,804 0% AH 313,914 627,830	977,576 3,217,453 4,013,171 4,815,804 5% AH 298,812 597,624	977,576 3,217,453 4,015,171 4,815,804 10% AH 283,710 567,420	977,576 3,217,453 4,63,471 4,815,804 15% AH 268,608 537,216	977,576 3,217,453 4,013,771 4,815,804 Res 20% AH 253,506 507,011	977,576 3,217,453 4 013 (77) 4 815,804 sidual land valu 25% AH 238,404 476,807	977,576 3,217,453 4,013,71 4,815,804 es 30% AH 223,301 446,602	977,576 3,217,453 4,815,804 35% AH 208,199 416,398	977,576 3,217,453 4,010,471 4,615,804 40% AH 193,096 386,193	977,576 3,217,453 4,615,604 4,615,604 45% AH 177,994 355,989	977, 3,217, 4,013, 4,815, 50% AH 162, 325,
Hotel development (160 rooms) Hotel development (100 rooms) Hotel	No of units	£1,231,424 £776,574 £3,328,172 £6,656,344 £6,656,344 £3,566,943 BLV £95,835 £127,780 £138,676 £236,858	977,576 3,217,453 4,013,171 4,615,804 0% AH 313,914 527,830 1,019,007 1,019,995	977,576 3,217,453 4,013,171 4,615,604 5% AH 296,812 597,624 969,837 952,438	977,576 3,217,453 4,010,171 4,815,604 10% AH 255,710 567,420 920,667 884,881	977,576 3,217,453 4,013,171 4,615,804 15% AH 268,608 537,216 871,496 617,324	977,576 3,217,453 4,013,171 4,615,604 Res 20% AH 253,506 507,011 822,327 749,767	977,576 3,217,453 4,013,171 4,815,804 sidual land valu 25% AH 238,404 476,807 773,156 682,210	977,576 3,217,453 4,013,171 4,615,604 es 30% AH 223,301 446,602 723,986 614,654	977,576 3,217,453 4,013,171 4,615,804 35% AH 208,199 410,398 674,816 547,097	977,576 3,217,453 4,013,171 4,615,604 40% AH 193,096 366,193 625,646 479,540	977,576 3,217,453 4,013,171 4,815,004 45% AH 177,994 355,989 576,476 411,983	977, 3,217, 4,013, 4,615, 50% AH 162, 325, 527, 344,
Hotel development (160 rooms) Hotel development (100 rooms) B Light industrial scheme Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme (1000 plot intensification (60% plot intensification (60% plot intensification (60% plot int	No of units	£1,231,424 £776,574 £3,328,172 £6,656,344 £6,656,344 £3,565,943 BLV £95,835 £127,780 £138,676 £236,858 £200,584 £359,804	977,576 3,217,453 4,013,171 4,615,604 0% AH 313,914 627,830 1,019,007 1,019,995 1,145,892 2,826,019	977,576 3,217,453 4,013,171 4,815,804 5% AH 298,812 597,624 969,837 952,438 1,069,611 2,690,269	977,576 3,217,453 4,015,771 4,515,604 10% AH 283,710 567,420 920,667 884,881 995,325 2,554,520	977,576 3,217,453 4,013,177 4,815,604 15% AH 268,608 577,216 671,496 817,324 917,046 2,418,770	977,576 3,217,453 4,013,771 4,615,600 Rec 20% AH 253,506 507,011 822,327 749,767 840,767 2,283,021	977,576 3,217,453 4,015,104 4,015,004 4,015,004 4,015,004 4,015,007 773,156 682,210 784,485 2,147,271	977,576 3,217,453 4,013,177 4,615,864 es 30% AH 223,301 446,602 723,986 614,654 688,206 2,011,522	977,576 3,217,453 4,013,771 4,515,604 35% AH 208,199 416,398 674,816 547,097 611,924 1,675,772	977,576 3,217,453 4,013,171 4,615,600 40% AH 193,096 366,193 625,648 479,540 535,643 1,740,022	977,576 3,217,453 4,013,171 4,815,604 45% AH 177,994 355,969 576,476 411,963 459,362 1,604,272	977, 3,217, 4,033, 4,615 50% AH 162, 325, 527, 344, 383, 1,468,
Hotel development (160 rooms) Hotel development (100 rooms) Light industrial scheme Industrial Scheme new build (50% plot ratio) Industrial Scheme intensification (60% plot ratio) Industrial Scheme intensification (60% plot ratio) ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description I One unit scheme (houses) I Two unit scheme (houses) Soven unit scheme (flats) Industrial Scheme (flats)	No of units 1	£1,231,424 £776,574 £3,328,172 £6,656,344 £6,656,344 £3,566,943 BLV £95,835 £127,780 £38,676 £236,858 £200,584 £359,804 £214,593 £668,614	977,576 3,217,453 4,013,171 4,815,804 0% AH 313,914 627,830 1,019,007 1,019,995 1,145,892 2,826,019 1,477,201 4,221,540	977,576 3,217,453 4,013,171 4,815,604 5% AH 298,812 597,624 989,507 952,438 1,069,611 2,690,269 1,341,991 3,988,506	977,576 3,217,453 4,013,171 4,815,804 10% AH 283,710 567,420 920,667 884,881 953,325 2,554,520 1,246,780 3,755,472	977,576 3,217,453 4,013,171 4,815,804 15% AH 258,608 537,216 817,324 917,049 2,418,770 1,151,570 3,522,437	977,576 3,217,453 4,013,171 4,815,804 Ret 20% AH 253,506 507,011 522,337 749,767 840,767 2,283,021 1,056,360 3,289,404	977,576 3,217,453 4,013,471 4,815,804 sidual land valu 25% AH 238,404 476,807 773,155 682,210 764,488 2,147,271 961,150 3,056,369	977,576 3,217,453 4,013,171 4,815,804 es 330% AH 223,301 446,602 723,966 614,654 688,206 2,011,522 865,944 2,823,335	977,576 3,217,453 4,015,171 4,815,804 35% AH 208,199 416,398 574,816 547,097 611,924 1,875,772 770,770 2,590,301	977,576 3,217,453 4,013,171 4,815,804 40% AH 193,096 386,193 525,646 479,540 535,643 1,740,022 675,519 2,357,267	977,576 3,217,453 4,019,177 4,615,804 45% AH 177,994 355,989 576,476 411,983 459,362 1,604,272 580,310 2,124,232	977, 3,217, 4,013 4,815, 50% AH 162, 325, 527, 344, 348, 485, 1,691,
Hotel development (160 rooms) Hotel development (100 rooms) B Light industrial scheme Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme intensific	No of units 1	£1,231,424 £776,574 £3,328,172 £6,656,344 £6,656,344 £3,565,943 BLV £95,835 £127,780 £138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,804 £599,804	977,576 3,217,453 4,815,804 0% AH 313,914 677,830 1,019,007 1,019,995 1,019,007 1,019,995 1,145,892 2,826,019 1,457,201 4,221,540 2,622,417 4,363,760	977,576 3,217,453 4,010,171 4,815,604 5% AH 296,812 597,624 969,837 952,438 1,093,611 2,690,269 1,341,991 3,985,506 2,633,309 4,097,398	977,576 3,217,453 4,015,771 4,815,804 10% AH 283,710 557,420 920,667 844,881 993,329 2,554,520 1,246,780 3,755,472 2,447,727 3,811,037	977,576 3,217,453 4,013,177 4,815,804 15% AH 288,608 507,210 871,496 617,322 917,049 1,151,570 3,522,437 2,200,147 3,524,675	20% AH 253,506 507,071 622,327 749,767 2283,021 1,056,360 3,289,404 2,77,265 3,238,312	977,576 3,217,453 4,615,504 sidual land valu 25% AH 238,404 476,807 773,156 682,210 682,210 684,406 2,147,271 961,150 3,056,369 1,884,984 2,951,951	es 3,217,453 4,615,177 4,615,864 es 30% AH 223,301 446,602 723,986 614,654 668,206 2,011,522 665,940 2,823,335 1,667,402 2,665,588	977,576 3,217,453 4,013,177 4,615,604 35% AH 208,199 16,396 674,816 547,097 611,924 1.875,772 770,750 2,590,301 1,509,621 2,379,227	977,576 3,217,453 4,019,177 4,815,804 40% AH 193,096 506,193 625,646 479,540 535,643 1,740,022 675,519 2,357,267 1,322,241 2,092,866	977,576 3,217,453 4,615,804 45% AH 177,994 355,59 576,476 411,983 459,362 1,604,272 500,310 2,124,232 1,134,659 1,806,503	50% AH 162, 225, 527, 527, 1,691, 1,691, 1,911, 1,520, 1,5
Hotel development (160 rooms) Hotel development (100 rooms) Hotel development (100 rooms) Light industrial scheme Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description I One unit scheme (houses) Two unit scheme (houses) Secondary industrial scheme (houses) Folia in the scheme (flats) Industrial scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - hower density) Fifty unit scheme (flats - hower density)	No of units I I I I I I I I I I I I I	£1,231,424 £776,574 £3,328,472 £6,656,344 £6,656,344 £3,565,943 BLV £95,835 £127,780 £138,676 £236,858 £200,584 £214,593 £668,614 £399,386 £502,352 £1,255,525 £466,544	977,576 3,217,453 4,013,171 4,815,804 0% AH 313,914 627,830 1,019,007 1,019,995 1,145,652 2,826,019 1,427,201 4,221,540 2,622,417 4,383,760 6,477,600 4,200,915	977,576 3,217,453 4,015,171 4,815,604 5% AH 295,512 597,624 995,337 952,438 1,069,611 2,690,269 1,344,991 3,988,506 2,635,309 4,097,398 6,040,542 3,802,515	977,576 3,217,453 4,013,171 4,815,804 10% AH 283,710 567,420 920,667 884,881 953,229 2,554,520 1,246,780 3,755,472 2,447,727 3,811,037 5,603,482 3,403,515	977,576 3,217,453 4,013,171 4,815,804 15% AH 258,608 557,216 817,324 917,046 2,418,770 1,151,570 3,522,437 2,200,147 3,524,675 5,166,424 3,004,514	977,576 3,217,453 4,013,171 4,615,804 Res 20% AH 253,506 507,011 222,327 749,767 40,077 2,283,021 1,056,380 3,289,404 2,072,565 3,238,312 4,725,365 2,005,514	977,576 3,217,453 4,013,171 4,815,804 218,404 476,807 773,155 682,210 764,486 2,147,271 961,150 3,056,369 1,884,964 2,951,951 4,292,305 2,206,515	977,576 3,217,453 4,013,171 4,615,804 es 30% AH 223,301 446,602 723,966 614,654 688,206 2,011,522 865,944 2,823,335 1,697,402 2,665,589 3,865,247 1,807,514	977,576 3,217,453 4,013,171 4,815,804 35% AH 208,199 416,388 574,816 547,097 611,524 1,875,772 770,770 2,590,301 1,509,821 2,379,227 3,416,188 1,408,514	977,576 3,217,453 4,013,171 4,815,804 40% AH 193,056 386,193 525,646 479,540 536,643 1,740,022 575,515 2,357,267 1,322,241 2,092,866 2,881,130 1,009,513	977,576 3,217,453 4,019,177 4,615,804 45% AH 177,994 355,989 576,476 411,983 69,362 1,604,272 590,310 2,124,232 1,134,659 1,806,503 2,544,070 610,514	50% AH 162, 325, 227, 344, 383, 1,468, 485, 1,591, 947, 1,520, 2,107, 211
Hotel development (160 rooms) Hotel development (100 rooms) Light industrial scheme Industrial scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme intensification (60% plot ratio) ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description One unit scheme (houses) Two unit scheme (houses) Four unit scheme (houses) Nine unit scheme (flats) Nine unit scheme (flats) Ten unit scheme (flats)	No of units 1	£1,231,424 £776,574 £3,328,172 £6,656,344 £6,656,344 £3,665,943 BLV £95,835 £127,780 £138,676 £236,658 £20,584 £214,593 £668,614 £399,386 £502,352 £1,285,255 £466,544	977,576 3,217,483 4,013,171 4,815,804 0% AH 313,914 627,830 1,019,007 1,019,895 1,145,892 2,826,019 1,437,201 4,221,540 2,622,417 4,383,760 6,477,600 4,200,915 8,575,531 6,121,362	977,576 3,217,453 4,015,171 4,815,604 5% AH 296,812 966,837 92,438 1,069,611 2,690,269 1,341,991 3,988,506 2,635,309 4,097,398 6,040,542 3,802,515 6,027,312 5,542,502	977,576 3,217,453 4,015,171 4,815,804 10% AH 283,710 567,420 920,667 654,681 993,329 2,554,520 1,246,760 3,755,472 2,447,727 2,447,727 3,811,037 5,603,452 3,403,515 7,475,054 4,962,554	977,576 3,217,453 4,013,177 4,815,804 15% AH 268,608 577,216 871,496 877,322 917,049 2,418,770 1,151,570 3,522,437 2,200,147 3,524,675 5,106,424 3,004,514 6,590,875 4,382,606	977,576 3,217,453 4,010,171 4,615,604 20% AH 253,506 507,011 622,327 749,707 840,767 2,283,021 1,056,360 3,289,404 2,072,565 3,238,312 4,729,365 2,605,514 6,382,667 3,802,659	977,576 3,217,453 4,615,804 4,615,804 4,615,804 4,607 773,156 68,210 764,486 2,147,271 961,150 3,056,369 1,364,964 2,961,951 4,292,305 2,206,515 5,834,438 3,222,711	es 3,217,453 4,015,171 4,615,864 23,301 446,602 723,986 614,654 68,105 68,105 2,823,335 1,997,402 2,823,335 1,997,402 2,665,589 3,655,247 1,807,514 5,286,220 2,642,762	35% AH 208,199 416,398 674,816 547,007 611,924 770,730 2,590,301 1,509,521 2,379,277 5,416,168 1,408,514 4,788,002 2,062,814	977,576 3,217,453 4,019,171 4,815,804 40% AH 193,096 366,193 625,646 479,540 535,643 1,740,022 675,519 2,357,267 1,322,241 2,092,866 2,981,130 1,009,513 4,169,753 1,4169,753	977,576 3,217,453 4,615,804 45% AH 177,994 457,476 411,533 459,362 459,362 1,604,272 580,310 2,124,232 1,134,659 1,806,503 2,544,070 610,514 3,641,565 902,919	977, 3,217, 4,313 4,615 50% AH 162, 22, 527, 344, 383, 1,468, 485, 1,891, 27,07 1,520, 2,107, 2,107, 3,093, 3,093, 3,093, 3,202,
Hotel development (160 rooms) Hotel development (100 rooms) Light industrial scheme Industrial Scheme new build (50% plot ratio) Light industrial scheme new build (50% plot ratio) Light industrial scheme intensification (60% plot ratio) Light intensification (60% plot ratio	No of units I I I I I I I I I I I I I	£1,231,424 £776,574 £3,328,172 £6,656,344 £6,656,344 £3,565,943 BLV £95,835 £127,780 £138,676 £236,858 £200,534 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £466,544 £954,633 £246,590 £7,051,953 £7,051,953	977,576 3,217,453 4,013,77 4,815,004 0% AH 313,914 627,830 1,019,007 1,019,995 2,826,019 1,47,201 4,221,540 2,822,417 4,333,760 6,477,600 4,200,915 8,575,531 6,121,362 9,276,865 11,461,842	5% AH 295,612 597,624 969,037 952,438 1,069,11 2,690,269 1,341,991 3,985,006 2,635,309 4,097,938 6,040,542 3,802,515 6,027,312 5,542,502	977,576 3,217,453 4,015,771 4,615,604 10% AH 283,710 567,420 920,667 884,881 953,329 2,554,520 1,246,780 3,755,472 2,447,727 3,811,057 5,603,482 3,403,515 7,479,084 4,962,554 4,962,554 7,516,257 9,920,066	977,576 3,217,453 4,013,177 4,815,604 15% AH 268,608 577,216 671,496 817,324 917,045 2,418,770 1,151,570 3,522,437 2,260,147 3,524,675 5,166,424 3,004,514 6,930,675 4,382,606 6,637,677 9,139,178	20% AH 223,506 507,711 622,327 749,767 2,283,021 1,056,360 3,289,404 2,072,565 3,283,124 4,729,365 2,605,514 6,382,657 3,802,659 8,358,291	977,576 3,217,453 4,015,004 sidual land valu 25% AH 236,404 476,807 773,156 682,210 764,468 2,147,271 961,150 3,056,369 1,884,984 2,951,051 4,292,305 2,206,515 5,634,438 3,222,711 4,877,146 7,577,402	es 30% AH 223,301 446,602 723,906 614,654 888,206 2,011,522 885,940 2,625,335 1,697,402 2,665,589 3,355,247 1,807,514 5,266,220 2,642,762 3,993,654 6,796,515	35% AH 208,199 416,388 674,816 547,097 11,509,821 1,509,821 1,509,821 1,408,514 4,738,002 2,062,814 4,062,814 4,062,	977,576 3,217,453 40% AH 193,096 386,193 625,646 479,540 1,740,022 675,519 2,057,267 1,322,241 2,002,666 2,981,130 1,009,513 4,189,764 1,482,867 2,218,468 2,218,468	977,576 3,217,453 4,815,004 45% AH 177,994 355,989 576,476 411,983 459,362 1,004,272 580,310 2,124,232 1,134,659 1,886,503 2,544,070 610,514 3,641,565 902,919 1,330,905 4,453,852	50% AH 162, 325, 527, 344, 383, 466, 485, 1,091, 947, 1,520, 2,107, 3,093, 3,22, 443, 3,22, 443, 3,446, 1,091, 1,
Hotel development (160 rooms) Hotel development (100 rooms) Hotel development (100 rooms) Light industrial scheme Industrial Scheme new build (50% plot ratio) Industrial Scheme new build (50% plot ratio) Industrial Scheme intensification (60% plot ratio) Industrial Scheme (houses) Industrial Scheme (houses) Industrial Scheme intensification (flats) Industrial Scheme int	No of units 1	£1,231,424 £776,574 £3,328,472 £6,656,344 £6,656,344 £3,566,943 BLV £95,835 £127,780 £138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,366 £502,352 £1,285,225 £466,544 £954,630 £1,051,983	977,576 3,217,483 4,013,171 4,815,804 0% AH 313,914 627,830 1,019,007 1,019,995 1,145,892 2,856,010 1,437,201 4,221,540 2,822,417 4,383,760 6,477,600 4,200,915 8,575,531 6,121,362 9,276,965 11,481,842 14,640,413	5% AH 296,812 969,877 952,438 1,069,611 2,690,261 2,690,261 3,341,991 3,988,506 2,635,309 4,097,398 6,040,542 3,802,515 6,027,312 5,542,502 6,398,601 10,700,954 13,188,802	977,576 3,217,453 4,013,171 4,815,804 10% AH 283,710 567,420 920,667 854,881 983,329 2,554,520 1,246,780 3,755,472 2,447,727 3,811,037 5,603,462 3,403,515 7,479,094 4,962,554 7,518,237 9,920,066	977,576 3,217,453 4,013,177 4,815,804 15% AH 268,608 577,216 871,496 817,324 917,049 917,049 3,522,437 2,260,147 3,524,675 5,166,424 3,004,514 6,930,875 4,382,606 6,637,673 9,139,178 10,249,077 8,974,411	977,576 3,217,453 4,013,171 4,615,604 20% AH 253,506 507,011 822,327 749,767 840,767 2,263,007 1,056,360 3,289,404 2,072,565 3,288,312 4,729,365 2,605,514 6,382,657 3,802,659 5,757,609 8,558,291 7,023,150	977,576 3,217,453 4,015,171 4,815,804 4015,171 4,815,804 476,807 773,156 602,210 764,486 2,147,271 961,150 3,056,369 1,804,984 2,951,951 4,292,305 2,206,515 5,834,438 3,222,711 4,877,145 7,577,402 7,577,402 7,577,402 7,577,402 7,577,405 5,071,891	es 3,217,453 4,015,177 4,615,804 es 3,0% AH 223,301 446,602 723,986 614,654 68,262 2,011,522 865,940 2,623,335 1,997,402 2,665,588 3,655,247 1,807,514 5,286,220 2,642,762 3,993,654 6,796,515 5,846,701	977,576 3,217,453 4,013,171 4,815,804 35% AH 206,199 416,398 674,816 547,097 611,924 1,075,772 770,730 2,590,301 1,509,821 2,379,227 3,418,188 1,408,514 4,738,002 2,662,814 3,106,071	977,576 3,217,453 4,019,171 4,815,804 40% AH 193,096 306,193 625,646 479,540 535,643 1,740,022 675,519 2,057,207 1,322,241 2,092,866 2,981,130 1,009,513 4,189,784 1,482,867 2,218,488	977,576 3,217,453 4,019,171 4,615,804 45% AH 177,994 355,989 459,362 1,004,272 580,310 2,124,232 1,134,659 1,806,503 2,544,070 610,514 3,641,565 902,919 1,330,905	50% AH 162, 325, 527, 344, 383, 1,466, 485, 1,591, 947, 1,520, 2,107, 2,117, 3,093, 3,093, 3,072, 443, 3,672,
Hotel development (160 rooms) 27 Hotel development (100 rooms) 28 Light industrial scheme 29 Industrial Scheme new build (50% plot ratio) 30 Industrial scheme intensification (60% plot ratio) ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - higher density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats - higher density) 18 Three hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats)	No of units 1	£1,231,424 £776,574 £3,328,172 £6,656,344 £6,656,344 £3,565,943 BLV £95,835 £127,780 £138,676 £236,858 £200,584 £359,804 £214,593 £686,614 £399,386 £502,352 £1,285,225 £466,544 £954,633 £246,590 £1,051,953 £99,738	977,576 3,217,453 4,815,804 0% AH 313,914 677,830 1,019,007 1,019,995 2,826,019 1,457,201 4,221,540 2,822,417 4,363,760 6,477,600 4,272,918 8,575,531 6,121,962 9,278,965 1,461,842 14,640,413	5% AH 296,812 599,837 952,438 1,099,611 2,690,269 1,341,991 3,985,506 2,633,309 4,097,398 6,040,542 8,392,615 8,027,312 5,542,502 8,396,601 0,700,954	977,576 3,217,453 4,015,604 10% AH 285,710 567,420 920,667 884,881 995,329 2,554,520 1,246,780 3,755,472 2,447,727 3,811,037 5,603,462 3,403,515 7,476,094 4,962,554 4,962,554 1,716,529 1,925,671 20,802,563	977,576 3,217,453 4,013,177 4,815,804 15% AH 288,608 557,210 871,496 817,324 917,049 2,418,770 1,151,570 3,522,437 2,200,47 3,524,675 5,166,424 3,004,514 6,930,875 4,362,606 6,637,873 9,139,178	20% AH 253,506 507,001 822,327 749,767 840,767 2283,021 1,056,560 3,288,404 2072,565 3,238,312 4,729,365 2,005,514 6,382,657 3,002,659 5,575,509 8,388,201 8,781,615	977,576 3,217,453 4,615,804 4013,771 4,615,804 4013,771 4,615,804 238,404 476,807 773,156 62,210 62,210 764,406 7,44,00 7,315,06,369 1,834,964 2,951,951 4,292,305 5,834,438 3,222,711 4,877,145 7,577,445	es 30% AH 223,301 46 602 723,986 614,654 662,206 2,011,522 865,940 2,873,335 1,667,402 2,665,589 3,855,247 1,007,514 5,286,220 2,642,762 3,993,654 6,796,515 5,246,701	35% AH 208,199 416,388 674,816 547,097 11,509,821 1,509,821 1,509,821 1,408,514 4,738,002 2,062,814 4,062,814 4,062,	977,576 3,217,453 4,019,177 4,615,804 40% AH 193,096 386,193 625,646 479,540 555,643 1,740,022 675,519 2,357,267 1,322,241 2,092,866 2,981,130 1,009,513 4,189,784 1,482,867 2,210,488 5,224,739 2,911,787	977,576 3,217,453 4,815,804 45% AH 177,994 355,989 576,476 411,983 459,362 1,604,272 580,310 2,124,232 1,124,659 1,806,503 2,544,070 600,514 3,641,565 902,919 1,330,905 1,433,852 1,436,432	50% AH 162, 325, 527, 344, 383, 1,460, 485, 1,591, 1,520, 2,107, 2,113, 3,93, 3,572, 447, 47, 47, 4,65, 5,716, 5,7
Hotel development (160 rooms) Hotel development (100 rooms) Light industrial scheme Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme intensification (60% plot ratio) ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description One unit scheme (houses) Two unit scheme (houses) Four unit scheme (houses) Four unit scheme (flouses) Four unit scheme (flouses) Four unit scheme (flats) Tren unit scheme (flats)	No of units 1	£1,231,424 £776,574 £3,328,172 £6,656,344 £6,656,344 £3,565,943 BLV £95,835 £127,780 £138,676 £236,858 £220,584 £359,804 £214,593 £688,614 £399,386 £502,352 £1,285,225 £4,685,493 £246,590 £1,051,953 £954,633 £246,590 £1,352,925 £1,366,945 £5,134,958 £5,134,958 £5,134,958 £5,134,958 £5,134,958	977,576 3,217,463 4,815,804 0% AH 313,914 627,830 1,019,007 1,019,995 1,145,892 2,826,019 1,457,201 4,221,540 2,022,417 4,383,760 6,477,600 4,200,915 6,577,531 6,121,362 9,278,965 11,461,842 14,640,413 14,888,192 28,301,347 11,962,711	5% AH 298,612 597,624 959,637 952,438 1,069,631 2,690,269 1,341,991 2,690,269 2,635,309 4,097,398 6,040,542 3,802,515 6,027,312 5,542,502 13,182,625 13,182,625	977,576 3,217,453 4,016,771 4,816,804 10% AH 283,710 567,420 920,667 844,881 983,329 2,554,520 1,246,780 3,755,472 2,447,727 3,811,037 5,603,482 3,403,515 7,479,094 4,962,554 7,518,237 9,920,066 11,716,529 10,925,677 20,802,563 11,962,719	977,576 3,217,453 4,013,177 4,815,804 15% AH 268,608 537,216 817,324 917,049 2,418,770 3,522,437 2,260,147 3,524,675 5,166,424 3,004,514 6,930,875 6,937,873	977,576 3,217,453 4,013,171 4,615,804 20% AH 253,506 507,011 822,237 749,767 840,767 2,233,021 1,056,360 3,289,404 2,072,565 3,238,312 4,729,365 2,605,514 6,382,557 3,802,659 5,757,509 8,358,291 8,761,615 7,023,150 13,271,242	977,576 3,217,453 4,015,004 4015,004 4015,004 4015,004 4015,007 40	es 30% AH 223,301 446,602 723,966 614,654 688,206 2,011,522 865,584 1,997,402 2,665,589 3,655,247 1,807,514 5,266,220 2,442,762 2,442,762 3,993,654 6,796,515 5,846,701 3,108,319 5,700,887	977,576 3,217,453 4,013,171 4,815,804 35% AH 208,199 416,398 674,816 547,937 611,924 1,875,772 770,730 2,590,301 1,509,821 2,379,227 3,418,188 1,408,514 4,738,002 2,602,814 3,106,071 6,015,628 4,379,244 1,155,662 1,515,708	977,576 3,217,453 4,019,171 4,815,804 40% AH 193,096 306,193 625,646 479,540 535,643 1,740,022 675,519 2,057,207 1,322,241 2,092,666 2,981,130 1,009,513 4,189,784 1,488,785 2,218,488 5,224,739 2,911,767 2,117,767 2,117,767	977,576 3,217,453 4,615,804 45% AH 177,994 355,989 45%,476 411,983 459,362 1,004,272 580,310 2,124,232 1,134,659 1,806,503 2,544,070 610,514 3,641,565 902,919 1,330,905 4,453,852 1,430,432 2,649,350	977, 3,217, 3,217, 4,615 60% AH 162, 22, 527, 34, 3,83, 1,891, 91,1520, 2,107, 211, 3,093, 3,022, 443, 3,672, 47, 4,000, -9,716, 11,582, 1,98
Hotel development (160 rooms) Hotel development (100 rooms) Light industrial scheme Industrial Scheme new build (50% plot ratio) Industrial Scheme intensification (60% plot ratio) ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description I one unt scheme (houses) Two unit scheme (flouses) Seven unit scheme (flouses) Four unit scheme (flats) Nine unit scheme (flats) Tren unit scheme (flats) Tren unit scheme (flats) Tren unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Thirty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Seventy unit scheme (flats - higher density) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) One hundred unit scheme (flats) with GF retail Three hundred unit scheme (flats) Tree hundred unit scheme (flats) with GF retail Three hundred unit scheme (flats) with GF retail	No of units 1	£1,231,424 £776,574 £3,328,172 £6,656,344 £6,656,344 £3,565,943 BLV £95,835 £127,780 £138,676 £236,858 £200,534 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £4,6559 £1,051,953 £246,590 £1,051,953 £999,738 £1,435,292 £1,366,945 £1,366,945 £1,366,945 £1,366,945 £1,366,945 £1,366,945 £1,366,945 £1,366,945 £1,366,945 £1,366,945 £1,366,945 £1,366,945 £1,366,945 £1,366,945 £1,366,945 £1,366,945 £1,366,945 £1,366,945	977,576 3,217,453 4,013,77 4,815,004 0% AH 313,914 627,830 1,019,007 1,019,995 2,020,019 1,437,201 1,437,201 4,201,540 4,200,915 8,576,531 6,121,362 9,278,365 11,461,842 14,640,413 14,883,150 28,301,347	977,576 3,217,453 4,010,177 4,815,604 5% AH 296,812 966,837 952,438 1,099,618 1,341,991 3,988,506 2,635,309 4,097,398 6,040,442 3,802,515 8,027,312 5,542,502 8,396,601 10,700,954 13,182,622 12,876,931 24,551,955 13,182,622 12,876,931 24,551,955	977,576 3,217,453 4,015,604 10% AH 285,710 567,420 920,667 884,881 995,329 2,554,520 1,246,780 3,755,472 2,447,727 3,811,037 5,603,462 3,403,515 7,476,094 4,962,554 4,962,554 1,716,529 1,925,671 20,802,563	977,576 3,217,453 4,010,177 4,815,804 15% AH 268,608 557,216 871,496 877,322 917,049 917,049 3,522,437 2,260,147 3,524,675 5,166,422 3,004,514 6,930,875 4,382,606 6,637,873 9,199,178 10,249,073 8,974,411 17,053,172 11,962,719	977,576 3,217,453 4,010,171 4,615,604 20% AH 253,506 507,011 622,327 749,767 640,767 2,283,021 1,056,360 3,289,404 2,072,655 3,238,312 4,729,365 2,005,514 6,382,657 3,002,659 5,757,509 8,368,201 8,781,615 7,023,150 13,271,242 11,982,711	977,576 3,217,453 4,615,804 4015,171 4,615,804 476,807 773,156 682,210 764,486 2,147,271 961,150 3,056,389 1,824,984 2,951,951 4,252,305 2,206,515 5,834,438 3,222,711 4,877,145 7,774,402 7,774,405 5,071,891 9,486,0871 1,982,771	es 3,217,453 4,615,864 23,301 46,602 723,301 46,602 723,986 614,654 620,152 065,940 2,823,335 1,697,402 2,665,589 3,655,247 1,807,514 5,286,220 2,642,762 3,933,654 6,746,615 5,846,701 3,108,319 5,740,887 1,808,319 1,808,319 1,	977,576 3,217,453 4,010,171 4,615,604 35% AH 208,199 416,396 674,816 547,097 611,924 770,730 2,590,301 1,509,621 1,408,514 4,738,002 2,062,814 3,106,071 6,015,628 1,915,708 1,916,007 1,916,008 1,9	977,576 3,217,453 4,010,171 4,615,804 40% AH 193,096 625,646 479,540 535,643 1,740,022 675,519 2,367,267 1,322,241 2,092,866 2,681,130 1,009,513 4,189,764 1,482,667 2,218,488 5,234,739 2,911,787 646,799 2,911,787 646,799	977,576 3,217,453 4,615,804 45% AH 177,994 355,939 576,476 411,983 459,362 1,604,272 580,310 2,124,232 1,134,659 1,806,503 2,544,070 610,514 6	50% AH
Hotel development (160 rooms) Hotel development (100 rooms) Hotel development (100 rooms) John Hotel development (100 rooms) John Hotel development (100 rooms) Industrial Scheme new build (50% plot ratio) Light industrial Scheme intensification (60% plot ratio) ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description Jone unfi scheme (houses) Too unit scheme (houses) Very unit scheme (houses) Nine unit scheme (flats) Nine unit scheme (flats) Nine unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Thirty unit scheme (flats) Thirty unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Perenty unit scheme (flats - lower density) Cone hundred unit scheme (flats - lipher density) Tone hundred unit scheme (flats) with GF retail Three hundred unit scheme (flats) Two hundred unit scheme (flats)	No of units 1	£1,231,424 £776,574 £3,328,472 £6,656,344 £6,656,344 £6,656,344 £1,38,676 £127,780 £138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £466,544 £954,633 £954,633 £954,636 £7,285,225 £466,544 £954,639 £1,366,945 £1,366 £1,366 £1,366 £1,366 £1,366 £1,366 £1,366 £1,366 £1,366 £1,	977,576 3,217,453 4,010,171 4,815,804 0% AH 313,914 627,830 1,019,007 1,019,965 1,145,892 2,826,019 1,437,201 4,221,540 2,022,417 4,383,760 6,477,600 4,200,915 8,575,531 6,121,362 9,278,965 11,461,842 14,640,413 14,028,192 28,301,347 11,902,719 1,002,520 6,804,987 4,847,655 2,174,655	977,576 3,217,453 4,010,171 4,815,604 5% AH 296,812 966,837 952,438 1,069,611 2,690,269 1,341,991 3,988,506 2,635,309 4,097,398 6,040,542 3,802,515 6,027,512 5,542,502 8,398,601 10,700,954 13,182,622 12,876,931 24,551,955 11,962,719 1,082,520 6,804,987 4,847,465 6,847,465	977,576 3,217,453 4,015,171 4,815,804 10% AH 283,710 567,420 920,667 684,681 983,329 2,554,520 1,246,760 3,755,472 2,447,727 3,811,037 5,603,452 3,403,515 7,479,054 4,962,554 7,518,237 9,920,066 11,716,529 10,925,671 20,802,563 11,952,719 1,062,751 1,952,719 1,062,504 1,952,719 1,062,	977,576 3,217,453 4,013,177 4,815,804 15% AH 288,608 557,216 871,496 877,324 917,049 2,418,770 1,151,570 3,522,437 2,260,147 3,522,4675 5,166,424 3,004,514 6,637,673 9,139,178 6,637,673 9,139,178 1,053,172 1,196,719 1,053,172 1,196,719 1,052,719	977,576 3,217,453 4,010,171 4,615,604 20% AH 253,506 507,011 622,327 749,767 840,767 840,767 2,263,021 1,056,360 3,289,404 2,072,565 3,238,312 4,729,365 2,605,514 6,362,657 3,802,659 5,757,509 8,358,291 6,781,615 7,023,150 13,271,242 11,802,719 1,062,520 6,804,967 4,847,665 11,409,666	977,576 3,217,453 4,615,804 4,615,804 4,615,804 4,76,807 4,76,807 773,156 682,210 764,486 2,147,427 961,150 3,056,369 1,804,964 4,292,305 2,961,951 4,292,305 2,961,951 4,292,305 2,06,515 5,834,438 3,222,711 4,877,145 7,577,402 7,314,156 5,071,891 9,486,064 11,962,719 1,082,520 6,804,987 4,847,465	977,576 3,217,453 4,013,177 4,815,864 es 30% AH 223,301 446,602 723,986 614,654 680,105 22,665,940 2,823,335 1,697,402 2,665,589 3,655,247 1,807,514 5,286,220 2,642,762 3,993,655 6,796,515 5,846,701 3,106,319 5,700,887 11,962,719 1,062,200 6,844,967 1,862,200 6,844,967 1,862,200 6,844,967 1,862,200 6,844,967 1,862,200 6,844,966	977,576 3,217,453 4,010,171 4,815,804 208,199 416,398 416,398 416,398 416,398 416,398 1,575,772 770,730 2,590,301 1,509,521 2,379,227 3,418,108 1,408,514 4,778,002 2,062,814 3,106,071 6,015,628 1,408,714 6,015,628 1,198,719 1,082,719	977,576 3,217,453 4,019,171 4,815,804 40% AH 193,096 386,193 625,646 479,540 535,643 1,740,022 675,519 2,357,267 1,322,241 1,740,022,241 1,740,022,241 1,740,022,241 1,740,022,241 1,740,022,241 1,740,022,241 1,740,022,241 1,740,022,241 1,740,022,241 1,740,022,241 1,740,022,241 1,402,867 2,218,488 5,234,739 -1,929,668 11,929,668 11,929,668 11,929,668 11,929,668 11,929,668 11,929,668 11,929,668 11,929,668 11,929,668 11,929,668	977,576 3,217,453 4,013,177 4,615,804 45% AH 177,994 355,969 576,476 411,933 459,362 1,604,272 580,310 2,124,232 1,134,653 1,806,503 2,544,070 610,514 3,641,565 902,919 1,330,905 4,453,852 1,456,432 2,649,350 1,456,432 2,649,457 1,456,432 2,649,457 1,465,432 2,649,457 1,465,432 2,649,457 1,465,432 2,649,457 1,465,432 1,465,4	50% AH 162 325 527 344 383 485 1,891 947 1,520 2,107 211 3,003 322 4,93 3,672 4,065 9,716 11,082 6,804 4,847
Hotel development (160 rooms) Hotel development (100 rooms) Hotel development (100 rooms) Light industrial scheme Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme (nouses) Industrial s	No of units 1	£1,231,424 £776,574 £3,328,472 £6,656,344 £6,656,344 £3,565,943 BLV £95,835 £127,780 £138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £4,285,225 £1,285,225 £1,285,225 £1,285,225 £1,355,943 £1,435,292 £1,366,943 £1,366,943 £1,366,943 £1,366,943 £1,366,943 £1,366,943 £1,366,943 £1,366,943 £1,366,943 £1,366,943 £1,366,943 £1,366,943 £1,366,943 £1,366,943 £1,366,943 £1,366,943 £1,366,943 £1,366,943 £1,286,194 £2,959,733 £1,782,971 £1,485,810 £59,699 £416,027	977,576 3,217,453 4,615,804 0% AH 313,914 677,830 1,019,007 1,019,995 1,019,007 1,019,995 2,826,019 1,437,200 4,221,540 4,200,915 8,575,531 6,121,362 9,278,965 11,461,842 14,640,413 14,828,192 28,301,347 11,982,719 102,520 6,804,987 4,847,465 2,2971,638 -11,469,662 2,088,471 977,576	5% AH 296,812 597,244 999,037 995,2438 1,099,611 2,690,269 1,241,991 3,985,506 2,635,509 4,097,398 6,040,542 3,980,2615 8,027,312 5,542,502 8,389,601 10,700,954 13,102,622 12,876,931 24,551,955 11,982,719 6,044,937 6,044,937 6,044,937 6,044,937 6,044,937 6,044,937 6,044,937 6,044,937 6,044,937 6,044,937 6,044,937 6,044,937 6,044,937 6,044,937 6,044,937	977,576 3,217,453 4,015,771 4,815,804 10% AH 283,710 567,420 920,667 884,881 993,329 2,554,520 1,246,780 3,755,472 2,447,727 3,811,037 5,603,482 3,403,515 7,479,084 4,962,554 7,518,237 7,920,666 11,716,529 10,925,671 11,962,520 6,804,967 11,962,719 1062,520 6,804,967 11,895,688 2,068,471 977,576	977,576 3,217,453 4,013,177 4,815,804 15% AH 288,608 557,216 671,496 817,324 917,049 2,418,770 1,151,570 3,522,437 3,524,675 5,166,424 3,004,514 6,930,875 4,382,606 6,637,673 9,139,178 10,249,073 8,974,411 7,003,172 11,932,719 1,082,520 11,932,719 1,082,520 4,844,987 4,847,465 2,674,1686 2,068,471	977,576 3,217,453 4,010,171 4,615,604 20% AH 253,506 507,011 622,327 749,767 640,767 2,283,021 1,056,360 3,289,404 2,072,565 3,236,312 4,729,365 2,005,514 6,382,657 3,002,659 5,757,509 8,358,291 6,781,615 7,023,150 13,271,242 11,982,719 1,982,570 6,804,987 4,847,465 22,071,656 11,889,668 20,684,877	977,576 3,217,453 4,615,804 41615,804 238,404 476,807 773,156 682,210 682,210 764,466 2,147,271 961,150 3,056,369 1,844,984 2,951,951 4,292,305 5,834,438 5,227,711 4,677,145 5,071,891 7,577,402 7,314,150 5,071,891 9,486,064 11,982,719 1,682,520 6,804,987 4,847,465 22,671,638 23,684,771	es 30% AH 223,301 46,602 723,908 614,654 662,200 2,011,522 665,509 3,855,247 1,807,514 5,286,220 2,642,762 3,993,654 6,796,515 5,646,701 3,108,319 5,700,687 11,982,719 1,682,520 6,804,987 4,847,465 620 2,044,987 4,847,465 620 1,802,500 6,804,987 11,982,719 1,682,520 6,804,987 4,847,465 620 2,044,447 4,455 620 2,044,447 4,457 620 2,044,447 4,457 620 2,044,447 4,457 620 2,044,447 4,457 620	977,576 3,217,453 4,010,177 4,615,604 35% AH 208,199 416,398 674,816 547,097 611,924 1,875,772 770,730 2,590,301 1,509,621 2,379,227 3,418,188 1,408,514 4,738,002 2,062,814 3,106,071 6,015,628 4,379,244 1,135,662 1,135,662 1,135,662 1,135,662 1,135,719 1,135,662 1,	977,576 3,217,453 4,010,177 4,815,804 40% AH 193,096 356,193 625,646 479,540 535,643 1,740,022 675,610 2,357,267 1,352,241 2,092,866 2,981,130 1,009,613 4,189,784 1,482,657 2,218,488 5,224,739 2,911,767 6,864,799 1,982,799 1,982,719 1,9	977,576 3,217,453 4,013,77 4,615,604 45% AH 177,994 355,989 576,476 411,983 459,362 1,604,272 500,310 2,124,232 1,134,659 1,006,503 2,544,070 6,003,14 3,641,565 902,919 1,330,905 4,453,852 1,456,432 2,644,967 1,962,719 1,962,7	977, 3,217, 4,013, 4,015, 4,01
6 Hotel development (160 rooms) 7 Hotel development (100 rooms) 8 Light industrial scheme 9 Industrial Scheme new build (50% plot ratio) 0 Industrial scheme intensification (60% plot ratio) NCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 5 Nine unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 9 Tifty unit scheme (flats - higher density) 2 Fifty unit scheme (flats - higher density) 3 Seventy unit scheme (flats - higher density) 5 One hundred unit scheme (flats - higher density) 6 One hundred unit scheme (flats - higher density) 7 Two hundred unit scheme (flats - higher density) 8 Three hundred unit scheme (flats - higher density) 9 Two hundred unit scheme (flats - higher density) 10 Two hundred unit scheme (flats) with GF retail 10 Two hundred unit scheme (flats) with GF retail 11 Three hundred unit scheme (flats) 12 Two hundred unit scheme (flats) 13 Data Centre 14 Office development 15 Office development 16 Hotel development (100 rooms) 16 Light industrial Scheme new build (50% plot ratio)	No of units 1	£1,231,424 £776,574 £3,328,472 £6,656,344 £6,656,344 £3,566,943 BLV £95,835 £127,780 £138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,265,255 £466,544 £954,633 £246,590 £1,051,953 £954,633 £246,590 £1,051,953 £7,266,945 £7,266,945 £7,266,945 £7,266,945 £7,266,945 £7,266,945 £7,266,945 £7,266,945 £7,266,945 £7,266,945 £7,266,949 £7,1782,971 £7,182,971 £3,565,943	977,576 3,217,453 4,815,004 0% AH 313,914 627,830 1,019,007 1,019,995 2,826,019 1,437,201 4,221,540 4,220,915 8,575,531 6,121,362 9,278,365 11,461,842 14,640,413 14,628,192 28,301,347 11,982,719 1,062,520 6,844,987 4,647,465 2,874,666 2,684,987 4,647,465 2,174,656 2,174,657 2,174,656 2,174,657 2,174,656 2,174,657 2,174,656 2,174,657 2,174,656 2,174,657	5% AH 290,612 597,624 969,637 952,438 1,069,631 2,690,269 1,341,991 3,982,506 2,635,309 4,097,398 6,040,542 5,542,502 1,318,622 1	977,576 3,217,453 4,013,771 4,615,604 10% AH 283,710 567,420 920,667 884,881 993,329 2,554,520 1,246,780 3,755,472 2,447,727 3,811,057 5,603,462 2,447,727 3,403,515 7,479,094 4,962,554 4,962,554 11,716,529 9,920,066 11,716,529 10,925,671 20,802,563 11,962,719 1,062,520 11,716,529 10,925,671 20,802,563 11,962,719 1,062,520 11,716,529 10,925,671 20,802,563 11,962,719 1,062,520 1,962,719 1,062,520 1,971,971,971,971,977,76	977,576 3,217,453 4,013,177 4,815,004 15% AH 266,608 537,216 671,496 817,324 917,049 2,418,770 1,151,570 3,522,437 2,260,147 3,524,675 5,166,424 3,004,514 6,930,875 4,382,606 6,637,677 9,139,178 10,249,073 6,974,411 17,053,172 11,982,719 1,062,520 6,804,987 4,847,465 2,149,656 2,149,65	20% AH 22% AH 22	977,576 3,217,453 4,015,004 4015,004 4015,004 4015,004 4015,007 40	es 30% AH 223,301 446,602 723,966 614,654 688,206 2,011,522 865,940 2,023,335 1,697,402 2,665,589 3,655,247 1,807,514 5,266,200 2,642,762 3,993,655 6,796,515 5,846,701 3,108,319 5,700,887 11,982,719 1,002,520 6,804,987 4,647,465 2,068,471 977,576 5,266,471 977,576 5,266,471 977,576 5,266,471 977,576 5,266,471 977,576 5,266,471 977,576 5,266,471 977,576 5,266,471 977,576 5,206,471 977,576 5,206,471 977,576 5,207,455 5,208,471	977,576 3,217,453 4,013,177 4,015,804 35% AH 208,199 416,398 674,616 547,097 770,730 2,590,301 1,509,821 2,379,227 3,411,188 1,408,514 4,738,002 2,062,814 4,738,002 4,379,244 1,155,668 1,982,719 1,082,520 1,982,686 1,987,766 1,987,686 1,987,686	977,576 3,217,453 40% AH 193,096 386,193 525,646 479,540 535,643 1,740,022 675,519 2,057,267 1,322,241 2,092,866 2,981,130 1,009,513 4,169,764 1,482,867 2,214,488 5,234,739 2,911,787 2,911,787 4,927,966 1,982,719 1,922,966 1,982,719 1,922,966 1,982,719 1,922,966 1,982,719 1,922,966 1,982,719 1,922,966 1,982,719 1,922,966 1,982,719 1,922,966 1,982,719 1,922,966 1,982,719 1,922,966 1,982,719 1,923,966 1,982,719 1,982,966 1,982,719 1,982,966 1,982,719 1,982,966 1,982,719 1,982,966 1,982,719 1,982,966 1,982,719 1,982,966 1,982,719 1,9	977,576 3,217,453 4,815,004 45% AH 177,994 355,989 576,476 411,983 459,362 1,004,272 580,310 2,124,232 1,134,659 1,866,503 2,544,077 610,514 3,641,565 902,919 1,330,905 4,453,852 1,436,432 2,646,877 11,982,719	50% AH 165 125 125 125 125 125 125 125 125 125 12
6 Hotel development (160 rooms) 7 Hotel development (100 rooms) 8 Light industrial scheme 9 Industrial Scheme new build (50% plot ratio) 0 Industrial scheme intensification (60% plot ratio) NCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 5 Nine unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 9 Tifty unit scheme (flats - higher density) 2 Fifty unit scheme (flats - higher density) 3 Seventy unit scheme (flats - higher density) 5 One hundred unit scheme (flats - higher density) 6 One hundred unit scheme (flats - higher density) 7 Two hundred unit scheme (flats - higher density) 8 Three hundred unit scheme (flats - higher density) 9 Two hundred unit scheme (flats - higher density) 10 Two hundred unit scheme (flats) with GF retail 10 Two hundred unit scheme (flats) with GF retail 11 Three hundred unit scheme (flats) 12 Two hundred unit scheme (flats) 13 Data Centre 14 Office development 15 Office development 16 Hotel development (100 rooms) 16 Light industrial Scheme new build (50% plot ratio)	No of units	£1,231,424 £776,574 £3,328,172 £6,656,344 £6,656,344 £3,566,943 BLV £95,835 £127,780 £138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £466,544 £954,633 £246,590 £1,051,953 £999,738 £1,435,257 £1,366,945 £1,366,945 £5,134,958 £7,286,941 £7,286,941 £7,485,810 £7,482,971 £7,485,810 £7,782,971	977,576 3,217,453 4,013,17 4,815,804 0% AH 313,914 627,830 1,019,007 1,019,995 1,145,892 2,826,019 1,437,201 4,221,540 2,622,417 4,383,760 6,477,600 4,200,915 6,575,531 6,121,362 9,278,965 11,461,842 14,640,413 14,883,159 28,301,347 14,863,159 28,301,347 11,962,719 1,062,520 6,84,987 4,247,463 2,247,1636 2	977,576 3,217,453 4,010,171 4,815,604 5% AH 296,812 966,837 957,438 1,099,611 2,690,269 1,341,991 3,985,506 2,635,309 4,097,398 6,040,542 3,802,515 8,027,312 5,542,502 8,396,601 10,700,954 13,182,622 12,876,931 24,551,955 11,962,719 1,082,520 6,804,987 4,947,463 1,468,662 2,668,471 1,977,776 3,217,453	977,576 3,217,453 4,015,604 10% AH 283,710 567,420 920,667 884,881 953,329 2,554,520 1,246,780 3,755,472 2,447,727 3,811,037 5,603,462 2,447,727 3,811,037 5,603,462 1,716,529 9,920,666 11,716,529 10,925,677 20,802,563 11,962,719 1,062,563 1,962,719 1,062,563 1,962,719 1,062,563 1,962,719 1,062,663 1,774,765 1,774,775 1,774,775 1,774,775 1,774,775 1,774,775 1	977,576 3,217,453 4,010,177 4,815,804 15% AH 268,608 557,216 871,496 817,322 917,049 1,151,570 3,522,437 2,260,147 3,524,675 5,166,422 3,004,514 3,524,675 5,166,423 3,004,514 1,003,876 4,362,606 6,637,873 9,109,178 10,249,073 8,974,411 17,053,172 11,962,719 1,062,520 6,804,987 4,2947,465 1,409,668 2,088,471 1,775,76	977,576 3,217,453 4,010,171 4,615,604 20% AH 253,506 507,011 622,327 7,49,707 640,767 2,23,021 1,056,360 3,289,404 2,072,565 3,238,312 4,729,385 2,605,514 6,382,667 3,002,659 5,757,509 6,358,291 8,781,615 7,023,150 13,271,242 11,982,717 1,062,520 6,804,967 4,04,967 4,207,656 11,606,666 2,068,471 977,576 3,217,453	977,576 3,217,453 4,615,804 4015,804 476,807 773,156 682,210 764,466 2,147,271 961,150 3,056,389 1,884,984 2,951,951 4,292,305 2,206,515 5,834,438 3,222,711 4,877,145 5,077,891 9,486,084 1,1982,719 1,062,520 6,804,987 4,247,636 1,486,668 2,084,717 77,576 3,217,453	es 30% AH 223,301 446,602 723,986 614,654 660 201,562 2065,940 2,823,335 1,697,402 2,665,589 3,655,247 1,807,514 5,286,200 2,642,762 3,993,654 6,796,615 5,846,701 3,108,319 5,700,887 11,982,719 1,062,520 6,804,987 4,247,656 11,662,796,615 5,846,701 3,108,319 5,700,887 11,982,719 1,062,520 6,804,987 4,247,656 11,662,663,471 1,982,719 1,062,520 6,804,987 4,247,656 11,689,668 2,088,471 97,576 3,217,453	977,576 3,217,453 4,010,171 4,815,804 35% AH 208,199 416,306 674,816 547,007 611,924 770,730 2,590,301 1,509,621 1,309,621 2,379,227 3,418,188 1,408,514 4,738,002 2,062,814 3,106,071 6,015,628 4,379,244 1,156,656 1,156,772 1,150,772 1,150,772 1,150,772 1,150,772 1,150,772 1,150,772 1,150,772 1,150,772 1,150,772 1,150,772 1,150,772 1,150,772 1,150,772 1,150,773 1,1	977,576 3,217,453 4,010,171 4,615,804 40% AH 193,096 625,646 679,540 535,643 1,740,022 675,519 2,357,267 1,322,241 2,092,866 2,681,130 1,009,513 4,189,784 1,482,667 2,218,488 5,234,739 2,911,787 646,799 1,982,719 1,082,520 6,847,145 1,982,719 1,082,520 6,847,465 1,489,668 2,668,471 1,489,668 2,668,471 1,7576 3,217,453	977,576 3,217,453 4,013,17 4,615,804 45% AH 177,994 355,909 576,476 411,983 459,362 1,604,272 580,310 2,124,232 1,134,659 1,806,503 2,544,070 610,514 3,641,565 902,919 1,330,905 4,453,852 1,456,432 2,646,43	50% AH 165 125 125 125 125 125 125 125 125 125 12
6 Hotel development (160 rooms) 7 Hotel development (100 rooms) 8 Light industrial scheme 9 Industrial Scheme new build (50% plot ratio) 0 Industrial scheme intensification (60% plot ratio) NCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 5 Nine unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats - lower density) 1 Fifty unit scheme (flats - lower density) 2 Fifty unit scheme (flats - lower density) 3 Seventy unit scheme (flats - lower density) 5 One hundred unit scheme (flats - lower density) 6 One hundred unit scheme (flats - ligher density) 7 Two hunded unit scheme (flats - ligher density) 6 One hundred unit scheme (flats - ligher density) 7 Two hundred unit scheme (flats - ligher density) 6 One hundred unit scheme (flats - ligher density) 7 Two hundred unit scheme (flats - ligher density) 7 Two hundred unit scheme (flats - ligher density) 9 Five hundred unit scheme (flats - lower density) 10 Two hundred unit scheme (flats) with GF retail 10 Two hundred unit scheme (flats) with GF retail 11 Tree hundred unit scheme (flats) 12 Two hundred unit scheme (flats) 13 Data Centre 14 Office development 15 Office development 16 Hotel development (160 rooms) 17 Hotel development (160 rooms) 18 Light industrial scheme 19 Industrial scheme intensification (60% plot ratio) 10 Industrial scheme intensification (60% plot ratio)	No of units 1	£1,231,424 £776,574 £3,328,472 £6,656,344 £6,656,344 £3,566,943 BLV £95,835 £127,780 £138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,265,255 £466,544 £954,633 £246,590 £1,051,953 £954,633 £246,590 £1,051,953 £7,266,945 £7,266,945 £7,266,945 £7,266,945 £7,266,945 £7,266,945 £7,266,945 £7,266,945 £7,266,945 £7,266,945 £7,266,949 £7,1782,971 £7,182,971 £3,565,943	977,576 3,217,453 4,010,171 4,815,804 0% AH 313,914 627,830 1,019,007 1,019,866 1,145,892 2,826,019 1,437,201 4,221,540 2,022,417 4,383,760 6,477,600 4,200,915 8,577,533 6,121,362 9,278,965 11,461,842 28,301,347 11,022,710 1,062,520 6,804,987 4,247,465 4,247,465 2,068,471 977,576 3,217,453 4,013,177 4,815,804	5% AH 290,612 597,624 969,637 952,438 1,069,631 2,690,269 1,341,991 3,982,506 2,635,309 4,097,398 6,040,542 5,542,502 1,318,622 1	977,576 3,217,453 4,013,771 4,615,604 10% AH 283,710 567,420 920,667 884,881 993,329 2,554,520 1,246,780 3,755,472 2,447,727 3,811,057 5,603,462 2,447,727 3,403,515 7,479,094 4,962,554 4,962,554 11,716,529 9,920,066 11,716,529 10,925,671 20,802,563 11,962,719 1,062,520 11,716,529 10,925,671 20,802,563 11,962,719 1,062,520 11,716,529 10,925,671 20,802,563 11,962,719 1,062,520 1,962,719 1,062,520 1,971,971,971,971,977,76	977,576 3,217,453 4,013,177 4,815,004 15% AH 266,608 537,216 671,496 817,324 917,049 2,418,770 1,151,570 3,522,437 2,260,147 3,524,675 5,166,424 3,004,514 6,930,875 4,382,606 6,637,677 9,139,178 10,249,073 6,974,411 17,053,172 11,982,719 1,062,520 6,804,987 4,847,465 2,149,656 2,149,65	20% AH 253,506 507,011 622,327 749,767 800,707 2,283,021 1,056,360 3,289,404 4,279,365 5,757,509 8,358,291 8,781,615 7,023,150 13,271,242 11,982,719 1,062,520 6,804,987 4,247,465 2,271,648 6,384,987 4,247,465 2,271,648 6,384,987 4,247,465 2,271,688 1,387,1242 11,982,719 1,062,520 6,804,987 4,247,465 2,277,576 6,804,987 4,247,465 2,277,576 6,804,987 4,247,465 2,277,576 6,804,987 4,247,465 2,277,576 6,804,987 4,247,465 2,277,576 6,804,987 4,247,465 2,277,576 6,804,987 4,247,465 2,277,576 6,804,987 4,247,465 2,277,576 6,804,987 4,247,465 2,277,576 3,217,453 4,013,171 4,015,004	977,576 3,217,453 4,015,004 4015,004 4015,004 4015,004 4015,007 40	977, 576 3,217, 453 4,013,171 4,015,004 223,301 446,602 723,906 614,654 688,206 2,011,522 865,940 2,023,335 1,697,402 2,665,689 3,355,247 1,807,514 5,286,220 2,642,762 3,003,654 6,796,515 5,846,701 3,100,319 1,062,520 6,804,967 4,047,465 2,207,6386 11,962,719 1,062,520 6,804,967 4,047,465 2,207,6386 2,088,471 977,576 3,217,453 4,013,171 4,015,804	977,576 3,217,453 4,013,177 4,015,804 35% AH 208,199 416,398 674,616 547,097 770,730 2,590,301 1,509,821 2,379,227 3,411,188 1,408,514 4,738,002 2,062,814 4,738,002 4,379,244 1,155,668 1,982,719 1,082,520 1,982,686 1,987,766 1,987,686 1,987,686	977,576 3,217,453 40% AH 193,096 386,193 525,646 479,540 535,643 1,740,022 675,519 2,057,267 1,322,241 2,092,866 2,981,130 1,009,513 4,169,764 1,482,867 2,214,488 5,234,739 2,911,787 2,911,787 4,927,966 1,982,719 1,922,966 1,982,719 1,922,966 1,982,719 1,922,966 1,982,719 1,922,966 1,982,719 1,922,966 1,982,719 1,922,966 1,982,719 1,922,966 1,982,719 1,922,966 1,982,719 1,922,966 1,982,719 1,923,966 1,982,719 1,982,966 1,982,719 1,982,966 1,982,719 1,982,966 1,982,719 1,982,966 1,982,719 1,982,966 1,982,719 1,982,966 1,982,719 1,9	977,576 3,217,453 4,815,004 45% AH 177,994 355,989 576,476 411,983 459,362 1,004,272 580,310 2,124,232 1,134,659 1,866,503 2,544,077 610,514 3,641,565 902,919 1,330,905 4,453,852 1,436,432 2,646,877 11,982,719	50% AH 162 325 527 325 527 324 383 331 468 485 527 325 527 327 327 327 327 327 327 327 327 327 3
Hotel development (160 rooms) Hotel development (100 rooms) Hotel development (100 rooms) I did development (100 rooms) I did light industrial Scheme I industrial Scheme new build (50% plot ratio) Industrial Scheme intensification (60% plot ratio) I one unit scheme (nouses) Two unit scheme (houses) Two unit scheme (houses) Nine unit scheme (flats) Nine unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Tren unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) To ne unit scheme (flats - lower density) Company unit scheme (flats - lower density) Ten unit scheme (flats - lower density) Ten unit scheme (flats - lower density) Ten unit scheme (flats - lower density) Two hundred unit scheme (flats) with GF retail Three hundred unit scheme (flats) Two hundred unit scheme (flats	No of units 1	£1,231,424 £776,574 £3,328,472 £6,656,344 £6,656,344 £3,566,943 BLV £95,835 £127,780 £138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £999,386 £02,352 £466,544 £954,633 £7,285,225 £466,544 £954,633 £7,285,295 £1,285,295 £1,285,295 £1,285,295 £1,285,295 £1,285,979 £1,236,194 £2,959,733 £1,236,194 £2,959,733 £1,236,194 £2,959,733 £1,236,194 £2,959,733 £1,236,194 £2,959,733 £1,236,194 £2,959,733 £1,236,194 £2,959,733 £1,236,194 £2,959,733 £1,236,194 £2,959,733 £1,236,194 £2,959,733 £1,236,194 £2,959,733 £1,236,194 £2,959,733 £1,236,194 £2,959,733 £1,236,194 £2,959,733 £1,236,194 £2,959,733 £1,236,194 £2,959,733 £1,236,194 £2,959,733 £1,236,194 £2,959,733 £1,236,194 £2,959,733 £1,236,194	977,576 3,217,453 4,013,171 4,815,804 0% AH 313,914 027,830 1,019,007 1,019,995 1,145,892 2,826,019 1,457,201 4,221,540 2,022,417 4,383,760 6,477,600 4,200,915 6,577,531 6,121,362 9,278,965 11,451,842 14,640,413 14,828,192 28,301,347 11,962,719 1,062,520 6,84,971 11,962,719 1,062,520 6,84,987 4,043,177 4,815,804	977,576 3,217,453 4,015,171 4,815,604 5% AH 296,812 296,812 296,837 952,438 1,095,611 2,690,269 1,341,991 3,988,506 2,033,009 4,097,398 6,040,542 3,802,515 8,027,312 5,542,502 8,396,601 10,700,954 13,182,622 12,876,931 24,551,955 11,982,719 1,062,550 6,804,987 4,947,656 22,947,656 22,947,656 22,947,656 3,217,453 4,013,171 4,815,504	977,576 3,217,453 4,015,771 4,815,804 10% AH 283,710 567,420 920,667 884,881 983,329 2,554,520 1,246,780 3,755,472 2,447,727 3,811,037 5,603,482 3,403,515 7,479,094 4,962,554 7,518,237 9,920,666 11,716,529 10,925,671 20,802,563 11,982,719 1,082,523 11,982,719 1,082,523 11,982,719 1,082,523 11,982,719 1,082,523 11,982,719 1,082,523 11,982,719 1,082,523 11,982,719 1,082,523 11,982,719 1,082,523 11,982,719 1,082,71	977,576 3,217,453 4,013,177 4,815,804 15% AH 268,608 507,210 871,496 817,322 917,049 917,049 1,151,570 3,522,437 2,260,147 3,524,675 5,166,422 3,004,514 6,930,875 4,362,606 6,637,873 3,015,147 10,249,073 8,974,411 17,053,172 11,962,719 1,062,520 6,84,948 1,489,668 2,068,471 977,576 3,217,453 4,013,177 4,815,804	977,576 3,217,453 4,010,171 4,615,604 20% AH 253,506 507,011 822,327 749,767 2,283,021 1,056,360 3,289,404 2,072,665 3,238,312 4,729,365 2,005,514 6,382,657 3,002,659 5,757,509 8,781,615 7,023,150 13,271,242 11,982,719 1,082,520 6,804,907 7,874,655 11,882,719 1,982	977,576 3,217,453 4,615,804 4016,3171 4,615,804 236,404 476,607 773,156 682,210 764,466 764,467 1,686,308 2,951,951 4,292,305 2,206,515 5,834,438 3,222,711 4,877,145 5,077,802 7,314,158 5,077,802 7,314,158 5,077,802 1,082,206,515 4,877,145 5,077,802 1,082,877 1,082,877 1,082,877 1,082,877 1,083,171 1,082,877 1,083,171 1,082,877 1,083,171 1,083,184 1,083,171 1,083,184 1,083,171 1,083,184 1,083,171 1,083,184 1,083,171 1,083,184 1,083,171 1,083,184 1,083,	es 30% AH 223,301 446,602 723,986 614,654 662 723,986 614,654 654 654 654 654 654 654 654 654 654	977,576 3,217,453 4,010,171 4,815,804 35% AH 208,199 416,356 674,816 547,097 611,924 770,730 2,590,301 1,500,621 2,379,227 3,418,188 1,408,514 4,738,002 2,062,814 3,106,071 6,015,628 4,379,244 1,155,668 1,408,514 1,156,627 1,915,700 1,9	977,576 3,217,453 4,010,171 4,815,804 40% AH 193,096 625,646 479,540 535,643 1,740,022 675,519 2,357,267 1,322,241 2,092,866 2,861,130 1,009,513 4,189,764 1,482,867 2,218,488 5,234,739 2,911,787 646,799 1,922,666 1,982,719 1,082,520 6,84,743 1,982,719 1,082,520 6,84,743 1,982,719 1,082,520 6,84,743 1,982,719 1,082,520 6,84,743 1,982,719 1,082,520 6,84,743 1,982,719 1,082,520 6,84,743 1,982,719 1,082,520 6,84,743 1,982,719 1,082,520 6,84,743 1,982,719 1,082,520 6,84,743 1,982,719 1,082,520 6,84,743 1,982,719 1,082,520 6,84,743 1,982,719 1,082,520 6,84,743 1,982,719 1,082,520 6,84,743 1,982,719 1,982,	977,576 3,217,453 4,615,804 45% AH 177,994 255,90 576,476 411,983 459,362 1,604,272 580,310 2,124,232 1,124,639 1,806,503 2,544,070 610,514 3,641,565 902,919 1,330,905 4,453,852 1,436,432 2,648,471 1,982,719 1,082,520 6,84,948 4,948,748	50% AH 50% AH 162 252 527 344 383 1,881 1,881 1,891 1,520 2,107 2,11 3,083 3,22 4,33 3,22 4,33 3,22 4,33 3,22 4,33 3,22 4,33 3,22 4,33 3,22 4,33 3,22 4,33 3,22 4,33 3,22 4,33 3,22 4,33 4,33 4,33 4,34 5
Hotel development (160 rooms) 7 Hotel development (100 rooms) 8 Light industrial scheme 9 Industrial Scheme new build (50% plot ratio) 0 Industrial scheme intensification (60% plot ratio) 0 Industrial scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 5 Four unit scheme (houses) 6 Ten unit scheme (flats) 6 Ten unit scheme (flats) 6 Tren unit scheme (flats) 9 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 1 Fifty unit scheme (flats - injer density) 2 Fifty unit scheme (flats - injer density) 3 Seventy unit scheme (flats - injer density) 5 One hundred unit scheme (flats - lower density) 6 One hundred unit scheme (flats - lower density) 7 Two hunded unit scheme (flats with GF retail 9 Five hundred unit scheme (flats) with GF retail 9 Three hundred unit scheme (flats) 10 Troo hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 11 Two hundred unit scheme (flats) 12 Comparison retail 13 Data Centre 14 Office development 16 Hotel development (160 rooms) 17 Hotel development (160 rooms) 18 Light industrial scheme intensification (60% plot ratio) 19 Industrial scheme intensification (60% plot ratio) 10 Industrial scheme intensification (60% plot ratio) 10 Industrial scheme (houses) 10 Two unit scheme (houses)	No of units 1	£1,231,424 £776,574 £3,328,172 £6,656,344 £6,656,344 £3,565,943 BLV £95,835 £127,780 £138,676 £236,858 £200,534 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,685,945 £1,619,943 £1,435,292 £1,368,945 £1,782,971 £1,485,810 £2,959,733 £1,782,971 £1,485,810 £2,959,733 £1,782,971 £1,485,810 £2,565,639 £416,027 £1,782,971 £3,565,943 £3,565,943 £500,000	977,576 3,217,453 4,815,804 0% AH 313,914 677,830 1,019,007 1,019,995 1,437,200 4,221,540 4,200,910 8,575,531 6,121,362 9,278,965 11,481,842 14,640,413 14,828,192 28,301,347 11,962,520 6,804,987 11,464,465 2,088,471 977,576 3,217,453 4,013,171 4,815,804	977,576 3,217,453 4,615,604 4,615,604 5% AH 298,812 597,624 999,037 952,438 1,099,611 2,690,269 1,341,991 3,988,500 4,097,398 6,040,542 3,988,501 10,700,954 13,102,622 12,876,931 14,551,955 11,92,719 1,022,520 6,804,987 4,847,465 2,006,471 977,576 3,217,453 4,013,171 4,815,804	977,576 3,217,453 4,015,771 4,815,804 10% AH 283,710 567,420 920,667 884,881 993,329 2,554,520 1,246,780 3,755,472 3,811,037 5,603,482 2,447,727 3,811,037 5,603,482 1,749,084 4,962,554 7,518,237 7,479,084 4,962,554 7,518,237 10,925,671 10,802,553 11,962,719 1,082,563 11,716,529 10,925,671 10,802,553 11,962,719 1,082,563 11,962,719 1,082,563 11,962,719 1,082,563 11,962,719 1,082,563 11,962,719 1,082,563 11,962,719 1,082,563 11,962,719 1,082,563 11,962,719 1,082,563 11,962,719 1,082,563 11,962,719 1,082,563 11,962,719 1,082,563 11,962,719 1,082,563 11,962,719 1,082,563 11,962,719 1,082,563 11,962,719 1,082,563 11,962,719 1,082,563 11,962,719 1,082,563 1,962,719 1,082,563 1,962,719 1,082,563 1,962,719 1,082,563 1,962,719 1,082,563 1,962,719 1,082,563 1,962,719 1,082,563 1,962,719 1,082,7	977,576 3,217,453 4,013,77 4,815,804 15% AH 288,608 557,216 671,496 817,324 917,049 2,418,770 1,151,570 3,524,675 5,166,424 3,004,511 6,930,875 4,382,606 6,930,875 4,382,606 6,537,873 9,139,178 10,249,073 8,974,411 7,053,172 11,962,719 1,062,520 11,169,688	977,576 3,217,453 4,013,171 4,615,604 20% AH 253,506 507,011 622,327 749,767 640,767 2,283,021 1,066,380 3,289,404 2,072,565 3,236,312 4,729,365 2,605,514 6,382,557 3,802,659 5,757,509 8,358,291 6,761,615 7,023,150 13,271,242 11,982,719 1,082,520 6,804,987 4,847,465 2,911,688 11,489,668	977,576 3,217,453 4,615,004 sidual land value 25% AH 238,404 476,807 773,156 682,210 682,210 961,150 3,056,359 1,884,984 2,951,951 4,292,301 5,834,438 3,222,711 4,677,145 7,577,402 7,314,163 5,071,891 1,982,719 1,082,520 6,804,987 4,847,465 2,577,693 4,847,465 2,577,693 4,847,465 2,577,693 4,847,465 2,577,693 4,847,465 2,577,693 4,847,465 2,577,693 4,847,465 2,577,693 4,847,465 4,8	es 30% AH 223,301 46,602 723,966 614,654 662,206 614,654 662,206 614,654 662,206 614,654 614,6	977,576 3,217,453 4,013,177 4,615,604 35% AH 208,199 416,398 674,816 547,097 611,924 1,875,772 770,730 2,590,301 1,509,821 2,379,227 3,418,188 408,614 4,738,002 2,662,814 3,106,071 6,015,628 4,379,244 1,135,662 1,379,244 1,135,662 1,379,244 1,135,662 1,379,244 1,135,662 1,379,244 1,135,662 1,379,244 1,135,662 1,379,244 1,135,662 1,379,244 1,135,662 1,379,244 1,135,662 1,379,244 1,135,662 1,379,244 1,135,662 1,379,244 1,35,662 1,379,244 1,35,668 1,379,248 1,379,248 1,379,248 1,379,248 1,379,248 1,379,248 1,379,248 1,379,	977,576 3,217,453 4,09,177 4,815,804 40% AH 193,096 386,193 625,646 479,540 535,643 1,740,022 675,519 2,357,267 1,322,241 2,092,866 2,981,130 1,009,513 4,189,784 1,482,867 2,218,488 6,234,739 2,911,767 8,487,988 11,982,719 1,025,204 1,048,07 1,04	977,576 3,217,453 4,615,604 45% AH 177,994 355,989 576,476 411,983 459,362 1,604,272 880,310 2,124,232 1,134,659 1,006,503 2,544,070 6,007 4,847,465 902,919 1,330,905 4,453,852 1,496,432 2,548,350 1,496,432 1,496,432 2,648,350 1,496,432 1,496,432 2,648,350 1,496,432 2,648,350 1,496,432 2,648,350 1,496,432 2,648,350 1,496,432 2,648,350 3,641,476 1,757 3,217,473 4,847,465 2,997,636 2,1469,688,471 977,576 3,217,473 4,847,465 2,997,686	50% AH 162 325 4815 162 162 162 162 162 162 162 162 162 162
Hotel development (160 rooms) 7 Hotel development (100 rooms) 8 Light industrial scheme 9 Industrial Scheme new build (50% plot ratio) 0 Industrial scheme intensification (60% plot ratio) NCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 9 Twenty unit scheme (flats) 10 Trifty unit scheme (flats) 11 Fifty unit scheme (flats) 12 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - lower density) 15 One hundred unit scheme (flats - ligher density) 16 One hundred unit scheme (flats - ligher density) 17 Two hundred unit scheme (flats - ligher density) 18 Three hundred unit scheme (flats) 19 Twenty unit scheme (flats - ligher density) 10 Two hundred unit scheme (flats) 11 Fifty unit scheme (flats - ligher density) 12 Fifty unit scheme (flats - ligher density) 13 Seventy unit scheme (flats - ligher density) 15 One hundred unit scheme (flats) 16 One hundred unit scheme (flats) 17 Two hundred unit scheme (flats) 18 Three hundred unit scheme (flats) 19 Five hundred unit scheme (flats) 10 Two hundred unit scheme (flat	No of units 1	£1,231,424 £776,574 £3,328,472 £6,656,344 £6,656,344 £3,565,943 BLV £95,835 £127,780 £138,676 £236,858 £200,584 £214,593 £668,614 £399,386 £502,352 £1,255,225 £466,544 £954,633 £246,590 £1,015,953 £999,738 £1,435,292 £1,265,943 £1,455,810 £2,659,797 £3,656,943 £7,82,971 £1,485,810 £6,599,733 £7,782,971 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,565,943 £1,565,943 £1,565,943	977,576 3,217,453 4,013,77 4,815,004 0% AH 313,914 627,830 1,019,007 1,019,995 2,826,019 1,437,201 4,221,540 4,221,540 4,221,540 4,233,760 6,477,600 4,200,915 8,575,531 6,121,362 9,278,365 11,461,842 14,640,413 14,628,192 14,628,192 14,640,413 14,628,192 14,640,413 14,640,413 14,640,413 14,640,413 14,640,413 14,640,413 14,640,413 14,640,413 14,647,465 2,217,465 2,217,465 2,217,465 2,217,465 4,013,171 4,015,004	977,576 3,217,453 4,615,604 5% AH 295,612 597,624 969,637 952,438 1,068,611 2,690,269 1,341,991 3,980,506 2,635,309 4,097,398 6,040,542 5,542,502 3,802,515 6,027,312 5,542,502 1,312,676,331 10,700,954 13,182,622 12,1876,331 12,551,955 1,987,719 1,082,520 6,804,987 4,847,465 2,968,471 977,576 3,217,453 4,013,171 4,815,604	977,576 3,217,453 4,015,771 4,615,604 10% AH 283,710 567,420 920,667 884,881 953,329 2,554,520 1,246,780 3,755,472 2,447,727 3,811,057 5,603,482 2,447,727 3,403,515 7,479,094 4,962,554 7,516,257 9,920,066 11,716,529 9,920,066 11,716,529 10,925,671 20,802,583 11,982,719 1,082,583 11,982,719 1,082,583 11,982,719 1,082,583 11,982,719 1,082,583 11,982,719 1,082,583 11,982,719 1,082,583 11,982,719 1,082,583 11,982,719 1,082,583 11,982,719 1,082,583 11,982,719 1,082,583 11,982,719 1,082,583 11,982,719 1,082,583 1,082,783 1,08	977,576 3,217,453 4,013,177 4,815,604 15% AH 268,608 537,216 671,496 817,324 917,049 2,418,770 1,151,570 3,522,437 2,260,147 3,524,675 5,166,424 3,004,514 6,930,875 4,382,606 6,637,873 9,139,178 10,249,073 6,974,411 17,053,172 11,982,715 1,062,520 6,804,987 4,247,465 2,247,47	977,576 3,217,453 4,013,171 4,015,804 20% AH 253,506 507,011 622,327 749,767 3,00,707 2,283,021 1,056,360 3,289,404 2,072,565 3,228,342 4,729,365 3,228,342 4,729,365 3,288,291 6,761,661 7,023,150 6,761,661 7,023,150 13,271,242 11,662,779 1,002,520 6,874,769 6,874,877 1,002,150 13,271,242 11,662,779 1,002,500 6,874,874 1,675,776 1,077,577 1,077,577 1,077,577 1,077,577 1,077,577 1,077,577 1,077,577 1,077,577 1,077,577 1,077,577 1,077	977,576 3,217,453 4,015,004 4015,004 4015,004 4015,004 4015,007 773,155 682,210 764,468 2,147,271 961,150 3,055,369 1,884,984 2,951,951 4,292,305 5,834,438 3,222,711 4,877,145 7,577,402 7,314,156 5,771,891 1,062,520 1,486,664 1,582,719 1,062,520 1,486,664 1,582,719 1,062,520 1,486,664 1,582,719 1,062,520 1,486,664 1,582,719 1,062,520 1,486,664 1,582,719 1,062,520 1,486,664 1,582,719 1,062,520 1,486,664 1,582,719 1,062,520 1,486,664 1,582,719 1,062,520 1,486,664 1,582,719 1,062,520 1,486,664 1,582,719 1,062,520 1,486,664 1,582,719 1,062,520 1,486,664 1,582,719 1,062,520 1,486,664 1,582,719 1,682,684 1,583,684	es 30% AH 223,301 446,602 723,908 614,654 688,206 2,011,522 885,940 2,665,589 3,855,247 1,807,514 5,266,220 2,642,762 7,807,514 5,266,220 2,642,762 7,807,514 5,266,220 2,642,762 7,807,514 5,266,220 2,642,762 7,807,514 5,266,220 2,642,762 7,807,514 5,266,220 2,642,762 7,807,514 5,266,220 2,642,762 7,807,514 5,266,220 2,642,762 7,807,516 5,700,887 11,962,710 4,647,465 2,268,471 977,576 3,217,453 4,013,171 4,815,604	977,576 3,217,453 4,013,177 4,015,804 35% AH 208,199 416,398 674,816 547,097 770,700 2,590,301 1,509,821 2,379,227 3,418,188 1,408,514 4,738,002 2,062,814 4,738,002 1,000,821	977,576 3,217,453 40'5 AH 193,096 386,193 525,646 479,540 535,643 1,740,022 675,519 2,057,267 1,322,241 2,092,866 2,981,130 1,009,513 4,169,704 1,482,867 2,214,488 5,234,739 2,911,787 2,184,488 5,234,739 2,911,787 4,927,966 1,927,9666 1,927,9666 1,927,9666 2,981,130 1,927,9666 1,927,9666 2,981,130 1,927,9666 1,927,9666 2,981,130 1,927,9666 2,981,130 1,927,9666 2,981,130 1,927,9666 2,063,471 977,576 3,217,465 2,063,471 977,576 3,217,465 4,013,171 4,515,804	977,576 3,217,453 4,615,004 45% AH 177,994 45% SH 177,994 45% AH 177,994 45% AH 177,994 45% AH 177,994 45% AH 177,994	50% AH 162 355 527 344 368 465 1,891 1,920 2,107 2,107 2,107 3,093 3,22 4,107 4,013 4,015 50% AH 1,920 2,008 9,716 11,920 11,920 11,920 11,920 11,920 11,920 11,920 11,920 11,920 11,920 11,920 11,920 11,9
Hotel development (160 rooms) Hotel development (100 rooms) Hotel development (100 rooms) Light industrial scheme Industrial Scheme new build (50% plot ratio) Industrial Scheme intensification (60% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme (houses) Industrial scheme (flats) Industrial scheme (flats with retail use on ground floor) Industrial scheme (flats - higher density) Industria	No of units 1	£1,231,424 £776,574 £3,328,172 £6,656,344 £6,656,344 £6,656,344 £138,676 £127,780 £138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £14,593 £14,593 £14,593 £14,593 £14,593 £14,593 £14,593 £14,593 £14,593 £14,593 £14,593 £14,593 £14,593 £14,593 £14,595 £1,365,943 £1,365,943 £1,365,943 £1,365,943 £1,365,943 £1,3438 £17,917 £13,438 £17,917 £13,438 £17,917 £13,438 £17,917 £19,444	977,576 3,217,453 4,013,171 4,815,804 0% AH 313,914 677,333 1,019,007 1,019,995 1,145,892 2,826,019 1,497,201 4,221,540 2,822,417 4,383,760 6,477,600 4,221,540 6,477,600 1,492,719 1,493,750 1,493	977,576 3,217,453 4,010,171 4,815,604 5% AH 296,812 597,624 969,837 952,438 1,093,611 2,690,269 1,341,991 3,988,506 2,633,309 4,097,398 6,040,542 3,802,515 8,027,312 5,542,502 8,396,601 0,700,954 13,182,622 12,876,931 24,551,955 11,982,719 1,062,500 6,804,987 1,982,719 1,062,500 6,804,987 1,982,719 1,062,500 6,804,987 1,982,719 1,062,500 6,804,987 1,982,719 1,062,500 6,804,987 1,982,719 1,062,500 6,804,987 1,982,719 1,062,500 6,804,987 1,982,719 1,062,500 6,804,987 1,982,719 1,062,500 6,804,987 1,982,719 1,062,500 6,804,987 1,982,719 1,062,500 6,804,987 1,982,719 1,062,500 6,804,987 1,987,576 3,217,453 4,013,171 4,815,504	977,576 3,217,453 4,015,771 4,815,804 10% AH 283,710 567,420 920,667 844,881 993,329 2,554,520 1,246,780 3,755,472 2,47,727 3,471,727 3,717,576 3,217,453 4,013,171 4,815,804	977,576 3,217,453 4,013,177 4,815,804 15% AH 268,608 557,210 871,496 617,324 917,049 1,151,570 3,522,437 2,200,147 3,524,675 5,166,424 3,004,514 6,930,875 4,362,606 6,637,873 9,139,176 11,932,719 11	977,576 3,217,453 4,010,171 4,615,604 20% AH 253,506 507,011 822,327 749,767 2,283,021 1,056,360 3,289,404 2,072,695 3,238,312 4,729,365 2,005,514 6,382,657 3,002,659 5,757,509 8,781,615 7,023,150 13,271,242 11,982,719 1,082,500 6,804,907 4,847,465 2,257,1453 4,013,171 4,015,004	977,576 3,217,453 4,615,804 4,615,804 4,615,804 238,404 4,76,807 773,156 62,210 764,486 764,486 764,487 1,834,984 2,951,951 4,292,305 2,206,515 5,834,438 3,222,711 4,877,145 5,777,402 7,314,155 5,071,891 9,486,064 4,971,486 2,971,576 2,971,576 2,	es 30% AH 223,301 446 662 723,986 85 247 1,007,514 1,007,514 1,007,514 1,007,514 1,007,514 1,007,514 1,007,514 1,007,514 1,007,514 1,007,514 1,007,514 1,007,514 1,007,514 1,007,514 1,007,514 1,007,514 1,007,514 1,008,515 1,008,517 1,008	977,576 3,217,453 4,010,171 4,815,804 35% AH 208,199 416,356 674,816 547,097 611,924 1,875,772 770,730 2,590,301 1,509,821 2,379,227 3,416,188 1,408,514 4,738,002 2,062,814 3,106,071 4,738,002 2,062,814 3,106,071 1,5562 4,379,244 1,55,662 1,156,662 4,379,244 1,55,662 1,156,662 1,156,662 4,379,244 1,156,662 1,156,662 1,156,706 1,156,662 1,156,706 1,156,662 1,156,706 1,156,663 1,156,66	977,576 3,217,453 4,010,171 4,815,804 40% AH 193,096 506,193 625,646 479,540 535,643 1,740,022 675,519 2,357,267 1,222,241 2,092,866 2,981,130 1,009,513 4,189,784 1,462,867 2,218,488 5,224,733 2,911,787 646,798 1,1462,867 1,1462,867 2,117,787 646,798 1,1462,867 2,117,787 646,798 1,1462,867 2,117,787 646,798 1,1462,867 1,1462,867 2,117,787 646,798 1,1462,667 2,117,787 646,798 1,1462,667 2,117,787 646,798 1,1462,667	977,576 3,217,453 4,615,804 45% AH 177,994 385,939 576,476 411,983 459,362 1,604,272 500,310 2,124,232 1,124,639 1,806,503 2,544,070 6,105,114 3,641,565 902,919 1,330,905 4,633,532 1,436,432 2,649,367 1,436,432 2,649,367 1,436,432 2,649,367 1,436,432 2,649,367 1,437,455 2,2971,638 11,992,719 1,002,520 6,804,987 7,776 3,217,453 4,013,171 4,015,604	50% AH 162 325 527 344 364 367 371 367 371 367 371 367 371 367 371 371 371 371 371 371 371 371 371 37
Hotel development (160 rooms) Hotel development (100 rooms) Light industrial scheme industrial Scheme new build (50% plot ratio) Industrial Scheme intensification (60% plot ratio) Industrial scheme intensification (60% plot ratio) NCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description Tone unit scheme (houses) Two unit scheme (houses) For unit scheme (houses) Nine unit scheme (flats) Inie unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Tren unit scheme (flats) Towenty unit scheme (flats) Thirty unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Seventy unit scheme (flats - lower density) One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - lower density) Two hundred unit scheme (flats) with GF retail Five hundred unit scheme (flats) Tree development Office development Office development (160 rooms) Hotel development (160 rooms) Two hundred unit scheme (houses) Tree unit scheme (houses) Tour unit scheme (houses) Tour unit scheme (houses) Ten unit scheme (houses) Ten unit scheme (flats)	No of units I I I I I I I I I I I I I I I I I I	£1,231,424 £776,574 £3,328,172 £6,656,344 £6,656,344 £3,565,943 BLV £95,835 £127,780 £138,676 £236,858 £200,584 £214,593 £668,614 £399,386 £502,352 £1,285,225 £4,659,000 £1,455,292 £1,285,225 £1,285,225 £1,639,438 £1,435,292 £1,435,292 £1,435,292 £1,435,292 £1,435,293 £1,435,293 £1,435,65,943 £1,485,810 £2,959,733 £1,782,971 £1,485,810 £2,659,699 £416,027 £1,782,971 £3,565,943 £3,565,943	977,576 3,217,453 4,815,604 0% AH 313,914 677,830 1,019,007 1,019,995 1,145,822 2,826,019 1,437,201 4,202,876,019 1,437,201 4,203,760 6,477,600 4,200,915 6,575,531 6,121,362 9,278,965 11,461,842 14,640,413 14,828,192 28,301,347 11,962,719 1,062,522 6,864,987 4,847,455 22,916,566 1,1461,862 1,146	977,576 3,217,453 4,615,604 4,615,604 4,615,604 296,812 597,624 993,037 952,438 1,063,611 2,690,269 1,341,991 3,985,506 2,635,309 4,097,398 6,040,542 3,802,312 5,542,602 3,802,312 5,542,602 10,700,954 10,100,954 11,100,954 12,100,954 13,100,954 14,100,954 15,100,954 16,100,954 17,100,954 18,100,954 19,100,9	977,576 3,217,453 4,015,771 4,615,604 10% AH 283,710 567,420 920,667 884,881 993,329 2,554,520 1,246,780 3,755,472 2,447,727 3,811,037 5,603,482 2,447,727 3,811,037 5,603,482 1,749,094 4,962,554 7,518,237 7,518,237 1,718,237	977,576 3,217,453 4,013,177 4,815,604 15% AH 268,608 557,216 671,496 817,324 917,049 917,049 2,418,770 1,151,570 3,522,437 2,260,147 3,522,437 2,260,147 3,522,437 4,352,437 4,352,437 4,352,437 4,352,437 4,352,437 4,352,437 4,352,437 4,352,437 4,352,437 4,352,437 4,352,437 4,352,437 4,352,437 4,352,437 4,353,437 4,3	977,576 3,217,453 4,013,171 4,015,804 20% AH 253,506 507,011 622,327 749,767 640,767 2,283,021 1,056,380 3,289,404 2,072,565 3,236,312 4,729,365 3,236,312 4,729,365 5,757,509 8,588,291 8,761,615 7,023,150 13,271,242 11,902,719 1,062,520 6,804,967 4,847,465 2,267,1666 13,271,427 11,902,719 1,062,520 6,804,967 4,847,465 2,267,1666 1,368,471 977,576 3,217,453 4,013,171 4,015,804	977,576 3,217,453 4,015,004 4,007 7,156 6,004 4,007 7,156 6,004 4,007 7,156 6,	es 30% AH 223,301 446,602 723,986 614,654 688,206 200 2,011,522 665,593 3,855,247 1,807,514 5,206,220 2,642,762 3,993,654 6,796,515 5,346,701 3,108,319 5,700,387 11,982,719 1,062,520 6,844,987 4,847,465 2,947,465 6,796,515 5,467,701 3,108,319 5,700,387 11,982,719 1,062,520 6,844,987 4,847,465 2,947,465 6,796,515 5,700,387 11,982,719 1,062,520 6,844,987 4,847,465 2,947,465 6,844,987 4,847,465 2,947,465 6,847,465 2,947,465 6,847,465 2,947,465 6,847,465 2,947,465 6,847,465 2,947,465 6,847,465 2,947,465 6,847,465 2,947,465 6,847,465 6	977,576 3,217,453 4,013,177 4,015,804 35% AH 208,199 416,398 674,816 547,097 770,700 2,590,301 1,509,821 2,379,227 3,418,188 4,735,772 770,700 2,590,301 1,509,821 2,379,227 3,418,188 4,736,002 2,062,814 4,736,002 2,062,814 4,736,002 2,062,814 4,736,002 2,062,814 4,736,002 2,062,814 4,736,002 2,062,814 4,736,002 2,062,814 4,736,002 2,062,814 4,736,002 2,062,814 4,736,002 2,062,814 4,736,002 2,062,814 4,736,002 2,062,814 4,736,002 2,062,814 4,746,002 4,047,465 2,068,471 5,776,766 3,217,453 4,013,731 4,015,804	977,576 3,217,453 4,003,177 4,015,804 40% AH 193,096 386,193 625,646 479,540 555,643 1,740,022 675,519 2,357,267 1,322,241 2,092,866 2,981,130 1,009,513 4,169,764 1,482,867 2,214,408 5,234,739 2,911,767 5,247 2,104,088 5,234,739 2,911,767 5,247 1,482,867 2,104,088 5,234,739 2,911,767 5,247 1,482,867 2,104,088 5,234,739 2,911,767 5,247 1,482,867 2,104,088 1,109,764 1,482,867 2,104,088 1,109,764 1,482,867 2,104,088 1,109,764 1,482,867 2,104,088 1,104,087 1,104,088	977,576 3,217,453 4,615,604 45% AH 177,994 355,989 576,476 411,983 459,962 1,604,272 580,310 2,124,232 1,134,659 1,806,503 2,544,070 600,514 3,641,565 902,919 1,330,905 4,453,852 1,436,41,563 1,436,41,565 902,919 1,330,905 4,453,852 1,436,41,655 902,919 1,330,905 4,453,852 1,436,41,655 902,919 1,330,905 4,453,852 1,436,41,655 902,919 1,330,905 4,453,852 1,436,41,653 902,919 1,436,41,653 902,919 1,436,41,453 1,436,41,453 4,847,465 2,919,636 1,459,636 1,459,636 1,459,636 1,459,636 1,459,636 1,459,636 1,459,636 1,459,636 1,459,636 1,459,636 1,459,636 1,459,636 1,459,636 1,459,636 1,459,636 1,459,636 1,459,636 1,459,636 1,459,636 1,479,636 1,	50% AH 162 3.217 3.43 4.615 50% AH 162 3.62 3.63 1.466 4.65 1.891 1.520 2.107 2.107 2.107 2.107 2.107 2.107 2.107 3.003 3.22 4.107 4.108 2.107 4.108 2.107 4.108 2.107 4.108 2.107 4.108 2
Hotel development (160 rooms) Hotel development (100 rooms) Light industrial scheme Jindustrial Scheme new build (50% plot ratio) Industrial Scheme intensification (60% plot ratio) Industrial scheme (houses) Industrial	No of units 1	£1,231,424 £776,574 £3,328,172 £6,656,344 £6,656,344 £3,565,943 BLV £95,835 £127,780 £138,676 £236,858 £200,534 £359,804 £214,533 £266,544 £399,386 £502,352 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,368,945 £1,368,945 £1,368,945 £2,959,733 £1,782,971 £1,485,810 £2,959,733 £1,782,971 £1,485,810 £2,565,943 £500,000 BLV £13,438 £17,917 £3,565,943 £500,000	977,576 3,217,453 4,815,804 0% AH 313,914 677,830 1,019,007 1,019,995 1,437,201 4,221,540 4,200,915 8,575,531 6,121,362 9,279,965 11,481,842 14,640,413 14,828,192 28,301,347 11,962,520 6,804,967 4,847,465 2,674,465 2,674,465 2,774,474 2,774 2,774 2,	5% AH 296,812 597,824 999,037 952,438 1,099,611 2,690,269 1,241,991 3,988,506 2,635,309 4,097,398 6,040,542 3,982,615 8,027,312 5,542,002 8,385,601 10,700,954 13,102,622 12,876,931 14,485,668 2,668,471 977,576 3,217,453 4,013,171 4,815,804	977,576 3,217,453 4,015,771 4,815,804 10% AH 283,710 567,420 920,667 844,881 993,329 2,554,520 1,246,780 3,755,472 3,811,037 5,603,482 2,447,727 3,811,037 5,603,482 1,747,904 4,962,554 7,518,237 7,479,044 4,962,554 7,518,237 7,479,044 4,962,554 7,518,237 7,479,044 4,962,554 11,716,529 10,925,671 10,802,520 11,716,529 10,925,671 1,927,719 1062,520 6,804,987 4,847,465 22,977,636 11,489,686 20,68,471 977,576 3,217,453 4,013,171 4,815,804	977,576 3,217,453 4,013,177 4,815,804 15% AH 288,608 557,216 671,496 817,324 917,049 2,418,770 1,151,570 3,522,437 1,962,519 1,962,520 1,973,687 1,962,520 1,973,687 1,962,520 1,973,687 1,962,520 1,973,687 1,973,77 1,962,719 1,	20% AH 253,506 507,011 622,327 749,767 648,767 638,657 638,251 6,781,615 7,023,150 6,204,987 4,847,465 2,971,768 6,842,657	977,576 3,217,453 4,615,004 258,404 258,404 476,807 773,156 682,210 682,210 684,458 2,147,271 961,150 3,056,369 1,884,984 2,951,951 4,292,305 5,834,438 3,222,711 4,677,145 5,071,891 1,082,520 6,804,967 4,847,465 2,076,468 1,1982,719 1,082,520 6,804,967 4,847,465 2,076,468 1,1982,719 1,082,520 6,804,967 4,847,465 2,076,487 4,847,465 2,076,487 4,847,465 2,076,487 4,847,465 2,076,487 4,847,465 2,076,487 4,847,465 2,076,487 4,847,465 2,077,402 4,847,465 4,848 4,847,465 4,848 4,847,465 4,848 4,847,465 4,848 4,847,465 4,848 4,847,465 4,848 4,847,465 4,848 4,847,465 4,848 4,847,465 4,848 4,847,465 4,848 4,847,465 4,848 4,847,465 4,848 4,847,465 4,848 4,847,465 4,848 4,847 4,848 4,847 4,858 4,847 4,848 4,847 4,858 4,847 4,858 4,847 4,848 4,847 4,858 4,847 4,848 4,847 4,848 4,847 4,848 4	es 30% AH 223,301 446,602 723,966 614,654 682,20 2,011,522 665,569 3,055,247 1,807,514 5,266,20 2,42,762 6,467,96,515 5,846,701 3,108,319 5,700,867 11,992,719 1,002,520 6,804,987 4,847,465 22,068,477 977,576 3,217,45 3,018,319 3,700,867 11,962,519 1,062,520 11,492	977,576 3,217,453 4,013,177 4,615,604 35% AH 208,199 416,398 674,816 547,097 611,924 1,875,772 770,700 2,590,301 1,509,621 2,379,227 3,418,188 1,408,514 4,738,002 2,662,814 3,106,071 6,015,628 4,379,244 1,135,662 4,379,244 1,135,662 4,379,244 1,135,662 4,379,244 1,135,662 4,379,244 1,135,662 4,379,244 1,135,662 4,379,244 1,135,662 4,379,244 1,135,662 4,379,244 1,135,662 4,379,244 1,135,662 4,379,244 1,135,662 4,379,244 1,135,662 4,379,244 1,135,662 4,379,244 1,135,662 4,379,244 1,135,662 4,379,244 1,135,662 4,379,244 1,355,603 1,982,719 4,847,485 2,968,4937 4,847,485 2,968,471 977,576 3,217,453 4,013,171 4,815,804	977,576 3,217,453 4,003,177 4,815,804 40% AH 193,096 386,193 625,646 479,540 535,643 1,740,022 675,519 2,357,267 1,322,241 2,092,866 2,981,130 1,009,513 4,189,784 1,482,867 2,218,488 6,234,739 2,911,767 -848,798 1,982,719 1,092,520 6,804,987 4,847,485 2,971,688 11,982,719 1,092,520 1,093,686 11,982,719 1,092,520 1,093,686 11,982,719 1,092,520 1,093,686 11,982,719 1,092,520 1,489,784 1,481,884 40% AH 40% A	977,576 3,217,453 4,615,604 45% AH 177,994 355,989 576,476 411,983 459,362 1,604,272 680,310 2,124,232 1,134,659 1,606,503 2,544,070 6,007,607,607,607,607,607,607,607,607,60	50% AH 162 325 527 344 363 344 815 4815 4815 4815 4815 4815 4815 481
Hotel development (160 rooms) Hotel development (100 rooms) Light industrial scheme Industrial Scheme new build (50% plot ratio) Industrial Scheme intensification (60% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme (houses) Industrial scheme (houses) Industrial scheme (houses) Two unit scheme (houses) Industrial scheme (houses) Industrial scheme (houses) Industrial scheme (houses) Industrial scheme (flats) Industrial scheme (flats with retail use on ground floor) Industrial scheme (flats - higher density) Industrial scheme (flats) Indust	No of units	£1,231,424 £776,574 £3,328,172 £6,656,344 £6,656,344 £3,565,943 BLV £95,835 £127,780 £138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,255,255 £466,544 £954,633 £246,590 £1,015,953 £954,633 £246,590 £1,769,733 £7,829,71 £1,485,810 £689,999 £4,160,297 £1,485,810 £2,959,733 £7,782,971 £1,485,810 £	977,576 3,217,453 4,815,004 0% AH 313,914 627,830 1,019,007 1,019,995 2,826,019 1,437,201 4,221,540 4,200,915 8,575,531 6,121,362 4,200,915 8,575,531 6,121,362 1,460,413 14,628,192 14,640,413 14,64	977,576 3,217,453 4,615,604 5% AH 296,612 597,624 969,637 952,438 1,066,611 2,690,269 1,341,991 3,965,506 2,635,309 4,097,398 6,040,542 1,187,635 1,187,719	977,576 3,217,453 4,015,771 4,615,604 10% AH 283,710 567,420 920,667 884,881 953,329 2,554,520 1,246,780 3,755,472 2,447,727 3,811,057 5,603,482 1,749,094 4,962,554 7,516,257 9,920,066 11,716,529 9,920,066 11,716,529 10,925,671 20,802,563 11,962,719 1,062,563 11,962,719 1,062,563 11,962,719 1,062,563 11,962,719 1,062,563 11,962,719 1,062,563 11,962,719 1,062,563 11,962,719 1,062,563 1,962,719 1,062,563 1,962,719 1,062,563 1,962,719 1,062,563 1,962,719 1,062,563 1,962,719 1,062,563 1,962,719 1,062,563 1,962,719 1,062,563 1,962,719 1,062,563 1,962,719 1,062,563 1,962,719 1,062,563 1,962,719 1,062,563 1,962,719 1,062,563 1,962,719 1,062,563 1,962,719 1,062,563 1,962,719 1,062,563 1,962,719 1,062,563 1,962,719 1,062,719	977,576 3,217,453 4,013,177 4,815,604 15% AH 268,608 537,216 671,496 817,324 917,049 2,418,770 1,151,570 3,522,437 2,260,147 3,524,677 5,166,424 1,151,604 1	977,576 3,217,453 4,013,171 4,015,804 20% AH 253,506 507,011 622,327 749,767 840,767 2,283,021 1,056,360 3,289,404 2,072,565 3,238,312 4,729,365 3,288,312 4,729,365 3,288,312 4,729,365 3,288,312 4,729,365 3,288,312 4,74,655 2,767,509 6,358,291 6,767,509 6,358,291 6,767,509 6,358,291 6,767,509 6,358,291 6,767,509 6,358,291 6,767,509 6,358,291 6,767,509 6,358,291 6,767,509 6,358,291 6,767,509 6,358,291 6,767,509 6,358,291 6,358,291 6,368,471 977,576 6,368,471 977,576 3,277,452 1,465,686 2,068,471 977,576 3,277,453 4,013,171 4,615,804	977,576 3,217,453 4,015,004 4015,004 25% AH 236,404 476,807 773,156 682,210 682,210 683,404 476,807 1,407,145 1,507,402 1,305,150 1,305,	es 30% AH 223,301 446,602 723,908 614,654 718 718 718 718 718 718 718 718 718 718	977,576 3,217,453 4,013,177 4,015,804 35% AH 208,199 416,398 674,816 547,097 770,700 2,590,301 1,509,821 4,738,002 2,062,814 4,738,002 2,062,814 4,738,002 1,002,500	977,576 3,217,453 40% AH 193,096 386,193 525,646 479,540 535,643 1,740,022 675,519 2,057,267 1,322,241 2,052,866 2,381,130 1,099,513 4,169,704 1,482,867 2,218,488 5,234,739 2,911,787 4,047,453 4,047,465 4,0	977,576 3,217,453 4,615,004 45% AH 177,994 355,989 576,476 411,983 459,362 1,604,272 580,310 2,544,070 610,514 3,641,565 902,919 1,300,605 4,453,852 1,436,438 1,436,4	50% AH 162 255 527 344 333 1,468 485 485 897 1,520 2,107 3,093 3,672 47 1,520 2,107 3,093 3,672 47 1,682 6,804 4,647 1,527 4,017 4,0
Hotel development (160 rooms) Hotel development (100 rooms) Hotel development (100 rooms) Light industrial scheme Industrial Scheme new build (50% piot ratio) Industrial scheme intensification (60% piot ratio) Industrial scheme intensification (60% piot ratio) Industrial scheme intensification (60% piot ratio) Industrial scheme (houses) Tone unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Industrial scheme (flats) Industrial scheme (No of units 1	£1,231,424 £776,574 £3,328,172 £6,656,344 £6,656,344 £3,665,943 BLV £95,835 £127,780 £138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £4,6590 £1,285,225 £466,544 £954,633 £246,590 £1,366,945 £7,366,945 £7,366,945 £7,366,945 £7,366,945 £7,366,945 £7,366,945 £7,366,943 £7,482,971 £7,482,972 £7,482,971 £7,482,972 £7,482,972 £7,482,972 £7,482,972 £7,482,972 £7,482,972 £7,482 £7,482,972 £7,482,972 £	977,576 3,217,453 4,815,804 0% AH 313,914 677,830 1,019,007 1,019,995 1,145,892 2,826,019 1,437,201 4,201,540 4,277,830 6,477,600 4,278,965 1,481,842 14,640,413 14,828,192 28,301,347 11,962,719 1,482,192 1,483,193 1	977,576 3,217,453 4,010,171 4,815,604 5% AH 296,812 597,624 969,837 952,438 1,069,611 2,690,269 1,341,991 3,985,506 4,097,319 6,040,542 13,182,622 12,876,931 12,690,269 1,341,911 3,719 6,644,987 1,182,622 12,876,931 24,971,576 3,217,453 4,013,171 4,815,604 5% AH 296,612 296,612 597,624 999,637 977,576 3,217,453 4,013,171 4,815,604	977,576 3,217,453 4,016,771 4,816,804 10% AH 283,710 567,420 920,667 884,881 993,329 2,544,520 1,246,780 3,755,472 2,447,727 3,811,037 5,603,482 3,403,515 7,479,094 4,962,554 7,518,237 9,920,066 11,716,529 10,925,671 20,802,563 11,962,719 1,962,520 6,804,987 9,920,066 11,716,529 10,925,671 20,802,563 11,962,719 1,962,520 1,847,455 1,489,688 2,068,471 977,576 3,217,453 4,013,171 4,815,804	977,576 3,217,453 4,013,171 4,815,804 15% AH 268,608 557,210 871,496 817,324 91,019 9,1418,770 1,151,570 3,522,437 2,200,147 3,524,675 5,166,424 3,004,514 6,930,875 4,362,606 6,637,873 9,139,178 10,249,073 8,974,411 17,053,172 11,962,719 1,062,620 6,847,411 17,053,172 11,962,719 1,062,620 6,847,411 17,053,172 11,962,719 1,062,620 6,847,411 17,053,172 11,962,719 1,062,620 6,847,411 17,053,172 11,962,719 1,062,620 6,847,411 17,053,172 11,962,719 1,062,620 1,469,666 2,068,471 1,469,666 2,068,471 1,469,666 2,068,471 1,469,666 2,068,471 1,469,666 2,068,471 1,470 1,151,570 3,212,437 1,151,570 3,522,437 1,151,570 3,522,437 2,200,147 3,524,675	977,576 3,217,453 4,010,171 4,615,604 20% AH 253,506 507,011 822,327 749,767 2,283,021 1,056,360 3,289,404 2,072,665 3,238,312 4,729,365 2,005,514 6,382,657 3,002,659 5,757,509 8,781,615 7,023,150 13,271,425 4,013,171 4,015,004 2072,665 3,238,312 4,013,171 4,015,004 20% AH 253,506 1,469,666 2,068,471 977,576 3,217,453 4,013,171 4,015,004	977,576 3,217,453 4,615,804 4615,804 476,807 476,807 773,156 682,210 764,486 764,486 764,487 4,876,148 4,951,951 4,292,305 2,206,515 5,834,438 3,222,711 4,877,145 5,777,402 7,314,158 5,718,91 9,486,064 4,91 1,982,719 1,082,520 6,804,987 1,982,719 1,082,520 6,804,987 1,982,719 1,082,520 6,804,987 1,982,719 1,082,520 6,804,987 1,982,719 1,082,520 6,804,987 1,981 1,982,719 1,082,520 6,804,987 1,981 1,982,719 1,082,520 6,804,987 1,983,604 1,982,719 1,082,520 6,804,987 1,983,604 1,982,719 1,082,520 6,804,987 1,983,604 1,982,719 1,977,576 3,217,453 4,013,171 4,815,804	es 30% AH 223,301 446,662 420 42,865,589 13,865,247 1,007,514 1,007,516 1,00	977,576 3,217,453 4,010,171 4,815,804 35% AH 208,199 416,398 674,816 547,097 611,924 1,875,772 770,790 2,590,301 1,509,821 2,379,227 3,416,188 1,408,514 4,738,002 2,062,814 3,106,071 4,578,62 1,155,62 4,379,244 1,35,62 1,155,63 1,155,63	977,576 3,217,453 4,003,177 4,815,804 40% AH 193,096 366,193 625,646 479,540 535,643 1,740,022 675,510 2,357,267 1,322,241 2,092,866 2,981,130 1,009,513 4,189,784 1,622,67 2,218,488 5,224,739 2,211,767 6,647,987 1,322,241 2,11,767 6,647,987 1,322,41 2,11,767 6,647,987 1,322,41 2,11,767 6,847,465 2,11,869,688 2,088,471 977,576 3,217,453 4,101,771 4,815,804	977,576 3,217,453 4,615,804 45% AH 177,994 385,989 576,476 411,983 459,362 1,604,272 580,310 2,124,232 1,134,659 1,806,503 2,544,070 6,105,14 3,641,565 902,919 1,330,905 4,453,852 1,430,432 2,849,360 1,456,476 2,146,	50% AH 162 322 322 322 322 322 322 322 322 322 3
Hotel development (160 rooms) 7 Hotel development (100 rooms) 8 Light industrial scheme 9 Industrial Scheme new build (50% plot ratio) 0 Industrial scheme intensification (60% plot ratio) 0 Industrial scheme intensification (60% plot ratio) NCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description 1 One unit scheme (nouses) 2 Two unit scheme (nouses) 3 Four unit scheme (nouses) 3 Four unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 1 Fifty unit scheme (flats - higher density) 2 Fifty unit scheme (flats - higher density) 3 Seventy unit scheme (flats - higher density) 6 One hundred unit scheme (flats - higher density) 7 Two hundred unit scheme (flats) with GF retail 8 Three hundred unit scheme (flats) 9 Five hundred unit scheme (flats) 10 Two bundred unit scheme (flats) 10 Two bundred unit scheme (flats) 10 Two bundred unit scheme (flats) 10 Two hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 11 Large retail supermarket 12 Comparison retail 13 Data Centre 14 Office development 16 Hotel development (100 rooms) 17 Hotel development (100 rooms) 18 Light industrial scheme intensification (60% plot ratio) 19 Industrial scheme intensification (60% plot ratio) 10 Industrial scheme (flats) 17 Two unit scheme (flats) 18 Twenty unit scheme (flats) 19 Five unit scheme (flats) 10 Two unit scheme (flats) 10 Two unit scheme (flats) 11 Firty unit scheme (flats) 12 Firty unit scheme (flats) 13 Foventy unit scheme (flats - higher density) 14 Firty unit scheme (flats - highe	No of units 1	£1,231,424 £776,574 £3,328,172 £6,656,344 £6,656,344 £3,565,943 BLV £95,835 £127,780 £138,676 £236,858 £200,584 £214,593 £668,614 £399,386 £502,352 £1,285,225 £46,590 £1,285,225 £1,285,225 £1,285,225 £1,369,943 £1,435,810 £1,435,810 £1,435,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,505,943 £1,505,943 £1,505,943 £1,505,943 £1,505,943 £1,505,943 £1,505,943 £1,505,943 £1,636,945 £	977,576 3,217,453 4,815,604 0% AH 313,914 677,830 1,019,007 1,019,995 1,145,602 2,826,019 1,477,201 4,203,760 6,477,600 4,200,915 6,575,531 6,121,362 9,278,965 11,481,842 14,640,413 14,822,152 14,640,413 14,822,152 14,640,413 14,822,152 14,640,413 14,822,152 14,640,413 14,822,152 14,640,413 14,822,152 15,803 16,103,137 17,135 18,137 18	5% AH 296,812 10,709,54 3,802,11 10,700,554 3,802,11 10,700,700,700 1	977,576 3,217,453 4,015,771 4,615,604 10% AH 283,710 567,420 920,667 884,881 993,329 2,554,520 1,246,780 3,755,472 2,447,727 3,811,037 5,603,482 1,716,529 10,925,671 1,716,529 10,925,671 1,716,529 10,925,671 1,716,529 10,925,671 1,716,529 10,925,671 1,716,529 10,925,671 1,716,529 10,925,671 1,716,529 10,925,671 1,716,529 10,925,671 1,716,529 10,925,671 1,716,529 10,925,671 1,716,529 10,925,671 1,716,529 10,925,671 1,716,529 10,925,671 1,716,529 10,925,671 1,716,529 10,925,671 1,716,529 10,925,671 1,716,529 10,925,671 1,927,719 1,	977,576 3,217,453 4,013,177 4,815,604 15% AH 268,608 557,216 671,496 817,324 917,049 2,418,770 1,151,570 3,522,437 2,260,147 3,624,675 5,166,424 3,004,514 6,930,875 4,382,606 6,637,873	977,576 3,217,453 4,013,171 4,615,804 20% AH 253,506 507,011 622,327 749,767 640,767 2,283,021 1,056,380 3,289,404 2,072,565 5,757,509 8,588,291 8,761,615 7,023,150 13,271,242 11,962,779 1,062,520 6,804,967 4,247,465 -22,971,686 1,368,291 8,761,615 7,023,150 6,804,967 4,847,465 -22,971,686 1,368,291 1,371,453 1,451,504 Ret 20% AH 253,506 507,011 822,327 749,767 840,767 2,283,021 1,056,360 3,289,404 2,072,565 3,283,312 1,056,360 3,289,404 2,072,655 3,283,312 1,056,360 3,289,404 2,072,655 3,283,312 1,056,360 3,289,404 2,072,655 3,283,312 1,056,360 3,289,404 2,072,655 3,283,312 1,757,509	977,576 3,217,453 4,015,004 4015,004 25% AH 236,404 476,807 773,156 682,210 684,984 2,951,951 5,834,436 3,222,711 4,877,145 5,777,402 7,314,158 5,777,402 7,314,158 5,777,402 7,314,158 5,777,402 7,314,158 5,777,402 7,314,158 5,777,402 7,314,158 5,777,402 7,314,158 5,777,402 7,314,158 5,777,402 7,314,158 5,777,402 7,314,158 5,777,402 7,314,158 5,777,402 7,314,158 5,777,402 7,	es 30% AH 223,301 446,602 723,966 644,654 74,7455 75,700,887 11,962,719 11,96	977,576 3,217,453 4,013,177 4,015,804 35% AH 208,199 416,398 674,816 547,097 6,11,922 3,418,188 4,739,244 1,30,602 1,375,772 7,70,700 2,590,301 1,509,821 2,379,227 3,418,188 1,408,514 4,738,002 2,662,814 1,308,671 1,982,719 1,082,520 6,804,987 4,047,465 2,207,638 1,408,514 4,739,044 1,308,621 2,379,244 1,308,621 1,308,719 1,082,520 1,308,719 1,082,520 1,308,719 1,082,520 1,308,719 1,082,520 1,308,719 1,082,520 1,308,719 1,082,520 1,308,719 1,082,520 1,308,719 1,082,520 1,308,719 1,082,520 1,308,719 1,082,520 1,308,719 1,082,520 1,308,719 1,082,520 1,308,719 1,509,621 2,379,227 3,418,188 1,408,514 4,738,002 2,509,301 1,509,621 2,379,227 3,418,188 1,408,514 4,738,002 2,602,314 3,106,071	977,576 3,217,453 403,177 4,515,864 40% AH 193,096 386,193 625,646 479,540 555,643 1,740,022 675,519 2,357,267 1,322,241 2,092,866 2,981,130 1,009,513 4,189,784 1,482,867 2,218,408 5,234,739 2,911,767 2,218,408 11,982,719 1,082,529 4,847,465 2,297,638 4,137,437 4,615,804 40% AH 193,096 36,0193 625,648 1,740,022 675,519 1,082,529 1,082	977,576 3,217,453 4,615,604 45% AH 177,994 355,989 576,476 411,983 459,362 1,604,272 580,310 2,544,070 1,134,659 1,306,503 2,544,070 610,514 3,641,565 902,919 4,453,852 1,436,432 2,243,352 1,436,432 2,243,352 1,436,432 2,243,352 1,436,432 2,243,352 1,436,432 2,243,352 1,436,432 2,243,352 1,436,432 2,438,437,455 2,148,47,47,47,47,47,47,47,47,47,47,47,47,47,	50% AH 162 522 527 344 588 1.889 1.981 4.816 588 1.881 5
Hotel development (160 rooms) 7 Hotel development (100 rooms) 8 Light industrial scheme 9 Industrial Scheme new build (50% plot ratio) 0 Industrial scheme intensification (60% plot ratio) 0 Industrial scheme intensification (60% plot ratio) 0 Industrial scheme (nouses) 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 5 Nine unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 9 Twenty unit scheme (flats) 10 Trifty unit scheme (flats) 10 Trifty unit scheme (flats - lower density) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - lower density) 15 One hundred unit scheme (flats - ligher density) 16 One hundred unit scheme (flats - ligher density) 17 Two hunded unit scheme (flats - lower density) 16 One hundred unit scheme (flats - ligher density) 17 Two hundred unit scheme (flats - ligher density) 18 Three hundred unit scheme (flats - ligher density) 19 Twenty unit scheme (flats - lower density) 10 One hundred unit scheme (flats - lower density) 10 One hundred unit scheme (flats) with GF retail 10 Five hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 11 Une unit scheme (flats) 12 Two unit scheme (flats) 13 Data Centre 14 Office development (flats) 15 Two hundred unit scheme (flats) 16 The unit scheme (flats) 17 Two hundred unit scheme (flats) 18 Twenty unit scheme (flats) 19 Two hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 11 Two hundred unit s	No of units	£1,231,424 £776,574 £3,228,172 £6,656,344 £6,656,344 £3,665,943 BLV £95,635 £127,780 £138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £999,366 £02,352 £466,544 £954,633 £246,593 £7,285,225 £466,544 £954,633 £7,287,295 £7,286,943 £7,286,943 £7,286,943 £7,286,943 £7,286,943 £7,365,943 £7,365,943 £7,365,943 £7,365,943 £7,917 £7,782,971 £7,485,919 £7,782,971 £7,485,810 £7,918,973 £7,782,971 £7,485,810 £7,782,971 £7,485,810 £7,918,973 £7,782,971 £7,485,810 £7,918,973 £7,782,971 £7,485,810 £7,918,973 £7,782,971 £7,	977,576 3,217,453 4,815,004 0% AH 313,914 627,830 1,019,007 1,019,995 2,262,019 1,437,201 4,201,342 1,464,413 1,962,719 1,963,765 1,1461,842 1,4640,413 1,962,719 1,963,765 1,1461,842 1,963,765 1,1461,842 1,963,765 1,1461,842 1,963,765 1,1461,842 1,963,765 1,1461,842 1,963,765 1,977,576 2,277,453 1,962,203 1,977,576 3,277,453 4,013,177 4,815,804	5% AH 293,612 597,624 969,637 952,438 1,069,631 2,690,269 1,341,991 3,802,515 6,027,312 5,542,502 8,390,601 10,700,954 13,182,622 13,182,622 13,182,622 13,182,622 13,182,625 14,656 2,656,471 977,576 3,217,453 4,013,171 4,815,804	977,576 3,217,453 4,015,604 10% AH 283,710 567,420 920,667 884,881 959,329 2,554,520 1,246,780 3,755,472 2,447,727 3,811,037 5,603,462 3,403,515 7,479,094 4,962,554 7,518,237 9,920,066 11,716,529 11,925,719 1,025,206 11,716,529 11,925,719 1,025,206 11,716,529 11,925,719 1,025,206 11,716,529 11,927,719 1,025,206 11,716,529 11,927,719 1,025,206 11,716,529 1,927,719 1,025,207 1,977,576	977,576 3,217,453 4,013,171 4,815,804 15% AH 266,608 537,216 871,496 817,324 917,049 2,418,770 1,151,570 3,524,675 5,166,424 3,004,514 6,930,875 4,342,606 6,637,873 9,139,178 10,249,073	977,576 3,217,453 4,015,001 4,015,004 20% AH 253,506 507,011 622,327 749,767 840,767 2,283,021 1,056,360 3,289,404 2,072,565 3,236,312 4,729,365 2,605,514 6,382,667 3,802,659 6,356,291 8,761,615 7,023,165 7	977,576 3,217,453 4,015,004 4015,004 4015,004 4015,004 4015,004 4015,004 4015,004 4015,007 40	es 30% AH 223,301 446,602 723,966 614,654 6,796,515 5,846,701 1,997,576 3,100,877 11,982,719 1,082,520 6,804,987 4,847,465 22,713,986 614,654 4,013,171 4,815,804 223,305 4,607,516 6,804,987 4,807,516 6,807,516 6,807,516 6,807,	977,576 3,217,453 4,013,171 4,015,804 35% AH 200,199 416,388 674,616 547,097 3,410,188 1,509,821 2,379,227 3,411,188 1,408,514 4,738,002 2,062,814 3,106,071 6,015,628 4,379,244 1,508,647 1,509,821 1,509,821 1,509,821 2,379,277 3,410,188 1,408,514 1,788,002 2,062,814 3,106,071 6,015,628 4,379,244 1,508,648 1,509,621 1,509,62	977,576 3,217,453 4,013,171 4,015,604 40% AH 193,096 306,193 625,646 479,540 1,740,022 675,519 2,057,267 1,322,241 2,092,866 2,981,130 1,109,754 1,482,867 1,929,686 11,927,96 11,927,97 1,927,97	977,576 3,217,453 4,615,804 45% AH 177,994 385,939 576,476 411,983 459,362 1,604,272 500,310 2,124,232 1,134,659 1,806,503 2,544,070 610,514 3,641,565 902,919 1,330,905 4,453,352 1,436,432 2,439,350 1,436,431 1,436,432 2,439,350 1,436,431 1,436,432 1,436,432 1,436,432	50% AH 162 322 324 344 385 481 152 322 324 344 381 381 381 381 381 381 381 381 381 381
6 Hotel development (160 rooms) 7 Hotel development (100 rooms) 8 Light industrial scheme 9 Industrial Scheme new build (50% plot ratio) 0 Industrial scheme intensification (60% plot ratio) NCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description 1 One unit scheme (nouses) 2 Two unit scheme (nouses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 6 Ten unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 1 Fifty unit scheme (flats - higher density) 2 Fifty unit scheme (flats - higher density) 3 Seventy unit scheme (flats - higher density) 6 One hundred unit scheme (flats - higher density) 7 Two hundred unit scheme (flats) with GF retail 8 Three hundred unit scheme (flats) 9 Tive hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 11 Two hundred unit scheme (flats) 12 Comparison retail 13 Data Centre 14 Office development 15 Office development (100 rooms) 16 Hotel development (100 rooms) 17 Hotel development (100 rooms) 18 Light industrial scheme heme hundred (flats) 19 Two unit scheme (houses) 19 Two unit scheme (houses) 10 Two unit scheme (houses) 10 Two thundred unit scheme (flats) 11 Two thundred unit scheme (flats) 12 Two unit scheme (houses) 13 Two unit scheme (houses) 14 Two unit scheme (houses) 15 Two unit scheme (flats) 16 Two thundred unit scheme (flats) 17 Two thundred unit scheme (flats) 18 Two thundred unit scheme (flats) 19 Twenty unit scheme (flats) 10 Two thundred unit scheme (f	No of units 1	E1,231,424 E776,574 E3,328,172 E6,656,344 E6,656,344 E6,656,344 E5,656,344 E5,656,344 E5,656,344 E5,656,344 E5,656,344 E5,656,345 E1,27,780 E1,326,858 E2,00,584 E3,399,386 E5,02,352 E4,6580 E1,051,953 E999,738 E7,326,345 E7,326 E7,326,345 E7,326	977,576 3,217,453 4,815,804 0% AH 313,914 677,830 1,019,007 1,019,995 1,437,201 4,221,540 4,200,915 8,575,531 6,121,362 9,278,965 11,461,842 14,640,413 14,828,192 28,301,347 11,962,520 6,804,967 11,461,842 14,640,413 14,828,192 28,301,347 11,962,520 6,804,967 11,451,860 29,71,453 4,013,177 4,815,804	5% AH 298,812 5,976,24 999,037 952,438 1,069,611 2,690,269 1,341,991 3,988,506 2,635,309 4,097,398 6,040,542 2,876,931 1,485,680 1,485,6	977,576 3,217,453 4,015,771 4,815,804 10% AH 283,710 567,420 920,667 844,881 993,329 2,554,520 1,246,780 3,755,472 2,447,727 3,811,037 5,603,482 6,751 7,479,094 4,962,554 11,716,529 10,925,671 1,922,719 1,022,520 1,146,780 2,147,781 2,147,781 1,1489,585 1,1489,58	977,576 3,217,453 4,013,177 4,815,804 15% AH 288,608 557,216 671,496 817,324 917,049 2,418,770 1,151,570 3,524,675 5,166,424 3,004,514 6,930,875 4,382,606 6,537,873 9,139,178 10,249,073 8,974,411 7,053,172 11,962,719 1,062,520 11,962,719 1,062,520 11,962,719 1,062,520 11,962,719 1,062,520 11,962,719 1,062,520 11,962,719 1,062,520 1,1869,668 1,1469,66	977,576 3,217,453 4,013,171 4,615,604 20% AH 253,506 6,07,011 622,327 749,767 6,40,767 2,283,021 1,056,360 3,289,404 2,072,565 3,236,312 4,729,365 3,236,312 4,729,365 1,361,361 6,382,557 3,802,659 8,358,291 8,761,615 7,023,150 13,271,242 11,982,719 1,082,520 6,604,967 4,847,465 2,911,688 11,189,669 11,189,669 11,481,601 12,212,22 11,982,719 1,082,201 6,804,967 4,847,465 2,911,688 11,489,669 1	977,576 3,217,453 4,615,004 4,615,004 258,404 258,404 476,807 773,156 682,210 682,107 961,150 3,056,369 1,884,984 2,951,951 5,834,438 3,222,711 4,677,145 5,077,402 7,314,158 5,074,891 1,982,799 1,982,894 1,982,995 1,984,894 1,982,799 1,982,894 1,982,799 1,982,894 1,982,799 1,982,894 1,982,799 1,982,894 1,982,799 1,982,894 1,982,799 1,982,894 1,982,799 1,982,894 1,982,799 1,982,894 1,982,799 1,982,894 1,982,799 1,982,894 1,982,994 1,982,994 1,982,994 1,982,994 1,982,994 1,982,994 1,982,994 1,982,994 1,982,995 1,984,994 1,984,994 1,984,994 1,984,994 1,984,994 1,984,994 1,984,994 1,984,994 1,985,995 1,984,994 1,984,994 1,987,144 1,777,402 7,314,158 1,884,994 1,984,994 1,984,994 1,984,994 1,985,985 1,884,994 1,984,994 1,987,144 1,777,402 7,314,158 1,877,402 7,	es 30% AH 223,301 46,602 723,966 614,654 688,206 2011,522 865,940 3,005 614,654 676,515 5,005 614,654 677,576 3,217,453 4,013,177,453 4,013,177,453 4,013,177,453 4,013,177,453 4,013,177,453 4,013,177,453 4,013,177,453 4,013,177,453 4,013,177,453 4,013,177,453 4,013,177,453 4,013,177,453 4,013,177,453 4,013,177,453 4,013,177,453 4,013,177,453 4,013,177,576 3,217,453 4,013,177,453 4,013,177,453 4,013,177,453 4,013,177,453 4,013,177,576 3,217,453 4,013,177,453 4,013,177,576 3,217,453 4,013,177,576 3,217,453 4,013,177,477,477,477,477,477,477,477,477,477	977,576 3,217,453 4,013,177 4,615,604 35% AH 208,199 416,338 674,816 547,097 611,924 1,875,772 770,730 2,590,301 1,509,821 2,379,227 3,418,188 4,738,002 2,662,814 4,738,002 2,662,814 4,738,002 2,662,814 4,738,002 2,662,814 4,738,002 2,662,814 4,738,002 2,662,814 4,738,002 2,662,814 4,738,002 2,662,814 4,738,002 2,662,814 4,738,002 2,662,814 4,738,002 2,662,814 4,738,002 2,663,471 977,576 3,217,453 4,013,171 4,815,804 35% AH 208,199 416,398 674,816 574,816 574,816 577,777 770,730 2,590,301 1,509,821 2,379,227 3,416,854 4,738,002 2,590,301 1,509,821 2,379,227 3,416,544 1,738,002 2,590,301 1,509,821 2,379,227 3,416,544 1,738,002 2,590,301 1,509,821 2,379,227 3,416,544 1,738,002 2,590,301 1,509,821 2,379,227 3,416,544 1,738,002 2,590,301 1,509,821 2,379,244 1,738,002 2,590,301 1,509,821 2,379,244 1,738,002 2,590,301 1,509,821 2,379,244 1,738,002 2,590,301 1,509,821 2,379,244 1,738,002 2,590,301 1,509,821 2,379,244 1,738,002 2,590,301 1,509,821 2,379,277 3,416,544 1,738,002 2,590,301 1,509,821 2,379,244 1,738,002 2,590,301 1,509,821 2,379,277 3,416,544 1,738,002 2,590,301 1,509,821 2,379,277 3,416,544 1,738,002 2,590,301 1,509,821 2,379,244 1,738,002 2,790,801	977,576 3,217,453 4,003,177 4,815,864 40% AH 193,096 386,193 625,646 479,540 535,643 1,740,022 675,519 2,357,267 1,322,241 2,092,866 2,981,130 1,009,513 4,189,784 1,482,867 2,211,488 4,897,540 1,982,719 1,082,520 1,1982,719 1,082,520 1,1982,719 1,082,520 1,1982,719 1,082,520 1,1982,719 1,082,520 1,1982,719 1,082,520 1,1982,719 1,082,520 1,1982,719 1,082,520 1,1982,719 1,082,520 1,1982,719 1,082,520 1,1982,719 1,082,520 1,1982,719 1,082,520 1,1982,719 1,082,520 1,1982,719 1,082,520 1,1982,719 1,082,520 1,1982,719	977,576 3,217,453 4,615,804 45% AH 177,994 485,585 576,476 411,983 459,362 1,604,272 850,310 2,124,232 1,134,659 1,806,503 2,544,070 6,804,987 1,982,719 1,982,782,782 1,982,782	50% AH 162 322 344 348 947 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
6 Hotel development (160 rooms) 7 Hotel development (100 rooms) 8 Light industrial scheme 9 Industrial Scheme new build (50% plot ratio) 0 Industrial scheme intensification (60% plot ratio) NCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description 1 One unit scheme (houses) 3 Four unit scheme (houses) 3 Four unit scheme (houses) 5 Nine unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats - lower density) 1 Fifty unit scheme (flats - lower density) 2 Fifty unit scheme (flats - lower density) 3 Seventy unit scheme (flats - lower density) 5 One hundred unit scheme (flats - lower density) 6 One hundred unit scheme (flats - lower density) 7 Two hunded unit scheme (flats - lower density) 6 One hundred unit scheme (flats - lower density) 7 Two hundred unit scheme (flats) 9 Five hundred unit scheme (flats) 10 Two two flats (flats) 11 Unit unit scheme (flats) 12 Two unit scheme (flats) 13 Diata Centre 14 Office development (flats) 15 Nine unit scheme (flats) 16 Two flats (flats) 17 Two hundred unit scheme (flats) 18 Twenty unit scheme (flats) 19 Twenty unit scheme (flats) 10 Two hundred unit sch	No of units 1	£1,231,424 £776,574 £3,328,172 £6,656,344 £6,656,344 £3,565,943 BLV £95,835 £127,780 £138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,255,255 £466,544 £954,633 £246,590 £1,051,953 £999,738 £1,435,292 £1,265,943 £1,782,971 £3,656,943 £1,782,971 £1,85,810 £1,85,810 £1,85,810 £1,85,810 £1,85,810 £1,95,93 £1,782,971 £1,85,810 £1,917 £1,85,810 £1,917 £	977,576 3,217,453 4,815,604 0% AH 313,914 677,830 1,019,007 1,019,995 1,145,602 2,826,019 1,477,201 4,203,760 6,477,600 4,200,915 6,11,481,842 1,464,413 1,162,113 1,463,113 1,463,113 1,	5% AH 298,812 5,576,624 969,037 952,438 1,065,611 2,690,269 1,341,991 3,985,506 1,07,0954 3,162,527 1,085,509 1,085,509 1,097,398 6,040,542 1,087,693 1,088,500 1,088	977,576 3,217,453 4,015,771 4,815,804 10% AH 283,710 567,420 920,667 844,881 993,329 2,554,520 1,246,780 3,755,472 2,447,727 3,811,037 5,603,482 6,751 7,479,094 4,962,554 11,716,529 10,925,671 1,922,719 1,022,520 1,146,780 2,147,783 4,013,777 4,815,804 10% AH 283,710 567,420 920,667 4,847,485 4,013,777 4,815,804	977,576 3,217,453 4,013,177 4,815,604 15% AH 268,608 577,216 671,496 817,324 917,049 2,418,770 1,151,570 3,522,437 2,260,147 3,524,675 4,382,606 6,637,673 9,139,178 10,249,073 6,974,411 17,053,172 1,062,520 1,1062,520 1,	977,576 3,217,453 4,013,177 4,615,804 20% AH 253,506 507,011 622,327 749,767 400,707 2,283,021 1,056,360 3,289,404 2,072,565 3,288,312 4,729,365 2,605,514 6,382,557 3,802,659 8,588,291 8,781,615 7,023,150 13,271,242 11,982,719 1,082,520 13,271,242 11,982,719 1,082,520 13,271,242 11,982,719 1,082,520 13,271,242 11,982,719 1,082,520 13,271,242 11,982,719 1,082,520 13,271,242 11,982,719 1,082,520 13,271,242 11,982,719 1,082,520 13,271,242 11,982,719 1,082,520 13,271,242 11,982,719 1,082,520 13,271,242 11,982,719 1,082,520 1,082,530	977,576 3,217,453 4,015,004 236,404 236,404 476,807 773,156 682,210 682,210 682,210 683,430 3,222,711 4,877,145 682,210 764,486 684,987 4,947,465 -22,676,809 1,884,984 2,951,951 4,877,402 7,314,156 6,804,987 4,847,465 -22,676,809 1,886,664 1,987,166 1,987,166 1,987,166 1,987,166 1,987,166 1,987,176 1,988,664 1,987,166 1,987,176 1,988,664 1,987,176 1,988,664 1,987,176 1,988,664 1,987,176 1,988,664 1,987,176 1,988,664 1,987,176 1,988,664 1,987,176 1,988,664 1,987,176 1,988,664 1,987,176 1,988,664 1,987,176 1,988,664 1,987,176 1,988,664 1,987,176 1,988,664 1,987,176 1,988,664 1,987,176 1,988,664 1,987,176 1,988,664 1,987,176 1,988,664 1,987,176 1,988,664 1,987,176 1,988,664 1,987,176 1,988,664 1,988,671 1,977,165 1,988,694 1,988,695 1,988,696 1,988	es 30% AH 223,301 446,602 723,908 614,654,765 3,201,452 4,660,756	35% AH 208,199 416,388 674,816 547,097 11,922 1,875,772 770,700 2,590,301 1,509,821 4,736,002 2,66,814 4,736,002 2,66,814 4,736,002 1,875,772 770,700 1,876,876 1,982,772 1,876,876 1,982,772 1,876,876 1,982,779 1,982,789 1,982,889 1,982,	977,576 3,217,453 40% AH 193,096 386,193 625,646 479,540 1,740,022 675,519 2,557,267 1,322,241 2,002,666 2,981,130 1,009,513 4,189,764 1,482,867 2,214,799 2,911,767 3,217,453 4,013,171 4,015,804 40% AH 193,096 36,193 625,646 479,540 40% AH 193,096 36,193 625,646 479,540 40% AH 193,096 36,193 625,646 479,540 355,643 1,740,022 675,519 2,357,267 1,322,241 2,092,866 1,100,9613 4,100,9613	977,576 3,217,453 4,815,004 45% AH 177,994 355,989 576,476 411,983 459,362 1,604,272 500,310 2,544,070 610,514 3,641,565 902,919 45% AH 177,994 355,989 576,476 411,983 459,362 458,877 477,977 478,978 477,465 477,465 484,978 484,978 484,978 484,978 484,978 484,978 484,978 485,986 484,987 484,988 484,98	50% AH 162 306 31 468 468 1.391 4.60
Hotel development (160 rooms) Hotel development (100 rooms) Light industrial Scheme Industrial Scheme new build (50% plot ratio) Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme intensification (60% plot ratio) ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 5 Nine unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 1 Fiffy unit scheme (flats - higher density) 2 Fiffy unit scheme (flats - higher density) 3 Seventy unit scheme (flats - higher density) 6 One hundred unit scheme (flats - higher density) 7 Two hunded unit scheme (flats) with GF retail 8 Three hundred unit scheme (flats) with GF retail 9 Five hundred unit scheme (flats) 10 Thorounded unit scheme (flats) 10 Thorounded unit scheme (flats) with GF retail 9 Five hundred unit scheme (flats) 10 Thorounded unit scheme (flats) with GF retail 10 Three hundred unit scheme (flats) 11 Large retail supermarket 12 Comparison retail 12 Data Centre 14 Office development 15 Office development (100 rooms) 16 Industrial scheme intensification (60% plot ratio) 17 Hotel development (100 rooms) 18 Light industrial scheme intensification (60% plot ratio) 19 Industrial scheme intensification (60% plot ratio) 10 Industrial scheme (flats) 10 Thirty unit scheme (flats) 11 Twenty unit scheme (flats) 12 Two unit scheme (flats) 13 Four unit scheme (flats) 14 Twenty unit scheme (flats) 15 Three hundred unit scheme (flats) 16 Three hundred unit scheme (flats) 17 Ten unit scheme (flats - higher density) 18 Twenty unit scheme (flats - lower density) 19 Twenty unit scheme (flats - lower density) 10 Thirty unit scheme (flats - lower density) 11 Twenty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - lower d	No of units 1	£1,231,424 £776,574 £3,328,172 £6,656,344 £6,656,344 £3,565,943 BLV £95,835 £127,780 £138,676 £236,858 £200,584 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,368,943 £1,295,733 £7,782,971 £1,485,810 £2,959,733 £7,782,971 £1,485,810 £2,959,733 £7,782,971 £1,485,810 £2,959,733 £7,782,971 £1,485,810 £2,959,733 £7,782,971 £1,485,810 £2,959,733 £7,782,971 £1,485,810 £2,959,733 £7,782,971 £1,485,810 £2,959,733 £7,782,971 £1,485,810 £2,959,733 £7,82,971 £1,485,810 £2,959,733 £7,82,971 £1,485,810 £2,959,733 £7,82,971 £1,485,810 £2,959,733 £7,82,971 £1,485,810 £2,959,733 £7,82,971 £1,487,810 £2,959,733 £1,782,971 £1,487,810 £2,959,733 £1,7917 £1,947	977,576 3,217,453 4,815,604 0% AH 313,914 677,830 1,019,007 1,019,995 1,145,802 2,826,019 1,477,201 4,202,417 4,363,760 6,477,600 4,202,417 4,363,760 6,477,600 4,203,915 1,148,8192 2,8301,347 1,1902,719 1,002,520 1,146,804,987 4,847,455 2,917,556 3,217,453 3,17,453 3,17,453 4,013,171 4,815,804	5% AH 298,812 5,542,602 10,700,954 10,100,954 11,100,954	977,576 3,217,453 4,015,771 4,615,604 10% AH 283,710 567,420 920,667 884,881 993,329 2,554,520 1,246,780 3,755,472 2,447,727 3,811,037 5,603,482 4,962,554 1,962,554 1,962,563 11,962,719 1,082,520 1,246,780 1,776,529 1,092,671 2,672,673 1,141 1,1	977,576 3,217,453 4,815,604 15% AH 268,608 557,216 671,496 817,324 917,049 917,049 917,049 917,049 917,049 917,049 917,049 917,049 918,178 0,240,177 1,151,570 3,522,437 9,139,178 0,240,177 1,162,579 1,162,5	977,576 3,217,453 4,013,171 4,015,804 20% AH 253,506 507,011 622,327 749,767 40,767 2,283,021 1,056,380 3,289,404 2,072,565 3,236,312 4,729,365 2,605,514 6,382,557 3,802,659 8,588,291 8,761,615 7,023,150 13,271,242 11,982,719 1,062,520 1,056,303 3,214,47,465 2,071,656 1,071,071 1,071,076 3,217,453 1,013,171 4,015,804 Ret 20% AH 253,506 507,011 822,327 749,777 840,767 2,283,021 1,056,360 3,289,404 2,072,655 3,288,414 2,072,656 3,288,414 5,073,616 5,070,011 822,327 4,947,656 1,056,360 3,289,404 2,072,656 3,288,404 2,072,656 3,288,404 2,072,656 3,288,404 2,072,656 3,288,404 2,072,656 3,288,404 2,072,656 3,288,404 2,072,656 3,288,404 2,072,656 3,288,404 2,072,656 3,288,404 2,072,656 3,288,404 2,072,656 3,288,404 2,072,656 3,288,404 2,072,656 3,288,404 2,072,656 3,288,404 2,072,656 3,288,404 2,072,656 3,288,404 2,072,656 3,288,404 2,072,656 3,288,71 1,082,759 1,082,7	977,576 3,217,453 4,015,004 4015,004 258,404 476,807 773,156 682,210 684,436 3,222,711 4,015,004 4,007	es 30% AH 223,301 446,602 723,906 614,654 6796,515 5846 701 3,108,319 1,082,520 2,823,335 1,667,402 2,823,825 2,823 2,825 2,823 2,825 2,823 2,825 2,825 2,825 2,825 2,825 2,825 2,825 2,825 2,825 2,825 2,825 2,825 2,825 2,825 2,	977,576 3,217,453 4,013,171 4,015,804 35% AH 208,199 416,398 674,816 547,097 611,922 1,875,772 770,700 2,590,301 1,509,821 2,379,227 3,418,188 4,738,002 2,662,814 4,738,002 2,662,814 4,738,002 4,579,244 1,135,682 4,579,244 1,135,682 4,579,244 1,135,682 4,579,244 1,135,682 4,579,244 1,135,682 1,149,241 1,15,804 36% AH 208,199 416,398 674,816 547,097 611,924 1,875,772 770,730 2,590,301 1,509,221 2,379,227 3,418,188 1,408,514 4,738,002 2,590,301 1,509,2	977,576 3,217,453 400,171 4,515,864 40% AH 193,096 386,193 625,646 479,540 535,643 1,740,022 675,519 2,357,267 1,322,241 2,092,866 2,881,130 1,009,513 4,189,784 1,482,867 2,211,408 5,234,739 2,911,767 6,843,799 1,002,506 11,982,719 1,082,506 11,982,719 1,082,506 11,982,719 1,082,506 11,982,719 1,082,506 11,982,719 1,082,506 11,982,719 1,082,506 11,982,719 1,082,506 11,982,719 1,082,506 11,982,719 1,082,506 11,982,719 1,082,506 11,982,719 1,082,506 11,982,719 1,082,506 1,183,606 1,1	977,576 3,217,453 4,815,804 45% AH 177,994 355,989 576,476 411,983 419,932 1,804,272 580,310 2,544,070 610,514 3,641,565 902,919 1,330,905 4,453,852 1,436,832	50% AH 162 325 527 344 353 3672 379 3672 379 3672 379 3672 379 3672 379 3672 379 3672 379 3672 379 3672 379 3672 379 3672 379 3672 379 3672 379 3672 379 3672 379 379 379 379 379 379 379 379 379 379
Hotel development (160 rooms) Hotel development (100 rooms) Hotel development (100 rooms) Light industrial Scheme new build (50% plot ratio) Industrial Scheme intensification (60% plot ratio) Description One unit scheme (houses) Four unit scheme (houses) Four unit scheme (houses) Four unit scheme (houses) Four unit scheme (flats) Four this scheme (flats) Four unit sche	No of units 1	£1,231,424 £776,574 £3,228,172 £6,656,344 £6,656,344 £3,665,943 BLV £95,635 £127,780 £138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £999,366 £502,352 £466,544 £954,633 £246,590 £1,236,945 £1,236,945 £1,236,194 £2,959,733 £1,782,971 £1,485,810 £5,134,956 £5,134,956 £5,134,956 £5,134,956 £5,134,956 £5,134,956 £5,134,956 £5,134,956 £5,134,956 £5,134,956 £5,134,956 £5,134,956 £5,134,956 £5,134,956 £5,134,956 £5,134,956 £5,134,956 £5,134,956 £5,134,956 £1,236,194 £2,959,733 £1,782,971 £3,565,943 £1,236,194 £1,485,810 £1,485	977,576 3,217,453 4,815,004 0% AH 313,914 627,830 1,019,007 1,019,995 2,262,417 4,383,760 4,200,915 8,576,531 4,221,540 2,822,417 4,383,760 6,11,461,842 14,640,413 14,628,192 2,788,65 1,1461,842 14,640,413 14,666 2,068,471 977,576 3,217,453 4,013,177 4,815,804 PER HA 0% AH 313,914 627,830 1,019,907 1,019,995 1,145,892 2,068,471 977,576 3,217,453 4,013,177 4,815,804	5% AH 293,612 597,624 969,637 952,438 1,069,631 2,630,630 4,097,398 6,040,542 3,802,515 6,027,312 5,542,502 8,396,601 10,700,954 13,182,622 13,182,622 13,183,622 14,551,955 11,982,719 14,656 2,066,471 977,576 3,217,453 4,013,171 4,815,804 296,611 296,032 398,001 1,069,611 297,093 1,341,991 3,988,506 2,655,309 1,341,991 3,988,506 2,655,309 1,341,991 3,988,506 2,655,309 1,341,991 3,988,506 2,655,309 1,341,991 3,988,506 2,655,309 1,341,991 3,988,506 2,655,309 1,341,991 3,988,506 2,655,309 1,341,991 3,988,506 1,341,991 3,988,506 1,341,991 3,988,506 1,341,991 3,988,506 1,341,991 3,988,506 1,341,991 3,988,506 1,341,991 3,988,506 1,341,991 3,988,506 1,341,991 3,988,506 1,341,991 3,988,506 1,341,991	977,576 3,217,453 4,013,717 4,615,604 10% AH 283,710 567,420 920,667 884,881 959,329 2,554,520 1,246,780 3,755,472 2,447,727 3,811,037 5,603,462 3,403,515 7,479,094 4,962,554 7,518,237 9,920,066 11,716,529 10,925,671 20,802,633 11,962,719 1,062,520 1,246,780 3,217,453 4,013,171 4,815,804	977,576 3,217,453 4,013,171 4,815,804 15% AH 268,608 537,216 871,496 817,324 917,049 2,418,770 1,151,570 3,522,437 2,260,147 3,524,675 4,382,606 6,637,673 9,139,178 10,249,073 8,974,411 17,053,172 11,982,719 1,082,520 1,487,465 2,287,465 2,083,471 977,576 3,217,453 4,013,171 4,815,804	977,576 3,217,453 4,013,171 4,015,804 20% AH 253,506 507,011 522,327 749,767 840,767 2,283,021 1,056,360 3,289,404 2,072,565 3,238,312 4,729,365 2,605,514 6,382,667 3,802,659 6,767,509 6,356,291 8,761,615 7,023,150 13,271,242 11,982,719 1,082,509 6,804,987 4,847,465 22,77,509 6,804,987 4,847,465 22,377 4,847,465 22,377 4,847,465 3,217,42 11,882,618 3,283,312 4,293,366 5,217,653 4,013,771 4,815,804	977,576 3,217,453 4,015,004 4015,004 238,404 476,807 773,155 682,210 68,210 3,056,369 3,834,984 2,951,951 4,292,305 2,206,515 5,334,433 3,222,711 4,877,145 7,774,002 7,7314,155 6,774,002 7,7314,155 6,774,002 7,7314,155 6,774,002 7,7314,155 6,774,002 7,7314,155 6,774,002 7,7314,155 6,774,002 7,7314,155 6,774,002 7,7314,155 6,774,002 7,7314,155 6,774,002 7,7314,155 6,804,987 4,815,804 847,465 2,206,515 3,217,463 4,013,171 4,815,804 847,465 2,068,471 977,576 3,217,463 4,013,171 4,815,804 84,044 476,807 773,155 682,210 764,486 2,147,277 764,486 2,147,277 1,155 682,210 764,486 2,951,951 4,292,305 2,206,515 5,334,433 3,222,711 4,877,145 7,374,155 5,071,891 9,486,064 1,982,719 1,082,520 6,804,987 7,774,155 5,774,165	es 30% AH 223,301 446,602 723,966 614,654 6,796,515 5,846,701 3,108,319 4,847,465 22,718,265,840 2,001,522 665,840 2,001,522 665,840 2,001,522 6,847,1807,514 5,266,200 2,001,522 6,847,1807,514 6,802,860 2,001,522 6,865,840 2,008,471 977,576 3,217,453 4,001,3171 4,815,804 8,80	977,576 3,217,453 4,013,171 4,015,804 35% AH 200,199 416,398 674,616 547,097 770,730 2,590,301 1,509,821 2,379,227 3,411,188 1,408,514 4,738,002 2,062,814 3,106,071 6,015,628 4,379,244 1,155,708 11,822,719 1,002,520 6,804,937 4,847,465 2,277,838 4,013,171 4,815,804	977,576 3,217,453 4,013,177 4,015,604 40% AH 193,096 386,193 625,646 479,540 1,740,022 675,519 2,057,267 1,322,241 2,092,866 2,981,130 1,009,513 4,169,764 1,482,867 2,218,488 5,234,739 2,911,787 4,647,465 2,986,471 977,576 3,217,465 2,986,471 977,576 3,217,465 2,986,471 977,576 3,217,465 2,986,471 977,576 3,217,465 2,986,471 977,576 3,217,465 2,986,471 977,576 3,217,465 2,986,471 977,576 3,217,465 3,217,47,47 3,217,47 3,217,47 3,217,47 3,217,47 3,217,47 3,217,47 3,217,47 3,217,47 3,217,47 3	977,576 3,217,453 4,615,004 45% AH 177,994 355,989 576,476 411,983 459,362 1,004,272 580,310 2,124,232 1,134,659 1,866,503 2,544,070 6,804,987 4,847,456 2,148,987 4,847,456 2,148,987 4,847,456 2,148,987 4,847,456 4,987 4,847,456 4,987 4,847,456 4,987 4,847 4	50% AH 102, 107, 108, 108, 108, 108, 108, 108, 108, 108
Hotel development (160 rooms) Hotel development (100 rooms) Light Industrial Scheme mew build (50% plot ratio) Industrial Scheme intensification (60% plot ratio) Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats) 16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats) 18 Three hundred unit scheme (flats) 19 Twenty unit scheme (flats - higher density) 10 Two hunded unit scheme (flats) 10 Two hundred unit scheme (flats) 11 Fifty unit scheme (flats - higher density) 12 Fifty unit scheme (flats - higher density) 13 Data Centre 14 Seventy unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 11 Fifty development (flot rooms) 12 Fifty development (flot rooms) 13 Data Centre 14 Office development (flot rooms) 15 Office development (flot rooms) 16 Industrial scheme (houses) 17 Hotel development (flot rooms) 18 Light industrial scheme (houses) 19 Two unit scheme (flats) 10 Industrial scheme (flats) 10 Industrial scheme (flats) 11 Fifty unit scheme (flats) 12 Fifty unit scheme (flats) 13 Four unit scheme (flats) 14 Five hundred unit scheme (flats) 15 Nine unit scheme (flats) 16 Two unit scheme (flats) 17 For unit scheme (flats) 18 Two unit scheme (flats) 19 Two unit scheme (flats) 10 Two hundred unit scheme (flats) 11 Fifty unit scheme (flats) 12 Fifty unit scheme (flats) 13 Four unit scheme (flats) 14 Five hundred unit scheme (flats) 15 F	No of units No of units	E1,231,424 E776,574 E3,328,172 E6,656,344 E6,656,344 E6,656,344 E5,6656,344 E5,6656,344 E5,6656,344 E5,6656,344 E5,6656,344 E3,6656,344 E3,6656,645 E3,6656,645 E3,6656,645 E3,6656,645 E3,6656,645 E3,6656,645 E4,6590 E1,051,953 E5,134,958 E1,135,951 E1,1485,810 E5,1565,943 E1,160,27 E2,160,303 E4,150,000 E2,160,303 E	977,576 3,217,453 4,815,804 0% AH 313,914 677,830 1,019,007 1,019,995 1,437,201 4,221,540 4,200,915 8,575,531 6,121,362 9,279,965 11,481,842 14,640,413 14,828,192 28,301,347 11,962,520 6,804,967 4,847,465 2,088,471 977,576 3,217,453 4,013,177 4,815,804 PER HA 0% AH 313,914 62,520 6,804,967 7,576 3,217,453 4,013,177 4,815,804 PER HA 0% AH 313,914 627,830 1,019,007 1,019,995 1,145,892 2,026,019 1,437,201 4,221,540 2,222,417 4,333,760 6,477,600 4,200,915 8,575,531 6,121,362 1,143,201 1,147	5% AH 298,812 597,924 999,037 952,438 1,099,611 2,690,269 1,341,991 3,988,506 2,038,37 1,098,611 1,489,663 1,341,991 1,485,663 2,008,471 4,815,804	977,576 3,217,453 4,015,771 4,815,804 10% AH 283,710 567,420 920,667 844,843 993,329 2,554,520 1,246,780 3,755,472 3,811,037 5,603,482 4,962,554 1,718,237 9,920,066 11,716,529 10,925,671 4,817,838 4,013,171 4,815,804 10% AH 283,710 567,420 920,667 4,847,465 2,297,636 4,847,465 2,297,636 4,847,465 2,297,636 4,847,455 4,013,177 4,815,804	977,576 3,217,453 4,013,177 4,815,864 288,608 557,216 671,496 817,324 917,049 2,418,770 1,151,570 3,522,437 4,847,465	977,576 3,217,453 4,013,171 4,615,604 20% AH 253,506 507,011 622,327 749,767 6,40,767 2,283,021 1,066,380 3,289,404 2,072,565 3,236,312 4,729,365 2,605,514 6,382,657 3,802,659 1,781,615 7,023,150 1,781,615 7,023,150 1,781,615 7,023,150 1,781,615 7,023,150 1,781,615 7,023,150 1,781,615 7,023,150 1,781,615 7,023,150 1,781,615 7,023,150 1,781,615 1,782,615 1,882,719	977,576 3,217,453 4,615,604 238,404 238,404 476,807 773,156 682,210 682,210 684,488 2,147,271 961,150 3,056,369 1,884,984 2,951,951 4,292,305 5,834,438 3,222,711 1,082,520 4,847,465 2,574,684 2,574,684 2,574,684 2,574,685 2,574,684 2,574,685 2,574,684 2,574,685	es 30% AH 223,301 46,602 723,966 614,654 668,200 2,011,522 665,509 3,855,247 1,807,514 6,814 6,706,515 5,846,701 3,108,2719 1,002,520 6,804,967 4,847,465 2,008,471 9,77,576 3,217,453 4,013,177,453 4,013,177 4,815,804 967 1,807,514 6,814,815,804 967 6,814,654 6,814,656 6,814,6	977,576 3,217,453 4,013,177 4,615,604 35% AH 208,199 416,338 674,816 547,097 611,924 1,875,772 770,730 2,590,301 1,509,821 2,379,227 3,418,188 4,08,514 4,738,002 2,662,814 3,106,071 6,015,628 4,379,244 1,135,662 4,379,244 1,135,662 4,379,244 1,135,662 4,379,244 1,135,662 4,379,244 1,135,662 4,379,244 1,135,662 4,379,244 1,135,662 4,379,244 1,135,662 1,481,481 2,501,481 4,671,481 4,781,686 2,686,471 977,576 3,217,453 4,013,171 4,815,804	977,576 3,217,453 4,003,177 4,815,864 40% AH 193,096 386,193 625,646 479,540 535,643 1,740,022 675,519 2,357,267 1,322,241 2,092,866 2,981,130 1,009,613 4,189,784 1,482,867 2,211,488 5,234,739 2,911,737 4,815,804 40% AH 1982,719 1092,520 41,489,686 11,982,719 1092,520 41,489,686 11,982,719 1092,520 41,489,686 11,982,719 1092,520 41,481,89,686 11,982,719 1092,520 11,982,719 1092,520 11,982,719 1092,520 11,982,719 1092,520 11,982,719 1092,520 11,982,719 1092,520 11,982,719 1092,520 11,982,719 1092,520 11,982,719 1092,520 11,982,719 1092,520 11,982,719 1092,520 11,982,719 1092,520 11,982,719 1092,520 11,982,719 1092,520 11,982,719 1092,520 11,982,719 1092,586	977,576 3,217,453 4,615,604 45% AH 177,994 355,989 576,476 411,983 459,362 1,604,272 580,310 2,124,232 1,134,659 1,206,503 2,544,070 610,514 3,641,565 902,919 1,330,905 4,453,852 1,496,436 1,496,436 1,496,4	50% AH 162, 325, 527, 344, 363, 3672, 47, 4, 656, 377, 3, 217,
Hotel development (160 rooms) Hotel development (100 rooms) Jith discrete development (100 rooms) Jith discrete development (100 rooms) Jith discrete development (100 rooms) Light industrial scheme ewe build (50% plot ratio) Light industrial scheme intensification (60% plot ratio) Local scheme intensification (60% plot ratio) Local scheme (houses) Tone unit scheme (houses) Four unit scheme (houses) Nine unit scheme (flats) Nine unit scheme (flats) Ten unit scheme (flats - lower density) Ten unit scheme (flats - lower density) Local scheme (flats - lower density) Ten unit scheme (flats - lower density) Tone hundred unit scheme (flats - lower density) Tone hundred unit scheme (flats - lower density) Tone hundred unit scheme (flats) with GF retail Three hundred unit scheme (flats) Three hundred unit scheme (flats) Tone unit scheme (houses) Tone unit scheme (houses) Tone unit scheme (flats) Tone unit scheme (flats) Tone unit scheme (flats)	No of units 1	£1,231,424 £776,574 £3,328,172 £6,656,344 £6,656,344 £3,565,943 BLV £95,835 £127,780 £138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,285 £1,285,285 £1,285,285 £1,285,285 £1,285	977,576 3,217,453 4,815,604 0% AH 313,914 677,830 1,019,007 1,019,995 1,147,201 4,203,760 6,477,600 4,200,915 6,575,531 6,121,362 9,276,965 11,481,842 14,640,413 14,628,192 14,874,875 11,874,875 11	5% AH 295,812 597,624 969,037 952,438 1,065,611 2,690,269 1,341,991 3,985,506 2,635,309 4,097,398 6,040,542 12,876,931 24,551,955 11,962,719 1,082,520 2,971,971 2,97	977,576 3,217,453 4,015,771 4,615,604 10% AH 283,710 567,420 920,667 884,881 953,329 2,554,520 1,246,780 3,755,472 2,447,727 3,811,037 5,603,482 4,962,554 7,516,237 9,920,666 11,716,529 10,925,671 10,822,583 11,982,719 10,822,583 11,982,719 10,822,583 11,982,719 10,822,583 11,982,719 10,822,583 11,982,719 10,822,583 11,982,719 10,822,583 11,982,719 10,822,583 11,982,719 10,822,583 11,982,719 10,822,583 11,982,719 10,822,583 11,982,719 10,822,583 11,982,719 10,822,583 11,982,719 10,822,583 11,982,719 10,822,584,520 12,846,780 12,847,783 11,982,719 10,822,583 11,982,719 10,822,883	977,576 3,217,453 4,013,177 4,815,604 15% AH 268,608 577,216 671,496 817,324 917,049 2,418,770 1,151,570 3,522,437 2,260,147 3,524,675 6,604,24 3,004,514 6,930,875 4,347,455 1,162,520 6,77,737 6,974,411 17,053,172 1,062,520 6,77,737 9,139,178 10,249,073 6,974,411 17,053,172 1,062,520 6,804,987 4,847,465 1,489,668 1,589,668 1	977,576 3,217,453 4,013,171 4,615,804 20% AH 253,506 507,011 622,327 749,767 400,767 2,283,021 1,056,360 3,289,404 2,072,565 3,288,312 4,729,365 2,605,514 6,382,557 3,802,659 8,358,291 8,781,615 7,023,150 13,271,242 11,982,719 1,082,520 6,804,987 4,647,465 2,217,453 4,013,171 4,015,804 20% AH 20% AH 21,7576 3,217,453 4,013,171 4,015,804 20% AH 20% AH 27,576 3,217,453 4,013,171 4,015,804 20% AH 27,576 3,217,453 4,013,171 4,015,804 20% AH 27,576 3,217,453 4,013,171 4,015,804 20% AH 27,576 3,217,453 3,802,659 5,757,509 8,388,940 2,072,565 3,230,312 4,729,365 2,303,112 4,729,365 2,303,312 4,729,36	977,576 3,217,453 4,015,004 4015,004 25% AH 236,404 476,807 773,156 682,210 684,488 2,147,271 961,150 3,056,369 1,884,984 2,951,951 4,292,305 4,014,145 5,771,402 7,314,158 6,064 11,962,719 1,082,520 1,469,664 11,962,719 1,082,520 1,469,664 11,962,719 1,082,520 1,469,664 11,962,719 1,082,520 1,469,664 11,962,719 1,082,520 1,469,664 11,962,719 1,082,520 1,469,664 1,962,719 1,082,520 1,469,664 1,962,719 1,082,520 1,469,664 1,962,719 1,082,520 1,469,664 1,962,719 1,082,520 1,469,664 1,962,719 1,771,450 1,	es 30% AH 223,301 446,602 723,906 614,654 765 765 765 765 765 765 765 765 765 765	977,576 3,217,453 4,013,171 4,015,804 35% AH 208,199 416,398 674,816 547,097 6,11,924 1,875,772 770,700 2,590,301 1,509,821 4,739,002 2,602,814 4,739,002 6,814,7465 2,615,708 11,982,719 1,602,520 6,804,967 4,047,465 2,068,471 9,7576 3,217,453 4,013,171 4,015,004	977,576 3,217,453 4019,171 4,015,604 40% AH 193,096 386,193 625,646 479,540 1,740,022 675,519 2,557,267 1,322,241 2,002,666 2,981,130 1,009,513 4,189,764 1,482,867 2,214,799 2,911,767 3,217,453 4,013,171 4,015,804 40% AH 193,096 36,193 625,643 1,740,022 675,519 2,517,636 1,062,709 1,	977,576 3,217,453 4,615,604 45% AH 177,994 355,989 576,476 411,983 499,622 1,604,272 500,310 2,124,232 1,134,659 1,806,503 2,544,070 610,514 3,641,565 902,919 1,309,604 4,431,454 4,47,465 2,148,47,465 3,148,47,465 3,148,47,465 3,148,47,465 3,148,47,465 3,148,47,465 3,148,47,465 3,148,47,47,47,47,47,47,47,47,47,47,47,47,47,	162,6 325,7 527,3 344,4 383,0 1,466,5 485,0 1,891,1 947,0 211,6 3,052,3 3,052,3 3,072,



Table 6.11.3: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £8,136 per square metre)

CHMARK LAND VALUE 1 (SECONDARY OFFICES)			PER HA				Re	sidual land valu	es				
Description One unit scheme (houses)	No of units	BLV £273,460		5% AH 329,218	10% AH 312,515	15% AH 295,813	20% AH 279,111	25% AH 262,408	30% AH 245,705	35% AH 229,003	40% AH 212,300	45% AH 195,598	50% A
Two unit scheme (houses) Four unit scheme (houses)	2	£364,613	691,841	658,437 1,068,832	625,031 1,014,452	591,626 960,072	558,221 905,692	524,816 851,311	491,411 796,931	458,005 742,551	424,601 688,169	391,195 633,789	
Seven unit scheme (flats)	7	£675,863	1,166,843	1,091,943	1,017,044	942,145	867,246	792,346	717,447	642,548	567,649	492,749	9 4
line unit scheme (flats) Fen unit scheme (houses)	9	£1,026,684	1,311,703 3,117,616	1,227,132 2,967,287	1,142,560 2,816,957	1,057,989 2,666,628	973,417 2,516,298	888,845 2,365,969	804,273 2,215,639	719,702 2,065,310	635,130 1,914,980	550,559 1,764,651	1 1,
Fen unit scheme (flats) Fwenty unit scheme (houses and flats)	10 20	£612,333 £1,907,861	1,644,158 4,725,504	1,538,600 4,467,272	1,433,042 4,209,040	1,327,484 3,950,807	1,221,926 3,692,575	1,116,368 3,434,343	1,010,810 3,176,110	905,252 2,917,878	799,694 2,659,645	694,136 2,401,413	
Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor)	20 30	£1,139,629 £1,433,440	3,229,004 5,011,466	3,021,625 4.693,720	2,814,247 4,375,972	2,606,867 4,058,225	2,399,489 3,740,479	2,192,110 3,422,731	1,984,470 3.104,984	1,776,384 2,787,236	1,568,298 2.469.490	1,360,212 2,151,742	
Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density)	50 50	£3,667,333 £1,331,263	7,459,338 5,091,857	6,973,192 4,650,673	6,487,047 4,209,488	6,000,901 3,768,304	5,514,755 3,325,675	5,028,610 2,881,665	4,542,464 2,437,654	4,056,317 1,993,645	3,570,172 1,549,635	3,084,026	6 2
Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	9,806,959	9,197,169	8,587,379	7,977,589	7,367,800	6,758,010	6,148,220	5,538,431	4,928,641	4,318,851	1 3
Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density)	70 100	£703,635 £3,001,701	7,416,348 11,271,896	6,775,085 10,291,886	6,133,823 9,311,875	5,492,560 8,331,865	4,849,414 7,351,855	4,204,044 6,371,844	3,558,674 5,391,833	2,913,303 4,411,822	2,267,933 3,428,057	1,622,564 2,439,677	4 7 1
One hundred unit scheme (flats - higher density) Fwo hunded unit scheme (flats) with GF retail	100 200	£2,852,706 £4,095,542		12,373,933 16,401,499	11,507,402 14,774,293	10,640,871 13,147,087	9,772,484 11,519,881	8,903,209 9,882,968	8,033,934 8,244,257	7,164,659 6,605,545	6,295,384 4,966,835	5,426,110 3,328,124	0 4 4 1
Three hundred unit scheme (flats) with GF retail	300 500	£3,900,516	19,392,937	17,213,439	15,033,942	12,854,444	10,674,946	8,495,449	6,315,951	4,136,455	1,937,444	- 270,163	3 - 2
Five hundred unit scheme (flats) Fwo hundred unit Co-living scheme	500	£14,652,373 £1,511,753	36,558,516 11,982,719	32,396,266 11,982,719	28,234,016 11,982,719	24,071,766 11,982,719	19,909,516 11,982,719	15,747,267 11,982,719	11,551,152 11,982,719	7,348,098 11,982,719	3,145,044 11,982,719	- 1,091,364 11,982,719	4 - 5 9 11
arge retail supermarket Comparison retail	-	£10,175,259 £3.527.423	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	0 1 7 6
Data Centre Office development		£8,445,465 £5,087,629	4,847,465	4,847,465 - 22.971.636	4,847,465 - 22,971,636	4,847,465 - 22,971,636	4,847,465 - 22,971,636	4,847,465 - 22,971,636	4,847,465 - 22,971,636	4,847,465 - 22,971,636	4,847,465 - 22,971,636	4,847,465 - 22,971,636	5 4
Office development	-	£4,239,691	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	8 - 11
Hotel development (160 rooms) Hotel development (100 rooms)		£1,882,423 £1,187,114	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	1 2 6
ight industrial scheme ndustrial Scheme new build (50% plot ratio)	-	£5,087,629 £10,175,259	3,217,453 4 013 171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4.013.171	3,217,453 4.013,171	3,217,453 4,013,171	3,217,453 4.013,171	3,217,453 4.013,171	3,217,453 4,013,171	3 3 1 4
ndustrial scheme intensification (60% plot ratio)	-	£10,175,259		4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	
CHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6.656.344					De	sidual land valu	es				
Description One unit scheme (houses)	No of units	BLV	0% AH	5% AH 329,218	10% AH 312.515	15% AH 295,813				35% AH 229,003	40% AH 212,300	45% AH 195,598	50%
Two unit scheme (houses)	2	£238,519	691,841	658,437	625,031	591,626	558,221	524,816	491,411	458,005	424,601	391,195	5
Four unit scheme (houses) Seven unit scheme (flats)	4 7	£442,129		1,068,832 1,091,943	1,014,452 1,017,044	960,072 942,145	905,692 867,246	851,311 792,346	796,931 717,447	742,551 642,548	688,169 567,649	633,789 492,749	9
Vine unit scheme (flats) Ten unit scheme (houses)	9			1,227,132 2,967,287	1,142,560 2,816,957	1,057,989 2,666,628	973,417 2,516,298	888,845 2,365,969	804,273 2,215,639	719,702 2,065,310	635,130 1,914,980	550,559 1,764,651	
Ten unit scheme (flats) Twenty unit scheme (houses and flats)	10	Å	1,644,158 4,725,504	1,538,600 4,467,272	1,433,042 4,209,040	1,327,484 3,950,807	1,221,926 3.692,575	1,116,368 3,434,343	1,010,810 3,176,110	905,252 2.917.878	799,694 2,659,645	694,136 2,401,413	6
rwenty unit scheme (flats)	20	£745,511	3,229,004	3,021,625	2,814,247	2,606,867	2,399,489	2,192,110	1,984,470	1,776,384	1,568,298	1,360,212	2 1
Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density)	30 50	£937,713 £2,399,057	5,011,466 7,459,338	4,693,720 6,973,192	4,375,972 6,487,047	4,058,225 6,000,901	3,740,479 5,514,755	3,422,731 5,028,610	3,104,984 4,542,464	2,787,236 4,056,317	2,469,490 3,570,172	2,151,742 3,084,026	
Fifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme)	50 70	£870,872 £1,781,959	5,091,857	4,650,673 9,197,169	4,209,488 8,587,379	3,768,304 7,977,589	3,325,675 7,367,800	2,881,665 6,758,010	2,437,654 6,148,220	1,993,645 5,538,431	1,549,635 4,928,641	1,105,624 4,318,851	4
Seventy unit scheme (flats - higher density)	70	£460,296	7,416,348	6,775,085	6,133,823	5,492,560	4,849,414	4,204,044	3,558,674	2,913,303	2,267,933	1,622,564	4
One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density)	100 100	£1,963,622 £1,866,154	13,240,465	10,291,886 12,373,933	9,311,875 11,507,402	8,331,865 10,640,871	7,351,855 9,772,484	6,371,844 8,903,209	5,391,833 8,033,934	4,411,822 7,164,659	3,428,057 6,295,384	2,439,677 5,426,110	0 4
Two hunded unit scheme (flats) with GF retail Three hundred unit scheme (flats) with GF retail	200 300	£2,679,179 £2,551,599		16,401,499 17,213,439	14,774,293 15,033,942	13,147,087 12,854,444	11,519,881 10,674,946	9,882,968 8,495,449	8,244,257 6,315,951	6,605,545 4,136,455	4,966,835 1,937,444	3,328,124 - 270,163	4 1 3 - 2
Five hundred unit scheme (flats)	500	£9,585,136		32,396,266 11,982,719	28,234,016 11,982,719	24,071,766 11,982,719	19,909,516 11,982,719	15,747,267	11,551,152	7,348,098	3,145,044	- 1,091,364	4 - 5
rwo hundred unit Co-living scheme Large retail supermarket	-	£6,656,344	1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	1,082,719	11,982,719 1,082,520	11,982,719 1,082,520	
Comparison retail Data Centre	-	£2,307,533 £5,524,766	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,647,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	7 6 5 4
Office development Office development	-	£3,328,172 £2,773,477	- 22,971,636 - 11,489,668	- 22,971,636 - 11,489,668	- 22,971,636 - 11,489,668	- 22,971,636 - 11,489,668	- 22,971,636 - 11,489,668	- 22,971,636 - 11,489,668	6 - 22 8 - 11				
lotel development (160 rooms)		£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	
1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -													
Hotel development (100 rooms) Light industrial scheme	-	£776,574 £3,328,172	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	
		£776,574	977,576 3,217,453 4,013,171	977,576	977,576								3 3
Light industrial scheme ndustrial Scheme new build (50% plot ratio) ndustrial scheme intensification (60% plot ratio)	-	£776,574 £3,328,172 £6,656,344 £6,656,344	977,576 3,217,453 4,013,171 4,815,804	977,576 3,217,453 4,013,171	977,576 3,217,453 4,013,171	3,217,453	3,217,453 4,013,171 4,815,804	3,217,453 4,013,171 4,815,804	3,217,453 4,013,171 4,815,804	3,217,453	3,217,453 4,013,171	3,217,453	3 3
Light industrial scheme industrial Scheme new build (50% plot ratio) industrial scheme intensification (60% plot ratio) CHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description	No of units	£776,574 £3,328,172 £6,656,344 £6,656,344 £3,565,943 BLV	977,576 3,217,453 4,013,171 4,615,604	977,576 3,217,453 4,013,171 4,615,804 5% AH	977,576 3,217,453 4,013,171 4,615,804	3,217,453 4,013,171 4,815,804 15% AH	3,217,453 4,013,171 4,815,804 Re: 20% AH	3,217,453 4,013,171 4,615,604 sidual land valu 25% AH	3,217,453 4,013,171 4,815,804 es 30% AH	3,217,453 4,013,171 4,815,804 35% AH	3,217,453 4,013,171 4,615,604 40% AH	3,217,453 4,013,171 4,815,804 45% AH	3 3 1 4 4 4
Light industrial scheme industrial Scheme new build (50% plot ratio) industrial scheme intensification (60% plot ratio) CHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description Die unit scheme (houses) Two unit scheme (houses)		£776,574 £3,328,172 £6,656,344 £6,656,344 £3,565,943 BLV £95,835 £127,780	977,576 3,217,453 4,073,177 4,815,804 0% AH 345,921 691,641	977,576 3,217,453 4,013,77 4,815,804 5% AH 329,218 658,437	977,576 3,217,453 4,015,171 4,815,804 10% AH 312,515 625,031	3,217,453 4,013,171 4,815,604 15% AH 295,813 591,626	3,217,453 4,013,171 4,615,604 Re 20% AH 279,111 558,221	3,217,453 4,013,171 4,815,804 sidual land valu 25% AH 262,408 524,816	3,217,453 4,013,171 4,815,604 es 30% AH 245,705 491,411	3,217,453 4,013,171 4,815,804 35% AH 229,003 458,005	3,217,453 4,013,171 4,615,604 40% AH 212,300 424,601	3,217,453 4,013,171 4,815,804 4,815,804 45% AH 195,598 391,195	3 3 1 4 4 4 50%
Light industrial scheme industrial Scheme new build (50% plot ratio) industrial Scheme intensification (60% plot ratio) CHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description Dine unit scheme (houses) Fivo unit scheme (houses) Four unit scheme (houses)	No of units	£776,574 £3,328,172 £6,656,344 £6,656,344 £3,566,943 BLV £95,835 £127,780	977,576 3,217,453 4,013,171 4,815,804 0% AH 345,921 691,841 1,123,213	977,576 3,217,453 4,013,171 4,815,804 5% AH 329,218 658,437 1,068,632	977,576 3,217,453 4,013,171 4,615,804 10% AH 312,515 625,031 1,014,452	3,217,453 4,013,17 4,815,804 4,815,804 15% AH 295,813 591,626 960,072	3,217,453 4,015,171 4,815,604 4,815,604 20% AH 279,111 558,221 905,692	3,217,453 4,013,171 4,815,804 sidual land valu 25% AH 262,408 524,816 851,311	3,217,453 4,015,171 4,815,804 es 30% AH 245,705 491,411 796,931	3,217,453 4,013,177 4,815,804 35% AH 229,003 458,005 742,351	3,217,453 4,013,171 4,815,804 40% AH 212,300 424,601 688,169	3,217,453 4,013,171 4,815,804 45% AH 195,598 391,195 633,788	3 3 1 4 4 4 4 50%
Light industrial scheme industrial Scheme new build (50% plot ratio) industrial Scheme new build (50% plot ratio) industrial scheme intensification (60% plot ratio) CHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description One unit scheme (houses) Fivo unit scheme (houses) Four unit scheme (houses) Four unit scheme (houses) Seven unit scheme (flats)	No of units	£776,574 £3,328,172 £6,656,344 £6,656,344 £3,565,943 BLV £95,835 £127,780 £138,676 £226,858 £200,584	977,576 3,217,453 4,013,171 4,815,804 0% AH 345,921 691,841 1,123,213 1,166,843 1,311,703	977,576 3,217,453 4,013,171 4,815,804 5% AH 329,218 658,437 1,068,632 1,091,943 1,227,132	977,576 3,217,453 4,013,171 4,815,804	3,217,453 4,013,171 4,815,804 15% AH 295,813 591,626 960,072 942,145 1,057,989	3,217,453 4,013,177 4,815,804 Ret 20% AH 279,111 558,221 905,692 867,246 973,417	3,217,453 4,013,171 4,615,864 sidual land valu 25% AH 262,408 524,816 851,311 792,346 688,645	3,217,453 4,013,177 4,815,804 es 30%, AH 245,705 491,411 796,931 717,447 804,273	3,217,453 4,013 7,4,815,804 35% AH 229,003 458,005 742,551 642,548 719,702	3,217,453 4,015,471 4,815,804 40% AH 212,300 424,601 585,169 567,649 635,130	3,217,453 4,013,171 4,815,804 45% AH 195,598 391,199 633,788 492,745 550,558	50%
Light industrial scheme industrial Scheme new build (50% plot ratio) industrial Scheme new build (50% plot ratio) industrial scheme intensification (60% plot ratio) CHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description Die unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats)	No of units	£776,574 £3,328,172 £6,656,344 £6,656,344 £3,565,943 BLV £95,835 £127,780 £138,676 £206,858 £200,584 £359,894 £214,593	977,576 3,217,453 4,013,171 4,815,804 0% AH 345,921 6,91,641 1,123,213 1,166,643 1,311,703 3,117,616 1,644,153	977,576 3,217,453 4,013,171 4,815,804 5% AH 329,218 658,437 1,068,832 1,031,943 1,227,132 2,957,287 1,538,600	977,576 3,217,453 4,013,177 4,815,804 10% AH 312,515 625,031 1,014,452 1,017,044 1,142,580 2,816,957 1,433,042	3,217,453 4,013,171 4,615,804 15% AH 295,813 591,626 960,072 942,145 1,057,989 2,666,628 1,327,484	3,217,453 4 013,171 4,615,604 Re 20% AH 279,111 558,221 905,692 867,246 973,417 2,516,298 1,221,926	5,217,453 4,013,171 4,615,004 sidual land valu 25% AH 262,408 524,616 851,311 792,346 888,845 2,365,569 1,116,368	3,217,453 4 013,171 4,815,004 es 30% AH 245,705 491,411 796,931 717,447 804,273 2,215,639 1,010,810	35% AH 229,003 488,005 742,551 642,548 719,702 2,065,310 905,252	3,217,453 4,013,171 4,615,804 40% AH 212,300 424,601 688,169 567,649 635,130 1,914,980 799,694	3,217,455 4,515,804 45% AH 195,598 391,198 633,768 492,745 550,558 1,764,654	50% 50% 8 50 9 9
Ight industrial scheme industrial Scheme new build (50% plot ratio) industrial Scheme new build (50% plot ratio) industrial scheme intensification (60% plot ratio) IHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description Die unit scheme (houses) Fivo unit scheme (houses) Four unit scheme (houses) Feven unit scheme (flats) Fien unit scheme (flats) Fern unit scheme (flats) Fern unit scheme (flats) Fern unit scheme (flats) Fiventy unit scheme (houses and flats)	No of units	£776,574 £3,328,172 £6,656,344 £6,656,344 £3,566,943 BLV £95,835 £127,780 £138,676 £236,858 £200,584 £359,804	977,576 3,217,453 4,015,171 4,615,804 0% AH 345,921 691,841 1,123,213 1,116,66,43 1,311,703 3,117,616	977,576 3,217,453 4,013,171 4,015,804 5% AH 329,218 658,437 1,068,832 1,091,943 1,227,132 2,967,287	977,576 3,217,453 4,010,177 4,615,604 10% AH 312,515 625,031 1,014,452 1,017,044 1,142,560 2,816,957	3,217,453 4,013,171 4,015,604 15% AH 295,813 591,626 960,072 942,145 1,057,989 2,666,628	3,217,453 4,013,171 4,615,804 Re: 20% AH 279,111 558,221 905,692 607,246 973,417 2,516,298	3,217,453 4,013,171 4,015,004 sidual land valu 25% AH 262,408 524,616 851,311 792,346 88,845 2,365,969	3,217,453 4,013,171 4,615,004 es 30% AH 245,705 491,411 796,931 717,447 804,273 2,215,639	3,217,453 4,013,171 4,615,004 35% AH 229,003 458,005 742,551 642,548 719,702 2,065,310	3,217,453 4,013,171 4,615,804 40% AH 212,300 424,601 688,169 507,649 655,130 1,914,980	3,217,453 4,013,177 4,815,804 45% AH 195,598 391,195 633,788 492,744 550,558 1,764,651	3 3 3 1 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
Light industrial scheme industrial Scheme new build (50% plot ratio) Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme (houses) Industrial scheme (houses) Industrial scheme (flats) Industria	No of units 1	£776,574 £3,328,172 £6,656,344 £6,656,344 £3,665,943 BLV £95,835 £127,780 £138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,365	977,576 3,217,453 4,815,804 0% AH 345,921 691,644 1,123,213 1,166,843 1,311,70,1616 1,644,153 4,725,504 5,011,466	977,576 3,217,453 4,013,771 4,815,804 5% AH 329,218 668,37 1,068,832 1,051,943 1,227,132 2,967,287 1,538,600 4,467,272 3,022,025 4,693,720	977,576 3,217,453 4,015,177 4,815,804 10% AH 312,515 625,031 1,014,452 1,017,044 1,142,500 2,816,957 1,433,042 4,209,040 2,811,247 4,375,972	3,217,453 4,013,171 4,615,804 15% AH 295,813 591,626 960,072 042,145 1,057,989 2,666,628 1,327,484 3,950,807 2,600,667 4,058,225	3,217,453 4,013,177 4,615,604 279,111 279,111 95,692 667,246 973,417 2,516,298 1,221,926 3,692,575 2,399,468 3,740,479	3,217,453 4,013,171 4,515,504 sidual land valu 25% AH 262,406 524,616 851,311 792,346 888,845 2,365,569 1,116,368 3,434,343 2,92,110 3,422,731	3,217,453 4,013,171 4,815,604 es 30% AH 245,705 911,411 786,931 717,447 804,273 2,215,639 1,010,810 3,176,110 1,644,470 3,104,984	35% AH 229,003 458,005 742,551 622,66 719,702 2,065,310 905,252 2,917,878 1,776,384 2,787,236	3,217,453 4,013,171 4,615,604 40% AH 212,300 424,601 688,169 567,649 635,130 1,914,980 799,694 2,659,645 1,568,298 2,469,490	3,217,455 4,013,177 4,615,664 45% AH 195,596 391,196 633,786 492,745 550,555 1,764,651 694,136 2,401,413 1,360,212 2,151,742	50%
Light industrial scheme industrial Scheme new build (50% plot ratio) industrial Scheme new build (50% plot ratio) industrial scheme intensification (60% plot ratio) CHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description Die unt scheme (houses) Four unt scheme (houses) Four unt scheme (houses) Four unt scheme (flats) Fien unt scheme (flats) Fiently unt scheme (flats) Fiently unt scheme (flats) Fiertly unt scheme (flats with retail use on ground floor) Fifty unt scheme (flats - higher density) Fifty unt scheme (flats - higher density)	No of units 1	£776,574 £3,328,172 £6,656,344 £6,656,344 £3,565,943 BLV £95,835 £127,780 £138,676 £236,858 £200,584 £359,804 £319,804 £214,559 £668,614 £399,386 £502,352 £1,285,225 £466,544	977,576 3,217,453 4,013,177 4,815,804 0% AH 345,921 691,841 1,125,213 1,166,843 1,311,703 3,117,616 4,725,504 3,229,004 5,011,466 7,459,338 5,091,857	977,576 3,217,453 4,013,171 4,815,604 5% AH 329,218 658,437 1,068,632 1,091,943 1,227,132 2,967,287 1,538,600 4,467,272 3,021,625 4,693,720 4,650,673	977,576 3,217,453 4,013,171 4,815,804 10% AH 312,515 625,031 1,014,452 1,017,044 1,142,560 2,816,957 1,433,042 4,209,040 2,814,247 4,375,972 6,487,047 4,209,488	3,217,453 4,013,171 4,015,604 15% AH 295,613 591,626 960,072 942,145 1,057,989 2,666,628 1,327,464 1,327,464 1,058,225 6,000,901 3,768,304	3,217,453 4,013,177 4,615,604 Ret 20% AH 279,111 558,221 905,692 87,246 973,417 2,516,298 1,221,926 3,692,575 2,399,463 3,740,479 5,514,755 3,325,675	3,217,453 4,013,171 4,615,604 sidual land valu 25% AH 262,408 524,816 851,311 792,346 688,645 2,365,969 1,116,368 3,434,343 2,192,110 3,422,731 5,028,610 2,881,665	3,217,453 4,013,171 4,615,604 es 30% AH 245,705 491,411 796,931 717,447 804,273 2,215,639 1,010,810 3,176,110 1,684,470 3,104,984 4,542,454 2,437,654	35% AH 229,003 458,005 42,548 719,702 2,065,310 905,252 2,917,878 1,776,834 2,787,236 4,066,317 1,993,645	3,217,453 4,015,171 4,015,004 40% AH 212,300 424,601 680,169 567,649 635,130 1,914,980 799,694 2,655,645 1,568,298 2,469,490 3,570,172 1,549,635	3,217,455 4,013,177 4,015,664 45% AH 195,586 391,195 633,785 550,556 1,764,651 694,135 2,401,413 1,660,211 2,151,742 3,084,026 1,105,624	3 3 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
Light industrial scheme industrial Scheme new build (50% plot ratio) Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme (nouses) Industrial scheme (nouses) Industrial scheme (nouses) Industrial scheme (flats) Industrial scheme (flats - lower density) Indu	No of units 1	£776,574 £3,328,172 £6,656,344 £6,656,344 £3,565,943 BLV £95,835 £127,780 £138,676 £236,858 £200,584 £214,593 £688,614 £399,386 £502,352	977,576 3,217,453 4013,171 4,815,804 0% AH 345,921 691,841 1,123,213 1,166,843 1,311,703 3,117,03 3,117,03 3,	977,576 3,217,453 4,013,171 4,815,804 5% AH 329,218 658,437 1,068,832 1,051,043 1,227,132 2,967,287 1,538,600 4,467,272 3,021,625 4,693,720 6,973,192 4,665,673	977,576 3,217,453 4,013,171 4,815,804 10% AH 312,515 6,25,031 1,014,452 1,017,044 1,142,560 1,28,16,957 1,433,042 4,209,040 2,814,247 4,375,972 6,487,047	3,217,453 4,013,171 4,015,004 15% AH 295,813 591,626 960,072 942,145 1,057,989 2,066,628 1,327,484 3,950,607 2,606,627 4,056,225 6,000,901 3,768,304 7,977,568	3,217,453 4,013,177 4,615,604 20% AH 279,111 558,221 905,662 667,246 973,417 2,516,298 1,221,926 3,692,575 2,399,469 3,740,479 5,514,755 3,325,675 7,307,670 4,849,414	3,217,453 4,013,171 4,615,004 sidual land valu 25% AH 262,408 524,616 551,311 792,346 88,645 2,055,969 1,116,368 5,431,343 2,192,110 3,222,731 5,028,610	3,217,453 4,013,177 4,915,004 es 30% AH 2,45,705 491,411 766,931 717,447 804,273 2,215,639 1,010,810 3,176,110 1,984,470 3,104,984 4,542,464 2,437,654 6,146,220 3,558,674	35% AH 229,003 488,005 772,531 642,548 779,702 2,065,310 1,776,384 4,056,317	3,217,453 4,015,171 4,015,004 40% AH 212,300 424,601 567,649 655,130 1,914,980 799,694 2,659,645 1,568,298 2,469,460	3,217,455 4,013,777 4,615,664 45% AH 195,596 391,195 492,745 550,555 1,764,651 2,401,415 1,360,212 2,151,744 3,084,026	50% 50% 8 5 9 9 9 1 1 1 6 2 1 6 2 4 1 3 3 3 3 3 3 3 3 3
Light industrial scheme industrial Scheme new build (50% plot ratio) industrial scheme intensification (60% plot ratio) CHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description Due unit scheme (houses) Two unit scheme (houses) Tour unit scheme (houses) Seven unit scheme (flots)	No of units	£776,574 £3,328,172 £6,656,344 £3,665,943 £1,665,943 £1,665,943 £2,7,80 £138,676 £236,858 £220,584 £359,804 £214,593 £688,614 £399,388 £502,352 £1,285,255 £466,546	977,576 3,217,453 4,615,804 0% AH 345,921 651,841 1,123,213 1,166,843 1,311,7616 1,644,158 4,725,504 5,011,466 7,459,335 5,051,385 9,806,959	977,576 3,217,453 4,615,804 5% AH 329,218 658,437 1,068,832 1,091,943 1,227,152 2,967,287 1,538,600 4,467,272 4,663,720 6,973,192 4,655,673 9,197,169	977,576 3,217,453 4,010,177 4,615,604 10% AH 312,515 625,031 1,014,452 1,017,044 1,142,560 2,816,957 1,433,042 4,209,040 2,814,247 4,375,972 6,487,047 4,209,488 8,567,379	3,217,453 4,013,171 4,015,604 15% AH 295,813 591,626 960,072 342,145 1,057,989 2,666,628 1,327,484 3,950,807 2,606,667 4,058,225 6,000,901 3,768,304 7,977,589	3,217,453 4,013,177 4,615,604 Ret 20% AH 279,111 559,221 905,692 87,746 973,417 2,516,269 1,221,926 3,602,575 2,399,489 3,740,479 5,514,755 3,325,675 7,367,800	3,217,453 4,013,171 4,615,604 sidual land valu 25% AH 262,408 524,616 851,311 792,346 888,845 2,365,669 1,116,368 3,434,343 2,192,110 3,422,731 5,026,610 2,881,665 6,758,010	3,217,453 4,013,171 4,615,004 es 30% AH 245,705 501,411 796,931 771,447 804,273 2,215,639 1,010,810 3,176,110 1,984,470 3,104,984 4,542,464 2,437,655 6,148,220	3,217,453 4,013,171 4,815,604 35% AH 229,003 50,005 742,551 22,50 719,702 2,005,310 905,252 2,917,876 1,776,384 2,767,236 4,056,317 1,993,645 5,538,431	3,217,453 4,015,171 4,615,004 40% AH 212,300 424,60 688,169 657,64 655,130 1,914,980 799,694 2,655,645 1,568,298 2,469,490 3,570,172 1,549,635 4,926,641	3,217,455 4,013,177 4,015,604 45% AH 195,596 591,195 693,786 550,556 1,764,651 694,136 2,401,411 1,360,212 2,151,744 3,084,026 4,316,851	3 3 5 5 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6
Light industrial scheme industrial Scheme new build (50% plot ratio) industrial Scheme new build (50% plot ratio) industrial scheme intensification (60% plot ratio) CHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description Die unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Tiere unit scheme (flats) Tiere unit scheme (flats) Tiere unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Tiere unit scheme (flats - ligher density) Seventy unit scheme (flats - higher density) The hundred unit scheme (flats - higher density) Two hunded unit scheme (flats - lower density) Two hunded unit scheme (flats - ligher density)	No of units 1	£776,574 £3,328,172 £6,656,344 £3,665,943 £1,665,943 £1,665,943 £1,265,943 £1,27,780 £138,676 £236,858 £200,584 £214,593 £668,614 £399,362 £1,285,225 £4,690,544 £559,463 £246,590 £1,051,953 £246,590 £1,051,953	977,576 3,217,453 4,815,804 0% AH 345,921 691,644 1,123,213 1,166,843 1,170,504 4,725,504 5,011,466 7,459,338 5,011,466 7,459,338 5,011,467 9,806,959 7,416,348 11,271,896	977,576 3,217,453 4,013,771 4,815,804 5% AH 329,218 656,37 1,068,832 1,091,943 1,227,132 2,967,287 1,538,600 4,467,272 3,022,463,720 6,973,192 4,650,677 9,197,169 6,775,085 10,291,886 12,273,933 16,401,499	977,576 3,217,463 4,016,177 4,816,804 10% AH 312,515 625,031 1,014,452 1,017,044 1,142,500 2,816,957 1,433,042 4,209,040 2,814,247 4,375,972 6,487,047 4,209,488 8,587,379 6,133,823 9,311,875 1,1507,402 14,774,293	3,217,453 4,013,171 4,615,804 15% AH 295,813 591,626 960,072 942,145 1,057,989 2,666,628 1,327,484 3,950,807 2,606,607 4,056,225 6,000,901 3,768,304 7,977,58 5,492,560 8,331,865 1,492,560 8,331,865	Rec 20% AH 279 111 558,221 905,692 667,246 973,417 2,516,269 1,221,926 3,692,575 2,399,469 3,740,479 5,514,755 3,325,675 3,325,675 3,375,855 5,772,484 11,519,881	\$217,453 4,013,171 4,615,004 25% AH 262,408 524,616 851,311 792,346 888,645 2,365,669 1,116,368 3,434,43 2,192,110 3,422,731 5,026,610 2,881,665 6,758,610 4,204,044 6,371,844 6,503,209 9,883,209	804,273 30% AH 245,705 491,411 766,931 717,447 804,273 2,275,639 1,010,810 3,176,110 3,176,110 3,104,470 3,104,984 4,522,662 2,437,654 6,148,220 6,148,20 6,148,2	35% AH 290,003 458,005 742,551 642,540 719,702 2,005 2,007	3,217,453 4,015,171 4,015,604 40% AH 212,300 424,601 688,169 507,649 635,130 799,694 2,659,645 2,469,490 3,770,772 1,549,635 4,928,641 2,207,933 3,428,657 6,255 6	3,217,455 4,013,177 4,615,664 45% AH 195,596 391,196 633,765 550,566 1,764,651 2,401,413 1,360,212 2,151,742 2,151,742 4,18,851 1,056,624 4,318,851	3 3 3 3 4 4 4 4 5 5 5 5 5 5 5 5 5 5 5 5
Light industrial scheme industrial Scheme new build (50% plot ratio) industrial Scheme new build (50% plot ratio) industrial scheme intensification (60% plot ratio) CHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description Die unit scheme (houses) Four unit scheme (houses) Four unit scheme (houses) Four unit scheme (flats) Fen unit scheme (flats) Fen unit scheme (flats) Fen unit scheme (flats) Frently unit scheme (flats) Firty unit scheme (flats) Firty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Fore hundred unit scheme (flats - higher density) Fore hundred unit scheme (flats - higher density) Firty unit scheme (flats - higher density) Firty unit scheme (flats - higher density) Fore hundred unit scheme (flats - higher density) Firty unit ded unit scheme (flats - higher density) Firty unit ded unit scheme (flats - higher density) Firty unit scheme (flats - higher density)	No of units 1	£776,574 £3,328,172 £6,656,943 £1,6656,943 £2,6656,943 £2,780 £138,676 £236,885 £200,584 £236,885 £200,584 £236,885 £200,584 £359,804 £214,593 £46,544 £999,386 £502,352 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,366,544 £999,738 £1,435,292 £1,366,942	977,576 3,217,453 4,615,604 0% AH 345,921 691,841 1,125,213 1,166,843 1,311,703 3,117,616 1,644,158 4,725,004 5,011,466 5,011,466 1,415 1	5% AH 329,218 658,437 1,068,652 1,091,943 1,227,132 2,967,267 1,538,600 4,467,272 3,021,625 4,659,720 6,973,192 4,650,673 9,197,169 6,775,085 10,291,886 12,373,933 16,401,499 17,213,59 32,386,266	977,576 3,217,453 4,013,177 4,615,604 10% AH 312,515 625,031 1,014,452 1,017,044 1,142,560 2,616,957 1,433,042 4,200,040 2,814,247 4,209,488 8,567,379 6,133,823 8,311,875 11,507,402 14,774,203 14,774,203 14,774,203	3,217,453 4,013,171 4,015,603 15% AH 295,613 591,626 960,072 942,145 1,057,969 2,666,628 4,052,225 6,000,901 3,768,304 7,977,589 8,331,865 0,640,871 13,147,087	Re- 20% AH 279,111 558,221 905,692 867,246 973,417 2,516,298 1,221,920 3,692,575 2,399,489 3,740,479 5,514,755 3,325,675 7,367,800 4,649,414 7,351,855 9,772,464 11,519,881	3,217,453 4,013,171 4,615,004 sidual land valu 25% AH 262,408 524,816 651,311 792,346 683,645 2,365,969 1,116,368 3,434,343 2,192,110 3,422,731 5,028,610 2,631,665 6,758,010 4,204,044 5,903,209 9,882,968 8,495,449 15,747,267	es 30% AH 245,705 491,411 796,931 777,447 804,272 2,215,639 1,070,831 3,176,110 1,984,470 3,104,984 4,542,464 2,457,664 6,148,220 6,148,220 5,391,833 8,244,257 6,315,955 11,551,152	35% AH 229,003 458,005	3,217,453 4,015,171 4,015,004 40% AH 212,300 424,601 605,169 567,649 635,130 1,914,980 2,659,645 1,568,298 2,469,490 3,570,172 1,549,635 4,928,641 2,267,933 3,428,057 6,265,384 4,968,333 1,937,444 3,145,044	3,217,455 4,013,177 4,015,664 45% AH 195,596 391,196 633,786 492,745 550,556 1,764,651 2,401,413 1,360,212 2,151,742 2,151,742 4,318,851 4,318,851 4,318,851 6,2439,677 5,26,112 3,328,124 7,706	50% 50% 50% 50% 50% 50% 50% 50%
Light industrial scheme industrial Scheme new build (50% plot ratio) industrial Scheme new build (50% plot ratio) industrial scheme intensification (60% plot ratio) CHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description Die unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Seven unit scheme (flats) Tien unit scheme (flats) Tien unit scheme (flats) Tien unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats - ligher density) Tifty unit scheme (flats - ligher density) Tifty unit scheme (flats - ligher density) The hundred unit scheme (flats - ligher density) The hundred unit scheme (flats - ligher density) Two hunded unit scheme (flats) with GF retail Three hundred unit scheme (flats)	No of units I I I I I I I I I I I I I	£776,574 £3,328,172 £6,656,344 £6,656,344 £3,565,943 BLV £95,835 £127,780 £138,676 £236,858 £200,584 £359,386 £359,386 £359,386 £359,386 £14,593 £668,614 £399,386 £502,352 £1,285,225 £466,544 £954,633 £246,590 £1,051,953	977,576 3,217,453 4013,171 4,815,804 0% AH 345,921 691,841 1,123,213 1,166,843 1,311,703 1,177,170 1,644,158 4,725,504 3,229,004 1,644,158 4,725,504 3,229,007 1,646 7,459,333 5,091,857 9,806,959 7,416,348 11,271,896 13,240,465 13,240,465 18,008,706 19,382,937	977,576 3,217,453 4,013,171 4,815,804 5% AH 329,218 68,437 1,086,832 1,091,943 1,227,132 2,677,277 3,021,625 4,693,720 6,973,192 4,650,673 9,197,169 6,775,085 10,291,656 12,373,933 6,001,699 17,213,433	977,576 3,217,453 4,013,171 4,815,804 10% AH 312,515 (25,031 1,014,452 1,017,044 1,142,565 1,433,042 4,209,040 2,814,247 4,375,972 6,467,047 4,209,488 8,567,379 6,133,823 9,311,675 11,507,402 4,774,253	3,217,453 4,013,171 4,015,004 15% AH 205,813 591,626 960,072 942,145 1,057,989 2,666,628 1,327,484 3,560,807 2,606,867 4,056,225 6,000,901 3,768,304 7,977,589 5,492,560 6,331,865 10,640,871 3,147,087 12,854,444 24,071,766 11,962,719	3,217,453 4,013,177 4,615,604 279,111 558,221 905,652 867,246 973,417 2,516,298 1,221,926 3,692,575 2,399,489 3,700,470 5,514,755 3,25,675 7,367,800 4,849,414 7,351,855 9,772,484 11,519,884	3,217,453 4,013,171 4,615,004 sidual land valu 25% AH 262,408 524,616 551,311 792,346 88,645 2,055,069 1,116,368 3,434,343 2,192,110 3,222,731 5,028,610 2,881,665 6,758,010 4,204,044 4,371,644 6,903,209 6,903,296 6,495,449	es 30% AH 245,705 491,411 790,433 717,447 804,273 22,15,639 1,010,810 3,176,110 1,984,470 2,156,34 4,542,444 2,437,654 6,148,220 6,358,674 5,391,833 8,033,934 8,033,934 8,033,934 8,033,934 8,033,934	35% AH 229,003 488,005 722,513 642,548 719,702 2,065,310 1,776,384 2,971,576 4,056,317 1,993,645 5,558,431 2,913,303 4,411,622 7,164,655 4,136,455	3,217,453 4,015,171 4,015,004 421,000 424,601 588,169 567,649 635,130 1,914,960 2,650,645 1,568,298 2,469,490 3,570,172 1,549,635 4,926,641 2,267,933 3,428,057 6,255,384 4,966,835 4,966,835	3,217,453 4,013,177 4,615,662 45% AH 195,596 33,786 492,745 550,556 1,764,651 1,360,212 2,151,744 3,084,026 1,136,621	50% 8 8 9 9 9 9 9 9 9 1 1 1 3 2 2 1 1 1 3 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Ight industrial scheme industrial Scheme new build (50% plot ratio) industrial Scheme new build (50% plot ratio) industrial scheme intensification (60% plot ratio) industrial scheme intensification (60% plot ratio) industrial scheme intensification (60% plot ratio) industrial scheme (houses) industrial scheme (houses) industrial scheme (houses) industrial scheme (flats) industria	No of units 1	£776,574 £3,328,172 £6,656,344 £6,656,344 £3,565,943 BLV £95,835 £127,780 £138,676 £236,858 £200,584 £214,593 £668,614 £399,386 £502,352 £1,285,225 £466,544 £954,633 £246,590 £1,051,953 £999,738 £1,435,292 £1,366,945 £51,943,595 £1,366,945	977,576 3,217,453 4,013,171 4,815,804 0% AH 345,921 6,91,841 1,123,213 1,166,843 1,311,703 3,117,616 1,644,158 4,725,504 3,229,004 3,229,004 5,011,466 7,459,333 5,091,857 9,006,959 7,416,348 11,271,896 13,240,465 18,025,706 19,392,937 36,555,516 11,932,737 36,555,516 11,932,737 36,555,516	977,576 3,217,453 4,013,171 4,815,804 5% AH 329,218 68,437 1,068,832 1,091,943 1,227,132 2,967,267 1,538,600 4,467,272 3,021,628 4,659,720 6,973,192 4,650,673 9,197,169 6,775,085 10,291,868 10,291,868 11,937,933 12,373,933 16,401,499 17,213,439 22,396,266 11,982,719 6,804,987	977,576 3,217,453 4,013,171 4,815,804 10% AH 312,515 625,031 1,014,452 1,017,044 1,142,560 2,816,957 1,433,042 4,209,040 2,814,247 4,375,972 6,467,047 4,209,488 6,567,379 6,133,823 9,311,875 11,507,402 11,777,403 11,577,402 11,777,403 11,503,942 28,234,016 11,982,719 1062,520 6,804,967	3,217,453 4,013,171 4,015,603 15% AH 295,613 591,626 960,072 942,145 1,057,969 2,666,628 4,052,225 6,000,901 3,768,304 7,977,589 8,331,865 0,640,871 13,147,087	Re- 20% AH 279,111 558,221 905,692 867,246 973,417 2,516,298 1,221,920 3,692,575 2,399,489 3,740,479 5,514,755 3,325,675 7,367,800 4,649,414 7,351,855 9,772,464 11,519,881	3,217,453 4,013,171 4,615,004 sidual land valu 25% AH 262,408 524,816 651,311 792,346 688,945 2,365,969 1,116,368 3,434,343 2,192,110 3,422,731 5,026,610 4,204,044 6,371,844 6,903,209 9,882,968 1,574,267 11,962,719	es 30% AH 245,705 491,411 796,931 777,447 804,272 2,215,639 1,070,831 3,176,110 1,984,470 3,104,984 4,542,464 2,457,664 6,148,220 6,148,220 5,391,833 8,244,257 6,315,955 11,551,152	35% AH 229,003 458,005	3,217,453 4,015,171 4,015,004 40% AH 212,300 424,601 605,169 567,649 635,130 1,914,980 2,659,645 1,568,298 2,469,490 3,570,172 1,549,635 4,928,641 2,267,933 3,428,057 6,265,384 4,968,333 1,937,444 3,145,044	3,217,455 4,013,177 4,015,664 45% AH 195,596 391,196 633,786 492,745 550,556 1,764,651 2,401,413 1,360,212 2,151,742 2,151,742 4,318,851 4,318,851 4,318,851 6,2439,677 5,26,112 3,328,124 7,706	50% 50% 50% 50% 50% 50% 50% 50% 50% 50%
Light industrial scheme industrial Scheme new build (50% plot ratio) industrial Scheme new build (50% plot ratio) industrial scheme intensification (60% plot ratio) CHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description Die unit scheme (houses) Cour unit scheme (houses) Cour unit scheme (flats) Seven unit scheme (flats) Fen unit scheme (flats) Fer unit scheme (flats) Fer unit scheme (flats) Fer unit scheme (flats) Fer unit scheme (flats) Foventy unit scheme (flats - higher density) Fer unit scheme (flats - higher density) Feventy unit scheme (flats - higher density) For bundred unit scheme (flats - higher density) For hundred unit scheme (flats - higher density) For hundred unit scheme (flats - higher density) Frow hundred unit scheme (flats) Find unit scheme (flats)	No of units 1	£776,574 £3,328,172 £6,656,943 £3,665,943 £1,665,943 £1,265,943 £1,265,943 £2,266,858 £200,584 £214,593 £668,614 £399,362 £1,285,225 £406,544 £594,639 £1,366,945 £1,366,945 £51,34,956 £529,797 £3,565,943 £1,236,1943	977,576 3,217,453 4,815,804 4,815,804 4,815,804 4,815,804 4,815,804 691,841 1,123,213 1,166,843 1,123,213 1,166,843 1,1705,504 4,725,504 4,725,504 5,011,466 7,459,338 5,011,466 7,459,338 5,011,858 11,271,898 11,271,898 11,271,898 11,271,898 11,271,898 11,271,898 11,271,898 11,982,793	977,576 3,217,453 4,013,771 4,815,804 5% AH 329,218 6,55,37 1,068,632 1,091,943 1,227,132 2,967,287 1,538,600 4,467,272 4,693,720 6,973,192 4,650,673 9,197,169 6,776,085 10,291,886 10,291,886 11,982,719 17,213,439 32,356,266 11,982,719 16,634,997 4,847,465	977,576 3,217,463 4,010,171 4,815,804 10% AH 312,515 5,031 1,014,452 1,017,044 1,142,500 2,816,957 1,433,042 4,209,040 2,814,247 6,437,5972 6,467,047 4,375,972 6,467,047 4,375,972 6,133,823 9,311,875 11,507,402 14,777,293 15,033,942 28,234,016	3,217,453 4,013,171 4,015,809 15% AH 295,613 591,626 580,072 942,145 1,057,989 2,666,628 4,053,225 6,000,901 3,768,304 7,977,589 5,492,560 8,331,665 10,640,871 13,147,087 12,854,444 24,071,766 11,982,719 1882,719	3,217,453 4,013,171 4,615,014 279,111 558,221 905,652 867,246 973,411 2,516,298 1,221,926 3,692,575 2,399,489 1,221,926 3,740,479 5,514,755 3,305,675 7,367,800 4,849,411 7,351,855 9,772,484 11,519,861 10,677,946 11,982,719 10,967,946	\$217,453 4.013,171 4.615,004 25% AH 262,408 524,616 851,311 792,346 888,645 2,365,569 1,116,368 3,434,343 2,192,110 3,422,731 5,026,610 2,881,665 6,758,610 4,204,044 6,371,844 5,003,209 9,882,968 8,495,449 15,747,267 11,982,719 1082,520 6,804,987 11,982,719 1082,520 6,804,987 11,982,719 1082,520 6,804,987 11,982,719 1082,520 6,804,987 11,982,719 1082,520 6,804,987 11,982,719 1082,520 6,804,987 11,982,719 1082,520 6,804,987 4,847,465	es 30% AH 245,705 491,411 796,931 776,931 777,447 804,477 2,215,639 1,010,810 3,176,110 1,984,470 3,104,964 4,542,464 2,477 5,91,833 8,033,934 6,148,220 6,315,951 1,151,152 11,982,719 6,315,951	35% AH 229,003 48,005	3,217,453 4,015,171 4,015,004 40% AH 212,300 424,601 688,169 567,649 635,130 799,694 2,659,645 1,000 2,469,490 3,570,172 1,549,635 4,928,641 2,267,933 3,428,057 6,259,645 1,267,933 3,428,057 6,259,645 1,267,933 3,428,057 6,259,645 1,267,933 1,278,128,128,128,128,128,128,128,128,128,12	3,217,453 4,013,177 4,615,684 45% AH 195,596 391,195 633,764,655 1	50% 50% 50% 50% 50% 50% 50% 50% 50% 50%
Light industrial scheme industrial Scheme new build (50% plot ratio) Industrial Scheme new build (50% plot ratio) Industrial Scheme intensification (60% plot ratio) Industrial scheme (flouses) Industrial scheme (flouses) Industrial scheme (flouses) Industrial scheme (flouses) Industrial scheme (flats) Indu	No of units 1	£776,574 £3,328,172 £6,656,943 £1,656,943 £1,256,656,943 £2,656,943 £1,256,943 £1,256,943 £1,266,656,943 £214,593 £214,593 £214,593 £214,593 £214,593 £214,593 £214,593 £214,593 £214,593 £214,593 £214,593 £214,593 £214,593 £214,593 £214,593 £214,593 £214,593 £214,593 £1,236,194 £2,959,733 £1,236,194 £2,959,733 £1,236,194 £2,959,733 £1,182,571	977,576 3,217,453 4,615,604 0% AH 345,921 691,841 1,123,213 1,166,843 1,311,703 3,117,616 1,644,158 4,725,504 5,011,466 7,459,33 5,091,857 9,806,959 7,416,348 1,271,386 13,240,465 18,028,706 19,352,937 36,558,516 19,527,10	977,576 3,217,453 4,615,604 5% AH 329,218 656,437 1,068,632 1,091,943 1,272 2,967,287 1,538,600 4,467,272 3,021,625 4,653,720 6,973,192 4,650,673 9,197,169 6,775,085 10,291,886 12,373,933 16,401,499 17,213,439 18,213,439 17,213,439 17,213,439 17,213,439 17,213,439 17,213,439 17,213,439 17,213,439 17,213,439 17,213,439 17,213,439 17,213,43	977,576 3,217,453 4,015,77 4,615,604 10% AH 312,515 625,031 1,014,452 1,017,044 4,129,040 2,614,247 4,375,972 6,487,047 4,209,488 8,567,379 6,133,823 9,311,375 11,507,402 14,774,293 15,033,942 28,234,016 11,982,719 1082,520 11,982,719 1082,520 11,982,719 1082,520 11,982,719 1082,520 11,982,719 1082,520 11,982,719 1082,520 11,982,719 1082,520 11,982,719 1082,520 11,982,719 1082,520 11,982,719 1082,520 11,982,719 1082,520 11,982,719 1082,520 11,982,719 1082,520 11,982,719 1082,520 11,982,719	3,217,453 4,013,171 4,015,809 15% AH 295,813 591,626 960,072 942,145 1,057,989 2,666,628 3,37,484 3,950,807 2,606,867 4,058,225 6,000,901 3,769,304 7,977,589 5,492,560 8,331,865 0,640,871 13,147,087 12,854,444 24,071,766 11,982,719 1,082,529 6,804,987 4,847,465 2,2971,638	3,217,453 4,013,171 4,615,604 Re 20% AH 279,111 558,221 905,692 867,246 973,417 2,516,298 1,221,926 3,692,575 2,399,489 1,221,926 3,740,479 5,514,755 3,025,675 7,367,800 4,849,411 7,351,855 9,777,484 11,519,881 10,674,946 11,909,516 11,962,719 11,962,719 11,962,719 11,962,719 11,962,608 11,962,608 11,962,608 11,962,608 11,962,608 11,962,608	\$,217,453 4,013,171 4,615,004 25% AH 262,408 524,816 651,311 792,346 858,845 2,365,969 1,116,368 3,434,343 2,192,110 3,422,731 5,028,610 2,881,665 6,758,010 4,204,044 6,371,844 8,903,209 9,862,963 8,495,449 15,747,267 11,982,719 1,082,529 6,804,987 4,847,465 2,297,638	803 934 A 52 464 2 457 654 11,551,152 11,962,719 6,804,987 4 6,377,65 6 6,804,987 4 6,377,65 6 6 6,804,987 4 6,377,65 6 6 6,804,987 4 6,377,65 6 6 6,804,987 4 6,377,65 6 6 6,804,987 4 6,377,65 6 6 6,804,987 4 6 6,804,987 4 6 6,804,987 4 6 6,804,987 4 6 6,804,987 4 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	3,217,453 4,013,171 4,316,604 229,003 488,005 488,005 488,005 472,551 642,548 719,702 2,065,310 905,252 2,917,678 1,776,384 2,767,236 4,056,317 1,993,645 5,538,431 1,993,645 5,538,431 1,993,645 5,538,431 1,993,645 5,538,431 1,993,645 5,538,431 1,993,645 5,538,431 1,993,645 5,538,431 1,993,645 5,538,431 1,993,645 5,548,987 4,164,455 7,348,093 11,962,719 6,804,987 4,347,655 6,804,987 4,347,655 6,804,987	3,217,453 4,015,171 4,015,004 40% AH 212,300 424,601 605,169 567,649 635,130 1,914,980 2,659,645 1,568,298 2,469,490 3,570,172 1,549,635 4,928,641 2,267,930 3,428,057 6,268,384 4,968,335 1,937,444 3,145,044 11,982,719 1,982,719 6,804,987 4,947,465 2,147,465 2,147,465 2,147,465 2,147,465 2,147,465 2,147,465 2,147,465 2,147,465 2,147,465 2,147,465 2,147,465 2,147,465 2,147,465 2,148,666 2,148,66	3,217,455 4,013,177 4,015,604 45% AH 195,596 391,196 633,765 550,565 1,764,655 2,401,413 1,360,212 2,151,742 2,151,742 4,30,84,026 1,105,624 4,318,855 2,439,677 5,426,110 3,328,124 2,70,165 1,082,504 1,1982,715 1,082,504 1,1982,715 1,082,504 1,08	50% 60%
Light industrial scheme Industrial Scheme new build (50% plot ratio) Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme (houses) Industrial scheme (houses) Industrial scheme (flats) Industrial	No of units I I I I I I I I I I I I I I I I I I	£776,574 £3,328,172 £6,656,344 £6,656,344 £3,665,943 £127,780 £127,780 £138,676 £236,858 £200,584 £214,593 £668,614 £399,386 £502,352 £1,285,225 £466,544 £999,783 £1,435,292 £1,366,945 £1,366,945 £5,134,958 £5,134,958 £5,134,958 £5,134,958	977,576 3,217,453 4,815,804 0% AH 345,921 691,841 1,123,213 1,166,843 1,311,703 3,117,616 1,644,153 4,725,504 3,229,004 5,011,466 7,459,330 5,081,857 7,416,348 11,271,896	977,576 3,217,453 4,013,171 4,815,804 5% AH 329,218 658,437 1,068,832 1,051,043 1,227,132 2,967,287 1,538,600 4,467,272 3,021,625 4,693,720 6,973,152 4,650,673 1,913,7163 1,237,333 16,401,499 17,213,439 32,396,266 1,192,716 1,082,520 6,804,987 4,247,656 1,1952,710	977,576 3,217,463 4,010,171 4,815,804 10% AH 312,515 6,25,031 1,014,452 1,017,044 1,142,580 2,816,957 1,433,042 4,209,040 2,814,247 4,375,972 6,467,047 4,375,972 6,467,047 4,375,972 6,133,823 9,311,875 11,507,402 11,507	3,217,453 4,013,171 4,015,004 15% AH 205,813 591,626 960,072 942,145 1,057,989 2,666,628 1,327,484 3,560,807 2,606,867 4,056,225 6,000,901 3,768,304 7,977,589 1,447,666 11,962,719 1,062,520 6,804,941 24,071,766 11,962,719 1,062,520 6,804,987 1,062,520 6,804,987 1,147,087	3,217,453 4,013,177 4,616,601 279,111 558,221 905,6692 667,246 973,417 2,516,298 1,221,926 3,692,576 2,399,489 3,740,476 5,514,755 3,325,675 7,367,800 4,849,414 7,351,855 9,772,484 11,512,881 10,674,946 19,909,516 11,962,719 11,96	3,217,453 4,015,171 4,615,004 sidual land valu 25% AH 262,408 524,616 551,311 792,346 88,645 2,955,969 1,116,368 3,434,343 2,192,110 3,422,731 5,026,610 2,81,665 6,758,010 4,204,044 6,307,044 6,903,209 6,804,954 11,902,719 11,902,	804,273 804,474 804,473 804,273 804,273 804,273 804,273 804,273 804,273 804,273 804,273 804,273 804,273 804,273 804,273 804,273 804,273 804,273 803,393 803,934 804,542,444 804,865 804,875 804,875 804,875 805,875 80	3,217,453 4,013,171 4,915,004 35% AH 229,003 488,005 742,551 642,543 719,702 2,065,310 905,252 2,017,978 1,776,384 2,767,236 4,058,317 1,993,645 5,558,431 1,993,645 6,605,545 4,104,659 7,348,098 11,962,719 1,062,520 6,804,987 1,062,520 6,804,987 1,062,520 6,804,987 1,062,520 6,804,987 1,062,520 6,804,987 1,062,520 6,804,987 1,062,520 6,804,987	3,217,453 4,015,171 4,015,004 421,000 424,601 688,169 567,649 635,130 1,914,980 7,99,694 2,659,645 1,568,298 2,459,490 3,570,172 1,549,635 4,926,641 2,267,933 3,426,057 6,255,384 4,966,835 1,937,444 3,145,044 11,982,719 1,082,	3,217,453 4,013,177 4,616,664 1,95,596 3,91,195 33,786 492,745 550,555 1,764,651 1,360,212 2,151,744 3,084,026 1,316,851 1,622,564 2,439,677 5,426,110 3,328,122 2,70165 1,091,364 11,962,756 6,804,967 1,962,756 6,804,967 4,847,465 2,211,465,666	50% 50%
Light industrial scheme industrial Scheme new build (50% plot ratio) Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme (flouses) Industrial scheme (flouses) Industrial scheme (flouses) Industrial scheme (flouses) Industrial scheme (flats) Indu	No of units 1	£776,574 £3,328,172 £6,656,943 BLV £95,635 £127,780 £138,676 £236,885 £200,584 £236,885 £200,584 £359,804 £214,593 £502,352 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,36,944 £599,738 £1,435,292 £1,36,945 £5,134,958 £529,797 £3,565,943 £1,236,194 £2,959,733 £1,728,717	977,576 3,217,453 4,615,604 0% AH 345,921 691,841 1,125,213 1,166,843 1,311,703 3,117,616 1,644,158 4,725,504 5,011,466 7,459,33 5,091,857 9,606,959 7,416,348 1,271,896 13,240,465 18,028,706 19,357,337 36,558,516 11,962,720 6,804,987 4,647,666 2,068,471 977,576 2,171,656 2,068,471 977,576 2,171,656	977,576 3,217,453 4,615,604 5% AH 329,218 658,437 1,068,652 1,091,943 1,227,132 2,967,267 1,538,600 4,467,272 3,021,625 4,659,720 6,973,192 4,650,673 9,197,169 6,775,085 10,291,886 12,373,933 16,401,499 17213,593 32,396,266 11,982,719 1002,520 6,804,987 4,647,665 2,297,653 2,148,666 2,068,471 977,576	977,576 3,217,453 4,013,171 4,615,604 10% AH 312,515 625,031 1,014,452 1,017,044 1,142,560 2,616,957 1,433,042 4,209,040 2,814,247 4,209,488 6,507,979 6,133,823 6,507,979 6,133,823 1,1507,402 14,774,293 15,003,942 28,234,016 11,962,719 16,033,942 28,234,016 11,962,719 6,844,987 4,847,465 2,124,986 2,068,471 977,576 2,217,453	3,217,453 4,013,171 4,015,804 15% AH 295,613 591,626 980,072 942,145 1,057,989 2,666,628 1,327,484 3,950,807 2,606,867 4,065,825 6,000,901 3,768,304 7,977,589 10,640,871 13,147,087 12,854,444 24,071,766 11,982,719 1,	3,217,453 4,013,171 4,616,004 Re 20% AH 279,111 588,221 905,652 867,246 973,417 2,516,298 1,221,926 3,692,575 2,399,489 3,740,479 5,514,755 3,305,675 7,367,800 4,849,414 7,351,855 9,712,484 110,674,946 9,909,516 11,962,799 11,962,668	3,217,453 4,013,171 4,615,004 sidual land valu 25% AH 262,408 524,616 651,511 792,346 888,845 2,365,969 1,116,368 3,434,343 2,192,110 3,422,731 5,028,610 2,881,665 6,758,010 4,204,044 6,371,644 6,371,644 6,371,644 6,371,644 6,371,644 6,371,644 6,371,647 6,903,209 6,004,987 4,847,465 22,674,685 11,482,685 6,004,987 4,847,465 22,674,685 11,489,668 2,068,471 977,576 3,217,453	830% AH 245,705 4816,814 245,705 491,411 796,931 717,447 804,273 2,215,639 1,010,810 3,176,110 1,984,470 3,104,984 4,542,464 2,437 3,568,674 5,391,833 8,033,934 8,034,937 8,034,937 1,1501,150 11,982,719 6,804,987 4,847,465 2,207,636 2,11,469,666 2,068,471 977,576 3,217,453 4,013,171	3,217,453 4,013,171 4,016,004 229,003 48,005 48,005 48,005 48,005 48,005 49,005,310 905,252 2,917,870 1,776,384 2,707,256 4,056,317 1,933,44 1,933,45 5,538,431 1,933,45 5,538,431 1,933,45 1,164,659 6,005,545 4,106,455 7,340,068 11,982,719 6,804,987 4,847,465 6,804,987 6,804,987 6,804,987 6,804,987 6,804,987 6,804,987 6,804,987 6,804,987 6,804,987 6,804,987 6,804,987 6,804,987 6,804,987 6,804,987 6,804,987 6,804,987 6,804,987 6,804,987 6,804,9	3,217,453 4,015,171 4,015,004 4016,004 424,601 567,649 567,649 535,130 1,914,980 2,469,490 2,469,490 3,570,172 1,540,635 4,928,641 2,267,933 3,428,057 6,295,384 4,966,835 1,937,444 6,105,004 11,962,759 6,304,967 4,47,465 2,207,636 1,487,665 2,207,636 2,149,666 2,149,666 2,149,666 2,149,666 2,149,666 2,149,666 2,149,666 2,149,666 2,149,666 2,149,666 2,149,666 2,068,471 977,576 3,177,453 4,013,177,453	3,217,453 4,013,177 4,015,694 45% AH 195,596 391,195 633,765 492,745 550,555 1,764,651 2,401,413 1,360,212 2,151,742 2,151,742 1,105,622 4,318,851 1,622,564 2,439,677 5,426,110 3,326,124 2,70,165 1,982,751 1,982,751 6,804,987 4,847,465 2,1489,666 2,1489,667 4,847,465 2,1489,666 2,1489,	50% 50% 50% 50% 50% 50% 50% 50% 50% 50%
Light industrial scheme industrial Scheme new build (50% plot ratio) industrial Scheme new build (50% plot ratio) industrial scheme intensification (60% plot ratio) CHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description Die unit scheme (houses) Die unit scheme (houses) Cour unit scheme (houses) Seven unit scheme (flats) Seven unit scheme (flats) For unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) For unit scheme (flats - lower density) For unit scheme (flats - ligher density)	No of units I I I I I I I I I I I I I I I I I I	£776,574 £3,328,172 £6,656,344 £3,665,943 £1,265,656,344 £3,665,943 £1,27,780 £138,676 £236,858 £200,584 £214,593 £668,614 £359,804 £214,593 £668,614 £954,633 £246,590 £1,051,953 £999,738 £1,435,292 £1,366,945 £1,366,945 £5,134,958	977,576 3,217,453 4,815,804 0% AH 345,921 691,644 1,123,213 1,166,843 1,311,703 1,17,616 1,644,153 4,725,504 5,011,466 7,459,333 5,001,857 7,416,343 11,271,896 13,240,465 18,028,706 9,359,357 36,558,516 13,240,465 18,028,706 9,359,357 36,558,516 11,962,719 1,062,520 6,804,987 4,247,1636 11,486,686 2,287,1636 11,486,686 2,287,1636 11,486,686 2,287,1636 11,486,686 2,287,1636 11,486,686 2,288,477	977,576 3,217,453 4,013,771 4,815,804 5% AH 329,218 6,66,437 1,068,832 1,051,943 1,227,132 2,967,287 1,538,600 4,467,272 3,021,625 4,693,720 6,771,922 4,693,720 6,775,085 10,291,886 12,373,933 16,401,499 17,213,39 32,396,266 11,962,719 1,062,520 6,804,987 4,847,463 1,987,719 1,062,520 6,804,987 4,247,463 1,488,668 2,088,471 1,489,668 2,088,471 1,775,763	977,576 3,217,453 4,013,171 4,615,604 10% AH 312,515 625,031 1,014,452 1,017,044 1,142,560 2,616,957 1,433,042 4,209,040 2,814,247 4,209,488 6,507,979 6,133,823 6,507,979 6,133,823 1,1507,402 14,774,293 15,003,942 28,234,016 11,962,719 16,033,942 28,234,016 11,962,719 6,844,987 4,847,465 2,124,986 2,068,471 977,576 2,217,453	3,217,453 4,013,171 4,615,604 15% AH 295,613 591,626 960,072 942,145 1,057,989 2,666,628 1,327,484 3,950,607 2,600,667 4,056,225 6,000,901 3,768,304 4,056,225 6,000,901 3,768,304 4,056,225 6,000,901 3,768,304 4,057,250 8,331,865 10,640,671 13,147,087 12,854,444 24,071,766 13,987 14,087,610 1,982,719 1,082,520 6,804,987 4,977,656 2,267,636 2,146,447,465 2,267,636 2,267,636 2,267,636 2,267,636 2,267,636	3,217,453 4,013,171 4,616,000 Re 20% AH 279,111 558,221 905,6692 667,246 973,417 2,516,298 1,221,926 3,692,576 2,399,489 3,740,479 5,514,755 3,325,675 7,007,800 4,849,414 7,351,855 9,712,484 10,674,946 19,909,516 11,982,710 1,062,520 6,844,947,465 11,982,710 1,062,520 6,844,947,465 11,982,710 1,062,520 6,844,947,465 11,982,710 1,062,520 6,844,947,465 1,489,666 2,068,871 1,977,576 3,217,453	\$2,217,453 4,015,171 4,615,004 sidual land valu 25% AH 262,408 524,616 851,311 792,346 888,645 2,365,969 1,116,368 3,434,43 2,192,110 3,422,731 5,026,610 2,881,665 2,875,630 4,204,044 6,371,844 0,903,209 8,875,630 4,204,044 15,747,267 11,962,719 11,062,520 6,804,987 4,647,465 22,571,636 11,469,668 2,068,471	88 30% AH 245,705 491,411 796,931 717,447 804,273 2,215,639 1,010,810 3,176,110 3,176,	3,217,453 4,013,171 4,915,000 35% AH 229,003 458,005 742,551 642,542 719,702 2,065,310 905,252 2,917,876 1,776,384 4,056,317 1,993,645 5,650,431 2,913,303 4,411,822 7,646,659 6,605,545 4,106,455 7,348,098 4,11,642,745 1,062,520 6,847,465 22,971,636 22,971,636 22,971,636 22,971,636 22,971,636 22,971,636 22,971,636 22,971,636 22,971,636 22,971,636 22,971,636	3,217,453 4,015,171 4,015,004 421,000 424,601 588,169 567,649 635,130 1,914,960 2,659,646 1,568,298 2,469,490 3,570,172 1,549,635 4,926,641 2,267,933 3,428,057 6,255,384 4,966,835 1,937,444 3,145,044 11,962,170 1,962	3,217,453 4,013,777 4,616,664 1,95,596 3,37,66 492,745 5,50,556 1,764,651 1,360,212 2,151,744 3,084,026 1,1360,212 1,151,624 1	50% 50% 50% 50% 50% 50% 50% 50% 50% 50%
Industrial Scheme new build (50% plot ratio) Industrial Scheme new build (50% plot ratio) Industrial Scheme intensification (60% plot ratio) Industrial scheme (houses) Industrial scheme (houses) Industrial scheme (houses) Industrial scheme (flats) Industrial scheme intensification (60% plot ratio) Industrial scheme intensification (60% plot ratio)	No of units I I I I I I I I I I I I I I I I I I	£776,574 £3,328,172 £6,656,943 BLV £95,635 £127,780 £138,676 £236,885 £200,584 £236,885 £200,584 £359,804 £214,593 £502,352 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,36,944 £599,738 £1,435,292 £1,36,945 £5,134,958 £529,797 £3,565,943 £1,236,194 £2,959,733 £1,728,717	977,576 3,217,453 4,015,171 4,815,804 0% AH 345,921 691,644 1,123,213 1,166,643 1,311,703 3,117,616 1,644,153 4,725,504 3,229,004 5,011,466 7,459,339 5,011,857 7,416,348 13,240,465 18,028,706 19,322,937 36,556,516 11,962,710 1,062,522 6,804,987 4,247,453 4,247,453 1,247,453	977,576 3,217,453 4,615,604 5% AH 329,218 658,437 1,068,652 1,091,943 1,227,132 2,967,267 1,538,600 4,467,272 3,021,625 4,659,720 6,973,192 4,650,673 9,197,169 6,775,085 10,291,886 12,373,933 16,401,499 17213,593 32,396,266 11,982,719 1002,520 6,804,987 4,647,665 2,297,653 2,148,666 2,068,471 977,576	977,576 3,217,453 4,013,171 4,615,604 10% AH 312,515 625,031 1,014,452 1,017,044 1,142,560 2,616,957 1,433,042 4,209,040 2,814,247 4,209,488 6,507,979 6,133,823 6,507,979 6,133,823 1,1507,402 14,774,293 15,003,942 28,234,016 11,962,719 16,033,942 28,234,016 11,962,719 6,844,987 4,847,465 2,124,986 2,068,471 977,576 2,217,453	3,217,453 4,013,171 4,015,804 15% AH 295,613 591,626 980,072 942,145 1,057,989 2,666,628 1,327,484 3,950,807 2,606,867 4,065,825 6,000,901 3,768,304 7,977,589 10,640,871 13,147,087 12,854,444 24,071,766 11,982,719 1,	3,217,453 4,013,171 4,615,004 Re 20% AH 279,111 558,221 905,692 867,246 973,417 2,516,298 1,221,926 3,692,575 2,399,489 1,221,926 3,740,479 5,514,755 3,025,675 7,367,800 4,899,411 7,351,855 9,772,484 11,519,881 10,674,946 11,982,719 10,674,946 11,982,719 10,674,946 11,982,719 11,982,71	\$,217,453 4,013,171 4,615,004 sidual land valu 25% AH 262,408 524,816 651,311 792,346 868,845 2,365,969 1,116,368 3,434,343 2,192,110 3,422,731 5,028,610 2,081,665 6,758,010 4,204,044 6,371,644 8,903,209 9,622,968 8,495,449 15,747,267 11,982,719 6,824,925 11,482,719 6,824,927 11,982,719 6,824,927 6,824,92	88 30% AH 245,705 491,411 796,931 717,447 301,476 31,176,110 3,176	3,217,453 4,013,171 4,016,004 229,003 48,005 48,005 48,005 48,005 48,005 49,005,310 905,252 2,917,870 1,776,384 2,707,256 4,056,317 1,933,44 1,933,45 5,538,431 1,933,45 5,538,431 1,933,45 1,164,659 6,005,545 4,106,455 7,340,068 11,982,719 6,804,987 4,847,465 6,804,987 6,804,987 6,804,987 6,804,987 6,804,987 6,804,987 6,804,987 6,804,987 6,804,987 6,804,987 6,804,987 6,804,987 6,804,987 6,804,987 6,804,987 6,804,987 6,804,987 6,804,987 6,804,9	3,217,453 4,015,171 4,015,004 4016,004 424,601 567,649 567,649 535,130 1,914,980 2,469,490 2,469,490 3,570,172 1,540,635 4,928,641 2,267,933 3,428,057 6,295,384 4,966,835 1,937,444 6,105,004 11,962,759 6,304,967 4,47,465 2,207,636 1,487,665 2,207,636 2,149,666 2,149,666 2,149,666 2,149,666 2,149,666 2,149,666 2,149,666 2,149,666 2,149,666 2,149,666 2,149,666 2,068,471 977,576 3,177,453 4,013,177,453	3,217,453 4,013,177 4,015,694 45% AH 195,596 391,195 633,765 492,745 550,555 1,764,651 2,401,413 1,360,212 2,151,742 2,151,742 1,105,622 4,318,851 1,622,564 2,439,677 5,426,110 3,326,124 2,70,165 1,982,751 1,982,751 6,804,987 4,847,465 2,1489,666 2,1489,667 4,847,465 2,1489,666 2,1489,	50% 50% 50% 50% 50% 50% 50% 50% 50% 50%
Light industrial scheme industrial Scheme new build (50% plot ratio) industrial Scheme new build (50% plot ratio) industrial scheme intensification (60% plot ratio) HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description Die unit scheme (houses) Two unit scheme (houses) Seven unit scheme (flats) For unit scheme (flat	No of units I I I I I I I I I I I I I I I I I I	£776,574 £3,328,172 £6,656,344 £3,665,943 £1,265,656,344 £3,565,943 £127,780 £138,676 £236,858 £200,584 £214,593 £668,614 £359,804 £214,593 £668,614 £359,804 £214,593 £668,614 £399,385 £502,352 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,235 £1,295,235 £1,295,235 £1,295,235 £1,366,945 £5,134,958 £5,29,97 £3,565,943 £1,236,194 £2,787,237 £1,485,810 £559,699 £416,027 £1,782,971 £3,565,943 £3,565,943	977,576 3,217,453 4,013,171 4,815,804 0% AH 345,921 691,644 1,123,213 1,166,843 1,311,703 1,176,16 1,644,153 4,725,504 3,229,004 5,011,466 7,459,333 5,091,857 7,416,348 11,271,896 13,240,495 14,940,497 14,940	977,576 3,217,453 4,013,171 4,815,804 5% AH 329,218 656,37 1,068,832 1,091,943 1,227,132 2,967,287 1,538,600 4,467,272 3,021,625 4,693,720 6,973,192 4,693,720 6,973,192 4,693,720 6,973,192 4,693,720 6,973,192 4,693,720 6,775,085 10,291,886 12,373,533 16,401,499 7,213,439 32,396,266 12,373,533 16,401,499 7,213,439 32,396,266 12,373,533 16,401,499 7,213,439 32,396,266 12,971,636 1,982,719 1,002,520 6,804,987 7,977,576 3,217,453 4,013,171 4,815,604	977,576 3,217,453 4,015,177 4,815,804 10% AH 312,515 625,031 1,014,452 1,017,044 1,142,560 2,816,957 1,433,042 4,209,040 2,814,247 4,375,972 6,487,047 4,209,488 8,587,379 6,133,823 9,311,875 1,507,402 14,774,293 15,033,942 28,234,016 11,962,719 1062,520 6,804,967 4,847,465 22,971,636 11,982,719 1062,520 6,804,967 4,847,465 22,971,636 11,488,666 2,068,477,576 3,217,453 4,013,171 4,815,804	3,217,453 4,013,171 4,015,004 15% AH 295,813 591,626 960,072 942,145 1,057,989 2,666,628 2,666,628 1,327,484 3,950,807 2,600,667 4,058,225 6,000,901 3,768,304 4,058,225 6,000,901 3,768,304 4,058,225 6,000,901 3,768,304 1,768,304 1,747,468 1,382,719 1,082,520 6,804,987 1,414,447,465 1,382,719 1,082,520 6,804,987 1,487,465 2,267,638 2,088,471 4,877,465 3,217,453 4,013,171 4,815,604	3,217,453 4,013,171 4,616,000 Ret 20% AH 279,111 558,221 905,6692 667,246 973,417 2,516,293 1,221,926 3,692,575 2,399,489 3,740,479 5,514,755 3,325,675 7,007,800 4,849,414 7,351,855 9,772,464 11,572,484 11,571,881 10,674,946 11,982,710 1,062,520 6,84,74,455 1,494,7465 11,982,711 1,062,520 6,84,74,745 2,2971,636 1,494,7465 2,2971,636 1,494,7465 2,2971,636 1,494,7465 2,2971,636 1,494,7465 2,2971,636 1,494,7465 2,2971,636 1,494,7465 2,2971,636 1,494,7465 2,2971,636 1,494,7465 2,2971,636 1,494,7465 2,2971,636 1,494,7465 2,2971,636 1,494,7465 2,2971,636 1,494,7465 2,2971,636 1,494,7465 2,2971,636 1,494,7465 2,2971,636 1,494,7465 2,2971,636 1,494,7465 2,2971,636 1,494,7465 2,2971,636 1,494,7465 2,2971,636 1,494,7465 2,2971,636 2,297	\$217,453 4 015 171 4 615 004 sidual land valu 25% AH 262,408 524,616 851,311 792,346 888,645 2,365,969 1,116,368 3,434,343 2,192,110 3,422,731 5,026,610 2,881,665 4,756,610 4,204,044 6,371,844 6,371,844 6,371,844 15,747,267 11,962,719 1,062,520 6,804,987 11,962,719 1,062,520 6,804,987 11,962,719 1,062,520 6,804,987 11,962,719 1,062,520 6,804,987 1,967,465 2,257,638 1,486,668 2,068,471 977,576 3,217,453 4,013,171 4,615,004	es 30% AH 245,705 491,411 796,931 717,447 804,273 2,215,639 1,010,810 3,176,110 1,984,470 3,104,984 4,542,464 2,437,654 6,148,220 3,558,674 5,391,833 8,033,934 11,551,152 11,551,152 11,551,152 11,62,520 6,347,465 6,347,465 11,551,152 11,62,520 6,347,465 11,551,152 11,62,520 6,347,465 11,551,152 11,62,520 6,347,465 11,551,152 11,62,520 6,347,465 11,551,152 11,62,520 6,347,465 11,551,152 11,62,520 6,347,465 11,551,152 11,62,520 6,347,465 11,551,152 11,62,520 6,347,465 11,551,152 11,62,520 6,347,465 11,62,520 11,62,520 6,347,465 11,62,520 11,620 11,6	3,217,453 4,013,171 4,915,003 35% AH 229,003 458,005 742,551 642,543 719,702 2,065,310 905,252 2,917,376 4,056,317 1,993,645 5,056,341 1,993,645 1,064,659 4,041,465 7,348,098 4,11,64,659 1,064,654	3,217,453 4,013,171 4,015,004 421,000 424,601 588,169 567,649 635,130 1,914,960 7,99,694 2,659,696 1,568,298 2,469,490 3,570,172 1,549,635 4,926,641 2,267,933 3,428,057 6,255,384 4,966,835 1,957,444 3,145,044 11,962,716 11,962,763 11,963,763	3,217,453 4,013,777 4,616,662 45% AH 195,596 333,786 492,745 550,556 1,764,651 1,360,212 2,151,744 3,084,026 1,1360,212 1,151,744 3,084,026 1,105,624 1,105,	50% 50% 50% 50% 50% 50% 50% 50% 50% 50%
Light industrial scheme industrial Scheme new build (50% plot ratio) industrial Scheme new build (50% plot ratio) industrial scheme intensification (60% plot ratio) CHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description Desc	No of units 1	£776,574 £3,328,172 £6,656,943 £1,665,943 £1,665,943 £2,665,943 £2,136,676 £236,858 £127,780 £138,676 £236,858 £214,593 £688,614 £399,368 £502,352 £1,285,255 £1,285,255 £1,285,255 £1,285,255 £1,285,255 £1,285,255 £1,285,255 £1,285,255 £1,285,255 £1,285,255 £1,285,255 £1,285,255 £1,285,255 £1,285,255 £1,285,255 £1,285,255 £1,365,943 £1,285,943 £1,285,943 £1,285,943 £2,595,933 £1,782,977 £1,782,	977,576 3,217,453 4,815,804 0% AH 345,921 691,841 1,123,213 1,166,843 1,311,703 3,117,616 1,644,153 4,725,504 5,011,466 7,459,338 5,051,657 9,806,959 7,416,348 11,212,189 11,2	977,576 3,217,453 4,615,804 329,218 655,437 1,068,632 1,091,943 1,227,132 2,967,287 1,538,600 4,467,272 4,653,720 6,973,192 4,650,673 9,197,169 6,75,085 12,273,933 16,401,499 17,213,439 23,396,266 11,962,719 1,062,520 6,804,987 4,847,465 2,977,636 11,982,719 1,062,520 6,804,987 4,847,465 2,977,636 11,982,719 1,062,520 6,804,987 4,847,465 2,977,636 1,198,808 2,066,471 977,576 3,217,453 4,013,171 4,815,804	977,576 3,217,453 4,015,77 4,615,604 10% AH 312,515 625,031 1,014,452 1,017,044 1,142,560 2,816,957 1,433,042 4,209,040 2,814,247 4,375,972 6,487,047 4,209,488 8,587,379 6,133,823 9,311,875 11,507,402 14,774,293 15,033,942 28,234,012 28,234,012 28,234,013 11,902,719 1,082,520 6,804,987 4,847,465 22,971,638 -11,498,688 4,847,465 22,971,638 -11,498,688 4,847,465 22,971,638 -11,498,688 4,847,465 22,971,638 -11,498,688 4,847,465 22,971,638 -11,498,688 4,847,465 22,971,638 -11,498,688 4,847,465 22,971,638 -11,498,688 4,847,465 22,971,638 -11,498,688 4,847,465 4,84	3,217,453 4,013,171 4,615,604 15% AH 295,613 591,626 960,072 942,145 1,057,989 2,666,628 1,327,484 3,950,807 2,606,667 4,058,225 6,000,901 3,763,304 7,977,589 5,492,560 8,331,865 10,649,871 13,147,087 12,854,444 24,071,766 11,982,719 1,664,871 13,147,087 12,854,444 24,071,766 11,982,719 1,664,871 13,147,087 12,854,444 24,071,766 11,982,719 1,664,871 1,775,763 2,174,453 4,013,171 4,815,804	3,217,453 4,013,177 4,616,000 Rec 20% AH 279,111 558,221 905,692 067,246 973,417 2,516,298 1,221,926 3,692,575 2,399,409 3,740,479 5,514,755 3,326,675 7,367,800 4,649,414 7,351,855 9,772,484 11,519,881 10,674,946 19,909,516 11,962,719 1,604,967 4,847,465 2,068,471 977,576 3,217,453 4,013,171 4,815,804 Rec 20% AH 279,111 558,221	\$217,453 4.013,171 4.615,004 sidual land valu 25% AH 262,406 524,616 851,311 792,346 888,645 2.365,5669 1,116,368 3,434,343 2,192,110 2,631,665 6,758,010 4,204,044 6,371,844 8,903,209 9,032,966 8,495,449 15,747,267 11,982,719 1,662,520 6,04,987 11,982,719 1,662,520 6,04,987 1,182,719 1,662,520 6,04,987 1,982,719 1,662,520 6,04,987 1,982,719 1,662,520 6,04,987 1,982,719 1,662,520 6,04,987 1,982,719 1,662,520 6,04,987 1,982,719 1,662,520 6,04,987 1,982,719 1,662,520 6,04,987 1,982,719 1,662,520 6,04,987 1,982,719 1,662,520 6,04,987 1,982,719 1,662,520 6,04,987 1,982,719 1,662,520 6,04,987 1,982,719 1,662,520 6,04,987 1,982,719 1,662,520 6,04,987 1,982,719 1,662,520 6,04,987 1,982,719 1,662,520 6,04,987 1,982,719 1,662,520 6,04,987 1,982,719 1,662,520 6,04,987 1,982,719 1,662,520 6,04,987 1,982,719 1,662,520 6,04,987 1,882,616	830% AH 245 705 491,411 786,931 717,447 804,273 2,215 639 1,010,810 3,176,110 1,964,470 3,104,984 4,542,464 2,437,634 6,148,20 3,558,674 5,391,833 8,033,33 8,034,257 6,315,951 11,551,152 11,962,719 1,962,71	3,217,453 4,013,171 4,915,000 35% AH 229,003 458,005 742,551 642,540 719,702 2,005,310 905,252 2,917,878 1,776,304 2,787,236 4,006,317 1,933,645 2,787,236 4,006,317 1,933,645 2,787,236 4,006,317 1,933,645 2,174,236 4,186,255 7,348,090 11,962,719 6,005,545 4,116,455 7,348,090 11,962,719 6,004,987 4,847,465 2,008,4987 4,847,48	3,217,453 4,015,171 4,015,004 40% AH 212,300 424,6001 688,169 567,649 635,130 1,914,980 2,659,645 1,568,299 2,469,490 3,570,172 1,549,633 4,928,641 2,267,933 3,428,057 6,255,384 4,966,335 1,937,444 3,145,044 11,962,719 6,804,987 4,847,465 2,297,638 1,148,638 1,148,649 1,148,6	3,217,453 4,013,177 4,615,606 45% AH 195,596 391,196 633,786 492,746 550,556 694,136 2,401,412 1,1360,212 2,151,742 3,084,026 1,105,624 4,318,851 1,622,564 1,105,624	50% 50%
ight industrial scheme industrial Scheme new build (50% piot ratio) industrial scheme intensification (60% piot ratio) industrial scheme intensification (60% piot ratio) HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description One unit scheme (houses) One unit scheme (houses) One unit scheme (houses) Seven unit scheme (flats) Seventy unit scheme (flats) Seventy unit scheme (flats - lower density) One hundred unit scheme (flats) Seventy	No of units I	£776,574 £3,328,172 £6,656,943 £1,665,943 £1,665,943 £2,665,943 £2,136,676 £236,858 £127,780 £138,676 £236,858 £214,593 £688,614 £399,368 £502,352 £1,285,255 £1,285,255 £1,285,255 £1,285,255 £1,285,255 £1,285,255 £1,285,255 £1,285,255 £1,285,255 £1,285,255 £1,285,255 £1,285,255 £1,285,255 £1,285,255 £1,285,255 £1,285,255 £1,365,943 £1,285,943 £1,285,973 £1,782,977 £1,782,	977,576 3,217,453 4,615,804 0% AH 345,921 691,841 1,123,213 1,166,843 1,311,703 3,117,616 1,644,155 4,725,504 5,011,466 7,459,338 5,091,857 9,806,959 7,416,348 11,271,896 11,271,896 13,244,465 16,025,706 19,392,937 36,556,516 11,902,719 1,022,520 6,804,987 4,847,465 2,977,636 11,498,686 2,086,471 9,77,576 3,217,453 4,847,465 2,977,636 11,498,686 2,086,471 9,77,576 3,217,453 4,013,177 4,815,804	977,576 3,217,453 4,615,604 5% AH 329,218 658,437 1,068,832 1,091,943 1,227 2,967,287 1,538,600 4,647,467,272 3,021,625 4,659,720 6,973,192 4,650,673 9,197,169 6,775,085 10,299,866 12,373,933 16,401,499 17,213,439 17,21	977,576 3,217,453 4,013,177 4,615,604 10% AH 312,515 625,031 1,014,452 1,017,044 1,142,560 2,616,957 1,433,042 4,209,040 2,814,247 4,375,972 6,467,047 4,209,488 8,567,379 6,133,823 9,311,375 11,507,402 14,774,293 15,033,942 28,234,016 11,962,719 1,062,520 14,774,953 16,033,941 28,234,016 11,962,719 1,062,520 16,864,987 4,047,465 22,671,6368 1,048,987 4,047,465 22,171,653 1,171,6368 1,048,987 4,047,465 21,171,658 1,048,987 4,047,465 21,171,658 1,048,987 4,047,465 21,171,658 1,048,987 4,047,465 21,171,658 1,048,987 4,047,465 21,171,658 1,048,987 4,047,465 21,171,658 1,048,987 4,047,465 21,171,658 1,048,987 4,047,465 21,171,658 1,048,987 4,047,465 21,171,658 21,171,658 21,171,658 21,171,658 21,171,658	3,217,453 4,013,171 4,015,804 15% AH 295,613 591,626 980,072 942,145 1,057,989 2,666,628 4,068,627 4,068,627 4,068,627 4,068,627 1,327,484 3,950,807 2,606,867 1,377,484 3,950,807 1,377,484 3,950,807 1,377,484 3,950,807 1,377,484 3,950,807 1,377,484 1,392,560 6,301,965 11,470,667 11,982,719 1,062,520 6,804,967 4,847,465 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,217,453 4,013,171 4,815,004 Re 20% AH 279,111 588,221 905,632 867,246 973,417 2,516,298 1,221,926 3,692,575 2,399,483 3,740,479 5,514,755 3,395,675 7,367,800 4,849,414 7,351,855 9,772,484 11,519,881 10,674,946 10,000,516 11,962,792 11,962,693 11,463,683 2,164,967 4,847,465 2,174,946 2,174,946 11,962,792 11,463,688 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,217,453 4,013,171 4,615,004 sidual land valu 25% AH 262,408 524,616 651,311 792,346 888,845 2,365,969 1,116,368 3,434,343 2,192,110 3,422,731 5,028,610 2,881,665 6,758,010 4,204,044 6,371,644 6,371,644 6,371,644 6,371,644 6,371,644 6,371,644 6,371,647 6,903,209 9,602,968 8,495,449 15,747,267 11,982,719 1,982,719	803 934 A 52 464 2 45 4 63 1 1 62 6 6 3 1 1 6 6 6 2 6 6 3 1 1 6 6 6 6 3 1 1 6 6 6 6 3 1 1 6 6 6 6	3,217,453 4,013,171 4,016,000 35% AH 229,003 48,005 48,005 48,005 48,005 48,005 48,005 48,005 48,006 4,056,317 4,056,317 4,056,317 4,056,317 4,056,317 4,056,317 4,056,317 4,056,317 4,056,317 4,056,317 4,056,317 4,056,317 4,056,317 4,077,256 6,004,967 4,447,465 6,004,967 4,447,465 7,006,497 4,447,465 7,006,497 4,447,465 7,006,497 4,447,465 7,006,497 4,417,453 4,013,171 4,815,804	3,217,453 4,015,171 4,015,004 40% AH 212,300 424,601 567,649 635,130 1,914,980 7,99,694 2,659,645 1,568,298 2,469,490 3,570,172 1,549,635 4,928,641 2,267,933 3,428,057 6,295,384 4,966,835 1,937,444 8,168,648 11,962,719 6,304,987 4,847,465 2,297,638 1,198,688 1,198,744 11,962,719 6,304,987 4,847,465 2,297,638 1,198,688 1,198,	3,217,453 4,013,177 4,015,694 45% AH 195,596 391,195 533,765 492,745 5492,745 5492,745 5492,745 1,764,651 2,401,413 1,360,212 2,151,742 2,151,742 1,105,622 4,318,851 1,622,564 2,439,677 5,426,110 3,326,124 2,70,165 1,982,757 6,804,987 4,847,465 2,068,477 9,77,565 4,013,171 4,815,804	50% 3 3 3 4 4 4 4 4 4 4
Industrial Scheme new build (50% plot ratio) Industrial Scheme new build (50% plot ratio) Industrial Scheme intensification (60% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme (houses) Industrial scheme (houses) Industrial scheme (flats) Industrial scheme (flats with retail use on ground floor) Industrial scheme (flats - lower density) Industrial scheme (flats - higher density) Industrial scheme (flats) Industrial scheme (flats) Industrial scheme (flats) Industrial scheme new build (50% plot ratio) Industrial scheme new build (50% plot ratio) Industrial scheme (flats)	No of units 1	£776,574 £3,328,172 £6,656,943 £1,665,943 £1,665,943 £2,665,943 £2,665,943 £2,128,200,584 £236,858 £220,584 £236,858 £236,858 £236,858 £236,858 £246,599 £1,285,255 £466,546 £1,285,255 £466,546 £1,285,255 £466,540 £1,285,255 £1,485,205 £1,485,205 £1,485,205 £1,485,205 £1,485,205 £1,485,205 £1,485,205 £1,485,205 £1,485,205 £1,285,255 £2,616,205 £1,285,255 £2,616,205 £1,285,255 £2,5134,958 £2,5136,943 £1,285,959,733 £1,782,971 £1,782,972 £	977,576 3,217,453 4,615,804 0% AH 345,921 691,841 1,123,213 1,166,843 1,191,703 3,117,616 1,644,158 4,725,504 5,011,466 7,459,338 5,051,857 9,806,959 7,416,348 11,271,896 13,240,465 16,028,706 19,332,937 36,556,516 11,902,719 1,082,527	977,576 3,217,453 4,615,804 329,218 656,437 1,068,832 1,091,943 1,227,152 2,967,287 1,538,600 4,467,272 4,653,720 6,973,192 4,650,673 9,197,169 6,775,085 10,291,866 10,291,866 11,962,713 1082,520 6,804,71 1082,520 6,804,71 9,77,576 3,217,453 1,149,666 1,149,666,777 1,149,666 1,149,666,777 1,149,666 1,149,666,777 1,149,666 1,149,666,777 1,149,666 1,149,666,777 1,149,666 1,149,666 1,149,666,777 1,149,666 1,149,666,777 1,149,666 1,149,	977,576 3,217,453 4,015,77 4,615,604 10% AH 312,515 625,031 1,014,452 1,017,044 1,142,560 2,816,957 1,433,042 4,209,040 2,814,247 4,375,972 6,487,047 4,209,488 8,567,379 6,133,823 9,311,875 11,507,402 14,774,253 15,033,942 28,234,016 11,962,719 1,062,520 11,507,402 14,774,253 15,033,942 28,234,016 11,962,719 1,062,520 1,073,064 1,142,560 1,084,987 1,085,064 1,086,471 1,0	3,217,453 4,013,171 4,615,604 15% AH 295,613 591,626 960,072 942,145 1,057,989 2,666,628 1,327,484 3,950,807 2,600,667 4,058,225 6,000,901 3,768,304 7,977,589 5,492,660 8,331,868 5,492,660 8,331,868 1,347,067 12,854,444 24,071,766 11,982,719 1,062,520 6,804,957 4,847,465 20,71,898 11,489,688 20,68,471 977,576 3,217,453 4,013,171 4,815,804	3,217,453 4,013,177 4,616,000 Rec 20% AH 279,111 558,221 905,692 667,246 973,417 2,516,298 1,221,926 3,692,575 2,399,489 3,740,479 5,514,755 3,325,675 7,367,800 4,649,411 7,351,855 9,777,464 11,519,881 10,674,946 11,932,719 10,62,520 11,932,719 10,62,520 11,932,719 10,62,520 11,932,719 10,62,520 11,932,719 10,62,520 11,932,719 10,62,520 11,932,719 10,62,520 11,932,719 10,62,520 11,932,719 10,62,520 11,932,719 10,62,520 11,932,719 10,62,520 11,932,719 10,62,520 11,932,719 10,62,520 11,69,682	\$217,453 4,013,171 4,515,004 sidual land valu 25% AH 262,406 524,616 851,311 792,346 888,645 2,365,569 1,116,368 3,434,343 2,192,110 4,204,044 6,371,844 6,371,844 6,371,844 6,371,844 6,371,845 6,758,010 4,204,044 6,371,844 6,371,844 6,371,844 6,371,844 6,371,844 6,371,844 6,371,844 6,371,844 6,371,844 6,371,845 6,758,010 4,204,044 6,371,845 6,758,010 4,204,044 6,371,845 6,049,987 4,847,465 22,071,858 4,847,465 22,071,858 4,847,465 23,217,453 4,847,465 24,013,171 4,815,804	es 30% AH 245 705 401 3176 110 25 11 369 691	35% AH 29 003 458,005 742,551 62,546 719,702 2,065,310 905,252 2,917,878 1,776,364 2,787,236 4,056,317 1,993,645 5,538,431 2,913,300 4,411,822 7,164,655 6,005,543 4,136,455 7,164,659 6,004,907 4,847,465 2,008,647 2,77,576 3,217,453 3,177,453 3,1	3,217,453 4,013,171 4,015,004 424,601 688,169 567,649 635,130 799,094 2,659,645 1,568,290 2,469,490 3,570,172 1,549,633 4,928,641 2,267,933 3,428,057 6,295,384 4,968,835 1,937,444 11,962,719 1,055,384 1,1937,444 11,962,719 1,055,384 1,1937,444 11,962,719 1,055,384 1,1937,444 11,962,719 1,055,384 1,1937,444 11,962,719 1,055,384 1,055,3	3,217,453 4,013,171 4,615,606 391,195 633,785 492,745 550,555 1,764,651 1,764,651 1,764,651 1,764,651 1,764,651 1,764,651 1,764,651 1,762,664 1,105,624 1,10	50% 50%
Industrial Scheme new build (50% plot ratio) Industrial Scheme new build (50% plot ratio) Industrial Scheme intensification (60% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme (houses) Industrial scheme (houses) Industrial scheme (houses) Industrial scheme (houses) Industrial scheme (flats) Industrial scheme (flats - lower density) Industrial scheme (flats) Industrial scheme (fl	No of units 1	£776,574 £3,328,172 £6,656,943 BLV £95,635 £127,780 £138,676 £236,885 £207,580 £138,676 £236,885 £207,780 £138,676 £236,885 £207,880 £502,352 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,369,947 £1,435,292 £1,369,947 £1,435,295 £1,369,947 £1,485,810 £659,699 £416,027 £1,782,971 £3,565,943 £3,565,943 £3,565,943	977,576 3,217,453 4,615,604 0% AH 345,921 691,841 1,125,213 1,166,843 1,311,703 3,117,616 1,644,158 4,725,504 5,011,466 7,459,333 5,091,857 9,806,959 7,416,346 1,271,896 13,240,465 18,028,706 18,028,706 19,352,937 36,556,516 11,922,719 1062,520 11,922,719 1062,520 11,453,686 2,068,471 977,576 2,217,453 4,013,171 4,815,804	5% AH 329,218 658,437 1,068,652 1,091,943 1,227,132 2,967,267 1,538,600 4,667,720 3,021,625 4,650,673 9,197,169 6,775,085 10,291,886 12,373,933 16,401,499 17,213,399 32,396,266 11,499,666 2,297,139 1,465,673 1,493,666 2,068,471 977,576 5,217,453 4,013,171 4,815,804	977,576 3,217,453 4,013,171 4,615,604 10% AH 312,515 625,031 1,014,452 1,017,044 2,814,247 4,209,040 2,814,247 4,209,040 2,814,247 4,209,488 8,567,379 6,133,823 1,503,3942 28,234,016 11,962,719 1,062,520 14,774,293 15,003,3942 28,234,016 11,962,719 1,062,520 14,774,293 15,003,3942 28,234,016 11,962,719 1,062,520 14,774,523 1,774,53 1	3,217,453 4,013,171 4,015,004 15% AH 295,813 591,626 960,072 942,145 1,057,989 2,666,628 1,327,484 3,550,607 2,606,867 1,768,304 7,7768,304 7,7768,304 1,327,484 24,071,766 11,147,087 12,854,444 24,071,766 11,147,087 12,854,444 24,071,766 11,147,087 12,854,444 24,071,766 11,147,087 12,854,444 24,071,766 11,147,087 13,147,485 14,145,604 15,145,604 15,145,604 15,145,604 15,145,604 15,145,604 15,145,604 15,145,604 15,145,604 15,145,604	3,217,453 4,013,171 4,016,001 Re 20% AH 279,111 558,221 905,692 667,246 973,417 2,516,293 1,221,926 3,692,575 2,399,489 3,740,479 5,514,755 3,325,675 7,367,800 4,849,414 7,351,855 9,772,484 11,572,574 11,572,574 11,572,574 11,572,574 11,572,574 11,572,574 11,572,574 11,572,574 11,572,574 11,574 11,574 11,57	3,217,453 4,015,171 4,615,004 sidual land valu 25% AH 262,408 524,616 551,311 792,346 888,645 2,365,969 1,116,368 3,434,343 2,192,110 3,422,731 5,026,610 2,881,665 6,758,010 4,204,044 6,371,844 8,903,209 9,882,968 6,495,449 15,747,267 11,982,719 11,982,782 11,982,782 11,982,782 11,982,782 11,982,782 11,982,782 11,982,782 11,982	804,273 2,215,639 30% AH 245,705 491,411 796,931 777,447 804,273 2,215,639 1,010,810 3,176,110 1,984,470 3,104,984 4,542,444 2,437,654 6,148,220 3,558,674 5,301,833 8,034,934 6,148,220 1,1551,152 1,	3,217,453 4,013,171 4,915,004 35% AH 229,003 488,005 742,551 642,548 719,702 2,065,310 1,776,384 2,767,236 4,056,317 1,993,645 5,558,431 1,993,645 5,558,431 1,993,645 6,105,545 4,106,455 7,348,098 11,902,719 1	3,217,453 4,015,171 4,015,004 421,300 424,601 688,169 567,649 635,130 1,914,980 7,99,694 2,659,645 1,568,298 2,459,490 3,570,172 1,549,635 4,928,641 2,267,933 3,428,057 6,255,384 4,966,835 1,937,444 3,145,044 11,962,719 1,022,72 1,022,72	3,217,453 4,013,177 4,616,664 45% AH 195,596 391,195 533,768 492,749 550,555 1,764,651 1,360,212 2,151,742 3,084,026 1,310,361 1,362,254 2,439,077 5,426,110 5,426,110 1,913,664 1,962,716 1,964,651 1,964,651 1,964,651 1,964,651 1,964,651	50% 50%
Light industrial scheme industrial Scheme new build (50% plot ratio) industrial Scheme new build (50% plot ratio) industrial scheme intensification (60% plot ratio) industrial scheme intensification (60% plot ratio) industrial scheme intensification (60% plot ratio) industrial scheme (houses) industrial scheme (houses) industrial scheme (houses) industrial scheme (houses) industrial scheme (flats) industrial scheme (flats - lower density) industrial scheme (flats) indus	No of units I I I I I I I I I I I I I I I I I I	£776,574 £3,328,172 £6,656,943 £3,665,943 £1,665,943 £1,265,265 £1,27,780 £138,676 £236,858 £200,584 £214,593 £668,614 £399,352 £1,285,225 £406,544 £399,352 £1,285,225 £1,366,945 £1,435,292 £1,366,945 £1,435,292 £1,366,945 £1,495,393 £1,495,297 £3,565,943 £1,495,397 £1,485,810 £2,959,973 £1,485,810 £2,959,973 £1,782,971 £1,485,810 £2,959,973 £1,782,971 £1,485,810 £2,959,973 £1,782,971 £1,485,810 £2,959,973 £1,782,971 £1,485,810 £2,959,973 £1,782,971 £1,485,810 £2,959,973 £1,782,971 £1,485,810 £2,959,973 £1,782,971 £1,485,810 £2,959,973 £1,782,971 £1,485,810 £2,959,973 £1,782,971 £1,485,810 £2,910,910 £1,495,810 £1,782,971 £1,495,810 £1,782,971 £1,495,810 £1,782,971 £1,495,810 £1,782,971 £1,495,810 £1,782,971 £1,495,810 £1,782,971 £1,495,810 £1,782,971 £1,495,810 £1,782,971	977,576 3,217,453 4,615,604 0% AH 345,921 691,841 1,125,213 1,166,843 1,311,703 3,117,616 1,644,158 4,725,504 5,011,466 7,459,333 5,091,857 9,806,959 7,416,346 1,271,896 13,240,465 18,028,706 18,028,706 19,352,937 36,556,516 11,922,719 1062,520 11,922,719 1062,520 11,453,686 2,068,471 977,576 2,217,453 4,013,171 4,815,804	977,576 3,217,453 4,013,771 4,815,804 329,218 656,37 1,068,832 1,091,943 1,227,132 2,967,287 1,538,600 4,467,272 4,603,720 6,973,192 4,603,720 6,973,192 4,603,720 6,973,192 1,921,886 10,221,886 11,982,719 17,213,439 17,213,439 17,213,439 17,213,439 17,213,439 18,214,436 11,982,719 18,214,436 11,982,719 18,214,436 18,	977,576 3,217,453 4,016,177 4,815,804 10% AH 312,515 625,031 1,014,452 1,017,044 1,142,560 2,816,957 1,433,042 4,209,040 2,814,247 4,375,972 6,487,047 4,209,488 8,587,379 6,133,823 9,311,875 1,507,402 14,774,293 15,033,942 28,234,016 11,962,719 10,625,626 11,488,666 2,016,477,576 3,217,453 4,013,171 4,815,804	3,217,453 4,013,171 4,015,004 15% AH 255,813 591,626 960,072 942,145 1,057,989 2,666,628 1,327,484 3,950,807 2,606,807 4,056,225 6,000,901 3,768,304 4,977,589 5,492,560 8,331,865 10,640,871 10,640,871 11,147,087 12,854,444 24,071,766 11,982,719 1,062,520 6,804,987 4,947,565 2,2971,638 11,465,666 2,068,471 4,777,576 3,217,453 4,013,171 4,815,804	3,217,453 4,013,171 4,616,000 Ret 20% AH 279,111 558,221 905,692 667,246 973,417 2,516,260 1,221,926 3,692,575 2,399,469 1,221,926 3,740,479 5,614,755 3,325,675 7,367,857 3,736,785 1,757,881 0,674,946 19,909,516 11,962,719 1,062,520 6,804,987 4,647,465 2,068,471 4,675,566 2,1465,666 2,2971,636 11,465,666 2,068,471 4,677,576 3,217,455 4,013,171 4,815,800 Ret 20% AH 279,111 558,221 905,692 867,246 973,417 2,516,286	\$217,453 4 013,171 4 615,004 sidual land valu 25% AH 262,408 524,616 851,311 792,346 888,845 2,365,569 1,116,368 3,434,433 2,192,110 3,422,731 5,028,610 2,881,665 6,758,610 4,204,044 6,371,845 8,455,449 8,555,449 8,	830% AH 245 705 491,411 766,931 777,447 804,273 2,215,639 1,016,810 3,176,110 1,984,470 3,104,984 4,542,464 2,437,654 6,146,220 3,558,674 5,391,833 8,033,934 8,244,257 6,315,351 11,551,152 11,982,719 1082,5200 6,804,987 4,77,467 22,971,656 11,469,668 11,478 11	3,217,453 4,013,171 4,915,000 35% AH 229,003 458,005 742,551 642,540 719,702 2,005,510 905,252 2,917,876 1,776,384 4,006,317 1,993,645 5,558,431 2,913,303 4,411,822 7,104,659 6,605,545 4,106,545 4,106,565 7,348,098 11,962,719 1002,520 6,804,987 7,377,576 3,277,453 4,013,171 4,815,604	3,217,453 4,013,171 4,015,604 421,300 424,601 688,169 567,649 635,130 1,914,560 7,99,694 2,659,645 1,568,293 2,469,490 3,570,172 1,549,633 4,926,641 2,267,933 3,428,057 6,295,364 4,966,835 1,932,444 3,145,645 4,966,835 1,932,444 3,145,645 4,966,835 1,932,444 3,145,645 4,966,835 1,932,444 3,145,645 4,966,835 1,932,444 3,145,645 4,966,835 1,932,444 3,145,645 4,961,835 1,962,545 4,963,645 6,963,6	3,217,453 4,013,777 4,616,662 45% AH 195,596 391,195 633,786 492,745 550,555 1,764,651 1,360,212 2,151,742 3,084,026 1,105,624 4,218,627 1,360,212 2,151,742 3,084,026 1,105,624 4,218,627 1,082,564 4,218,627 1,082,564 4,218,627 1,082,564 4,218,627 1,082,564 4,218,627 1,082,564 4,218,627 1,082,564 4,218,627 1,082,564 4,218,627 1,082,564 4,218,627 1,082,564 4,013,171 4,815,804 45% AH 195,586 3,91,195 633,765 4492,745 550,555	50% 50%
Light industrial scheme industrial Scheme new build (50% plot ratio) industrial Scheme new build (50% plot ratio) industrial scheme intensification (60% plot ratio) industrial scheme intensification (60% plot ratio) Discovery the scheme (houses) Discovery the scheme (houses) Discovery unit scheme (houses) Discovery unit scheme (flats) Discovery unit scheme (flats with retail use on ground floor) Discovery unit scheme (flats - lower density) Discovery unit scheme (flats) with GF retail Discovery unit scheme (flats) Discovery un	No of units 1	£776,574 £3,328,172 £6,656,943 £3,665,943 £1,665,943 £1,780 £138,676 £236,858 £200,584 £214,593 £668,614 £399,835 £668,614 £399,835 £6246,590 £1,366,945 £1,366,945 £1,366,945 £1,367,947 £1,368,945 £1,368,945 £1,368,945 £1,368,945 £1,368,945 £1,368,945 £1,368,945 £1,368,945 £1,368,945 £1,368,945 £1,368,945 £1,368,945 £1,368,945 £1,368,945 £1,368,945 £1,368,945 £1,368,945 £1,368,943 £1,368,945 £1,368,945 £1,368,945 £1,368,945 £1,368,945 £1,368,945 £1,368,945 £1,368,945 £1,368,945 £1,368,943 £1,368,943 £1,368,943 £1,368,943 £1,368,943 £1,368,943 £1,485,810 £	977,576 3,217,453 4,815,804 0% AH 345,921 691,644 1,123,213 1,166,843 1,311,703 3,117,616 1,644,158 4,725,504 5,011,466 7,459,338 5,011,57 9,806,959 7,416,349 11,271,896 18,028,706 19,352,937 36,558,516 11,982,719 1062,520 6,804,987 11,982,719 1062,520 6,804,987 11,982,719 1062,520 6,804,987 11,982,719 1062,520 6,804,987 1,977,576 3,217,453 4,013,171 4,815,804	977,576 3,217,453 4,013,717 4,815,804 5% AH 329,218 656,37 1,068,832 1,091,943 1,227,132 2,967,287 1,538,600 4,467,272 3,022,625 4,633,720 6,775,085 10,291,886 12,373,933 16,401,499 17,213,439 32,396,266 12,373,933 16,401,499 17,213,439 32,396,266 12,373,933 16,401,499 17,213,439 32,396,266 12,377,576 32,17,453 4,013,171 4,856,666 2,068,471 977,576 3,217,453 4,013,171 4,856,666 2,068,471 977,576 3,217,453 4,013,171 4,856,666 2,068,471 977,576 3,217,453 4,013,171 4,856,666 2,068,471 977,576 3,217,453 4,013,171 4,856,666 2,068,471 1,982,719 1,088,832	977,576 3,217,463 4,016,177 4,816,804 10% AH 312,515 625,031 1,014,452 1,017,044 1,142,560 2,816,957 1,433,042 4,209,040 2,814,247 4,375,972 6,467,047 4,209,488 5,87,379 6,133,823 9,311,875 1,507,402 14,774,293 15,033,942 28,234,016 11,982,719 1,062,520 6,84,987 1,74,263 11,982,719 1,062,520 6,84,987 1,987,719 1,062,520 6,84,987 1,987,719 1,062,520 6,84,987 1,987,719 1,062,520 6,84,987 1,987,719 1,062,520 1,074,453 1,074,	3,217,453 4,013,171 4,015,004 15% AH 295,813 591,626 960,072 942,145 1,057,989 2,666,628 1,327,484 3,950,807 2,606,667 4,058,225 6,000,901 3,768,304 4,058,225 6,000,901 1,000,9	3,217,453 4,013,171 4,616,000 Ret 20% AH 279,111 558,221 905,662 667,246 973,417 2,516,298 1,221,926 3,692,575 2,399,489 3,740,479 5,514,755 3,325,675 7,007,800 4,849,414 7,351,855 9,772,464 11,572,576 11,676,676 11,67	\$2,17,453 4,015,171 4,615,004 sidual land valu 25% AH 262,408 524,616 851,311 792,346 888,645 2,365,969 1,116,368 3,434,343 2,192,110 4,204,044 6,371,634 6,371,634 6,371,634 7,756,010 1,162,520 6,804,987 1,163,640 1,163,660 1	es 30% AH 245,705 804,273 2,215,639 804,273 3,588,674 5,391,833 8,244,257 6,315,951 11,551,152 2,151,5152 2,15	3,217,453 4,013,171 4,915,003 35% AH 229,003 458,005 742,551 642,549 719,702 2,065,310 905,252 2,917,876 4,056,317 1,993,645 5,056,451 2,913,303 4,411,822 7,164,659 6,605,545 4,106,455 7,348,098 4,11,822 7,106,459 7,348,098 4,11,822 7,106,459 7,348,098 4,11,822 7,106,455 7,348,098 4,11,822 7,11,453 4,013,171 4,815,504	3,217,453 4,013,171 4,015,004 421,300 424,601 688,169 567,649 635,130 1,914,960 7,99,694 2,659,646 1,568,298 2,469,490 3,570,172 1,549,635 4,926,641 2,267,933 3,428,057 6,295,384 4,966,835 1,937,444 3,145,044 11,962,7465 2,467,465 2,47,465 4,013,171 4,815,804 4,916,816 2,677,635 4,917,636	3,217,453 4,013,177 4,616,664 45% AH 195,596 333,786 492,745 550,556 1,764,651 1,360,212 2,151,742 3,084,026 1,310,652 1,410,624 1,510,6	50% 50%
Light industrial scheme industrial Scheme new build (50% plot ratio) industrial Scheme new build (50% plot ratio) industrial scheme intensification (60% plot ratio) industrial scheme intensification (60% plot ratio) industrial scheme (houses) industrial scheme (houses) industrial scheme (houses) industrial scheme (houses) industrial scheme (flats) indust	No of units 1	£776,574 £3,328,172 £6,656,943 £3,665,943 £1,665,943 £1,780 £138,676 £236,858 £127,780 £138,676 £236,858 £200,584 £359,804 £214,593 £686,614 £399,368 £502,352 £1,285,255 £2,285,255 £2,285,255 £2,285,285 £2,285	977,576 3,217,453 4,615,804 0% AH 345,921 166,843 1,123,213 1,166,843 1,17,616 1,644,158 4,725,504 5,011,466 7,459,338 4,847,455 1,980,959 7,416,348 11,213,213 1,1616,843 1,17,17,189 1,180,180 1,	977,576 3,217,453 4,013,71 4,615,804 329,218 655,437 1,068,832 1,091,943 1,227,132 2,967,287 1,538,600 4,467,272 3,021,625 4,633,720 6,973,192 4,650,673 9,197,169 6,775,085 10,291,866 10,291,866 11,92,713 102,520 6,804,904 17,213,439 18,204,904 17,213,439 17,213,439 18,204,904 19,207,134 19,207,	977,576 3,217,453 4,010,171 4,615,604 10% AH 312,515 625,031 1,014,452 1,017,044 1,142,560 2,816,957 1,433,042 4,209,040 2,814,247 4,375,972 6,487,047 1,1507,402 11,1507,402	3,217,453 4,013,171 4,615,604 15% AH 295,613 591,626 960,072 942,145 1,057,989 2,666,628 1,327,484 3,950,807 2,606,667 4,058,225 6,000,901 3,763,304 12,854,444 24,071,766 11,982,719 1,664,871 13,147,087 12,854,444 24,071,766 11,982,719 1,664,871 13,147,087 12,854,444 24,071,766 11,982,719 1,664,871 13,147,087 12,854,444 24,071,766 11,982,719 1,664,871 1,977,576 3,217,453 4,013,171 4,815,804	Rec 20% AH 279 111 558.221 905.692 907.246 973.417 4815.804 973.417 4815.804 973.417 4815.804 973.417 4815.804 973.417 4815.804 973.417 2516.296 471 975.602 977.496 9	\$217,453 4,013,171 4,515,004 sidual land valu 25% AH 262,406 524,616 851,311 792,346 888,645 2,365,669 1,116,368 3,434,343 2,192,110 4,204,044 6,371,844 8,903,209 9,032,968 8,495,449 15,747,267 11,982,719 1,662,520 6,04,987 1,182,719 1,662,520 6,04,987 1,182,719 1,662,520 6,04,987 1,982,719 1,9	83,217,453 4,013,177 4,915,004 804,273 2,215,639 1,010,810 3,176,110 1,924,470 3,104,984 4,542,464 4,543,644 4,543,644 4,543,644 4,543,644 4,543,644 4,543,644 4,543,644 4,543,644 4,644,257 6,315,951 11,551,152 11,962,719 10,644,647 11,656,654 2,664,967 4,847,465 2,674,476 3,104,476 3,104,476 3,104,476 3,104,476 3,104,476 3,104,476 3,104,476 3,104,476 3,104,476 3,104,476 3,104,476 3,104,476 3,104,476	3,217,453 4,013,171 4,915,000 35% AH 229,003 458,005 742,551 642,540 719,702 2,065,310 905,252 2,917,878 4,776,304 4,776,304 4,118,625 4,126,455 7,348,090 11,962,719 6,003,543 4,118,625 7,148,090 11,962,719 6,003,543 4,118,625 7,148,090 11,962,719 6,003,543 4,118,625 7,148,090 11,962,719 6,003,543 4,118,625 7,148,090 11,962,719 6,003,543 4,118,625 11,468,666 2,068,671 3,217,453 4,013,171 4,815,804	3,217,453 4,015,171 4,015,004 40% AH 212,300 424,601 688,169 567,649 635,130 1,914,980 7,99,694 2,469,490 3,570,172 1,549,633 4,928,641 2,267,933 3,428,057 6,265,384 4,928,641 2,267,933 3,428,057 6,265,384 4,928,641 2,267,933 3,428,057 6,265,384 11,962,719 1,649,497 1,649,635 11,485,645 2,464,490 4,847,465 2,297,638 1,977,576 3,217,453 4,013,177 4,815,804 40% AH 212,300 424,601 688,169 567,649 567,649 1,988,649 1,9	3,217,453 4,013,777 4,615,604 45% AH 195,596 391,196 694,136 2,401,412 1,360,212 2,151,742 3,084,026 1,105,624 4,318,851 1,622,564 1,105,624	50% 50% 6 22 1 6 6 22 1 6 6 22 1 6 6 6 6 6 6 6 6 6
Light industrial scheme industrial Scheme new build (50% plot ratio) Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme (flouses) Industrial scheme (flouses) Industrial scheme (flouses) Industrial scheme (flouses) Industrial scheme (flats) Indu	No of units 1	£776,574 £3,328,172 £6,656,943 £3,665,943 £1,665,943 £1,265,265 £1,27,780 £138,676 £236,858 £200,584 £214,593 £668,614 £39,936 £214,593 £668,614 £399,938 £1,435,292 £1,366,945 £1,366,945 £1,366,945 £1,367,947 £1,495,947	977,576 3,217,453 4,615,604 0% AH 345,921 691,841 1,125,213 1,166,843 1,311,703 3,117,616 1,644,158 4,725,504 1,329,004 5,011,466 7,459,333 5,091,857 9,806,959 7,416,348 1,271,389 13,240,465 18,028,706 19,329,907 10,525,207 10,525	977,576 3,217,453 4,615,604 5% AH 329,218 658,437 1,068,632 1,061,943 1,272 2,967,287 1,538,600 4,67,720 6,973,192 4,656,673 9,197,169 6,775,085 12,373,933 16,401,499 17,213,439 17,217,455 1,401,504 1,503,604 1,604,607	977,576 3,217,453 4,013,177 4,615,604 10% AH 312,515 625,031 1,014,452 1,017,044 4,209,040 2,814,247 4,375,972 6,467,047 4,209,488 8,567,379 6,133,823 1,503,942 28,234,016 1,952,719 1,002,520 1,774,530 1,014,452 28,234,016 1,952,719 1,002,520 1,774,02 1,774,03 1,014,452 2,174,656 2,174,657 3,174,657 4,174,676 4,17	3,217,453 4,013,171 4,015,004 15% AH 205,813 591,626 960,072 942,145 1,057,989 2,666,628 1,327,484 3,550,607 2,608,867 4,056,225 6,000,901 3,768,304 7,977,589 1,082,560 6,033,865 10,640,871 1,147,087 12,854,444 24,071,766 11,962,719 1,082,560 6,009,901 3,768,304 1,47,465 1,465,604 2,677,636 2,177,636 2,177,636 2,177,636 3,217,453 4,013,171 4,815,804	3,217,453 4,013,171 4,016,001 Re 20% AH 279,111 558,221 905,692 667,246 973,417 2,516,298 1,221,926 3,692,575 2,399,489 3,740,479 5,514,755 3,225,675 7,367,800 4,849,414 7,351,655 9,772,484 10,674,946 19,909,516 11,902,719 1,002,719 1	3,217,453 4,013,171 4,615,004 sidual land valu 25% AH 262,408 524,616 551,311 792,346 888,445 2,365,969 1,116,368 3,434,343 2,192,110 3,222,731 5,028,610 2,881,665 6,758,010 4,204,044 6,307,044 6	88 30% AH 245,705 401,317,447 804,273 2,215,639 8,244,257 6,315,951 11,551,152 11,962,719 10,62,276 804,71,745 804,273 2,215,639 8,339,34 8,244,257 8,315,817,1551,1551,1551,1551,1551,1551,155	3,217,453 4,013,171 4,015,000 35% AH 229,003 488,005 742,551 642,548 719,702 2,065,310 1,776,384 2,767,236 4,056,317 1,993,645 5,558,431 2,913,303 4,411,022 7,164,659 1,192,719 1,062,520 6,604,987 4,194,7465 7,348,098 1,192,719 1,062,520 6,604,987 4,194,7465 7,348,098 1,192,719 1,062,520 6,604,987 4,194,7465 7,348,098 1,192,719 1,062,520 6,604,987 1,192,719 1,062,520 6,604,987 1,192,719 1,062,520 6,604,987 1,192,719 1,062,520 6,604,987 1,192,719 1,062,520 6,604,987 1,062,520 6,604,987 1,062,520 6,604,987 1,062,520 6,604,987 1,062,520 1,062,520 1,062,530 1,062,	3,217,453 4015,171 4015,004 4016,004 421,300 424,601 685,150 567,649 635,130 1,914,980 2,469,645 1,568,298 2,469,640 3,570,172 1,549,635 4,926,641 2,267,933 3,420,057 6,295,384 4,926,641 1,927,444 5,145,045 1,937,444 1,937,444 1,	3,217,453 4,013,777 4,013,077 4,013,077 4,013,078 391,195 393,766 492,745 550,555 1,764,651 1,360,212 2,151,744 3,084,026 1,105,624 4,310,851 1,622,564 2,439,677 5,426,110 3,084,026 1,1902,715 1,091,364 1,1902,715 1,092,715 1,091,364 1,1902,715 1,091,364 1,1902,715 1,091,364 1,1902,715 1,091,364 1,1902,715 1,091,364 1,149,566 3,217,453 4,013,177 4,815,804 45% AH 1,95,596 3,217,453 4,013,177 4,815,804	50% 50%
Light industrial scheme industrial Scheme new build (50% plot ratio) industrial Scheme new build (50% plot ratio) industrial scheme intensification (60% plot ratio) CHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description Des	No of units 1	£776,574 £3,328,172 £6,656,943 £3,665,943 £1,6656,943 £2,6656,943 £1,7780 £138,676 £236,885 £207,780 £138,676 £236,885 £200,584 £236,885 £200,584 £236,885 £200,584 £236,885 £200,584 £236,885 £200,584 £236,885 £200,584 £33,685 £200,584 £33,685,943 £3,565,943 £3,565,943 £3,565,943 £3,565,943 £500,000 BLV £13,438 £179,17 £19,444 £33,211 £28,125 £50,486 £30,889 £416,027 £1,782,971 £1,485,810 £3,565,943 £500,000 £1,782,971 £1,885,810 £3,565,943 £500,000 £1,782,971 £1,885,810 £3,565,943 £500,000 £1,782,971 £1,885,810 £3,565,943	977,576 3,217,453 4,615,804 0% AH 345,921 661,841 1,123,213 1,166,843 1,176,16 1,644,158 4,725,504 3,229,004 5,011,466 7,459,338 4,167,465 1,167,560 1,167,	5% AH 329,218 656,437 1,068,832 1,091,943 1,227,132 2,967,287 1,538,600 4,677,086 1,538,600 1,538,600 1,621,636 1,637,720 6,973,192 4,650,673 9,197,169 6,775,085 1,237,933 6,401,499 17,213,439 17,213,439 18,218 18,2719 1,082,520 1,082,520 1,083,720 1,083,832 1,091,943 1,217,453 1,083,832 1,091,943 1,227,132 1,088,832 1,091,943 1,227,132 2,967,287 1,088,832 1,091,943 1,227,132 2,967,287 1,088,832 1,091,943 1,227,132 2,967,287 1,088,832 1,091,943 1,227,132 2,967,287 1,088,832 2,967,287 3,021,625 4,693,720	977,576 3,217,453 4,013,177 4,615,604 10% AH 312,515 625,031 1,014,452 1,017,044 1,142,560 2,816,957 1,433,042 4,209,040 2,814,247 4,375,972 6,487,047 1,1507,402 1,174,452 1,174,253 1,175,774 1,174,253 1,175,774 1,175,775 3,217,453 1,174,455 2,174,536 1,174,452 2,174,536 1,174,452 2,174,536 1,174,453 2,174,536 1,174,453 2,174,536 1,174,453 2,174,536 1,174,453 2,174,536 1,174,454 1,174,560 2,816,957 1,175,972 1,175,972 1,177,973 1,177	3,217,453 4,013,171 4,615,904 15% AH 295,813 591,626 960,072 942,145 1,057,989 2,666,628 1,327,484 3,950,807 2,600,667 4,058,225 6,000,901 3,766,304 1,977,589 6,492,660 1,982,719 1,062,520 6,804,967 1,485,684 2,671,686 1,982,719 1,062,520 6,804,967 1,485,686 1,982,719 1,062,520 6,804,967 1,485,686 1,982,719 1,062,520 6,804,967 1,485,686 1,982,719 1,062,520 6,804,967 1,485,686 1,982,719 1,062,520 6,804,967 1,485,686 1,982,719 1,062,520 1,366,671 977,576 3,217,453 4,013,171 4,615,804	3,217,453 4,013,177 4,616,000 Rec 20% AH 279,111 558,221 905,692 667,246 973,417 7,367,800 4,649,416 7,361,855 7,767,800 4,649,416 10,674,946 11,519,681 10,674,946 11,519,681 10,674,946 11,519,681 10,674,946 11,519,681 10,674,946 11,519,681 10,674,946 11,519,681 10,674,946 11,519,681 10,674,946 11,519,681 10,674,946 11,519,681 10,674,946 11,519,681 10,674,946 11,519,681	\$217,453 4,013,171 4,515,504 sidual land valu 25% AH 262,406 524,616 851,311 792,346 888,645 2,365,569 1,116,368 3,434,343 4,192,110 4,204,044 6,371,644 8,903,209 9,802,968 8,495,449 11,182,719 1,682,520 6,758,010 4,204,044 6,371,644 8,903,209 9,802,968 8,495,449 11,982,719 1,982,719	es 30% AH 245.705 1,000.810 3,176.110 1,000.810 3,176.110 1,000.810 3,176.110 1,000.810 3,176.110 1,000.810 3,176.110 1,000.810 3,176.110 1,000.810 3,176.110 1,000.810 3,176.110 1,000.810 3,176.110 1,000.81	35% AH 29,003 48,005 742,551 62,546 719,702 2,065,310 905,252 2,917,878 1,776,364 2,787,236 4,066,317 1,930,645 1,932,719 1,933,645 1,933,6	3,217,453 4,013,171 4,015,004 424,600 688,169 557,649 635,130 1,914,380 799,694 2,659,645 1,568,299 2,469,490 3,570,172 1,549,633 4,928,641 2,207,933 3,428,057 6,295,384 4,968,835 1,937,444 2,207,933 3,428,057 11,982,719 1,982	3,217,453 4,013,171 4,013,017 4,013,	50%
Light industrial scheme industrial Scheme new build (50% plot ratio) industrial Scheme new build (50% plot ratio) industrial scheme intensification (60% plot ratio) industrial scheme intensification (60% plot ratio) industrial scheme intensification (60% plot ratio) industrial scheme (houses) industrial scheme (houses) industrial scheme (houses) industrial scheme (flats) industrial scheme (flats) industrial scheme (flats) industrial scheme (flats) industrial scheme (flats - lower density) industrial scheme (flats - higher density) industrial scheme (flats - higher density) industrial scheme (flats - lower density) industrial scheme (flats - higher density) industrial scheme (flats) with GF retail industrial scheme (flats) industrial scheme intensification (60% plot ratio) industrial scheme (flats) industrial scheme	No of units 1	£776,574 £3,328,174 £3,565,943 BLV £95,835 £127,780 £138,676 £236,885 £200,584 £359,804 £214,593 £502,352 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,386,943 £1,235,585,943 £1,236,194 £2,959,733 £1,236,194 £2,959,733 £1,236,194 £2,959,733 £1,236,194 £2,959,733 £1,236,194 £2,959,733 £1,236,194 £2,959,733 £1,236,194 £2,959,733 £1,236,194 £2,959,733 £1,236,194 £2,959,733 £1,236,194 £2,959,733 £1,236,194 £2,959,733 £1,236,194 £2,959,733 £1,236,194 £2,959,733 £1,236,194 £2,959,733 £1,236,194 £2,959,733 £1,236,194 £2,959,733 £1,236,194 £2,959,733 £1,236,194 £2,959,733 £1,236,194 £2,959,733 £1,236,194	977,576 3,217,453 4,615,604 0% AH 345,921 691,841 1,125,213 1,166,843 1,311,703 3,117,616 1,644,158 4,725,004 5,011,466 1,271,896 13,240,465 18,028,706 18,028,708 18,028,708 18,028,708 18,028,708 18,028,708 18,028,708 18,028,708 18,028,708 18,028,708 18,028,708 18,028,708 18,028,708 18,028,708 18,038,708 18,038,708 18,038,708 18,038,708 18,048,708	5% AH	977,576 3,217,453 4,013,171 4,615,604 10% AH 312,515 625,031 1,014,452 1,017,044 2,014,247 4,209,488 6,567,379 6,133,823 9,311,875 1,1507,402 14,774,293 10% AH 312,515 6,804,987 4,814,947 4,815,804	3,217,453 4,013,171 4,015,009 15% AH 295,813 591,626 960,072 942,145 1,057,989 2,666,628 1,327,484 3,950,807 2,600,667 13,147,087 1,082,520 6,804,987 1,145,604 1,158,044 1,158,	3,217,453 4,013,171 4,015,0171 4,015,0171 4,015,0171 4,015,0171 4,015,0171 4,015,0171 4,015,0171 4,015,0171 4,015,0171 4,015,0171 4,017	3,217,453 4,015,171 4,615,004 sidual land valu 25% AH 262,408 524,616 551,311 792,346 88,645 1,116,368 3,434,343 2,192,110 4,204,044 6,371,844 6,903,209 1,982,968 6,495,449 15,747,267 11,982,719 1,082,520 6,804,987 1,162,719 1,082,520 6,804,987 1,163,684 2,164,493 1,171 1,481,680 2,088,471 1,481,681 2,181,681 2,181,682 2,181,682 2,181,682 3,181,683 3,181,782 3,181,683 3,181,783 3,18	es 30% AH 245,705 4013,171 401	3,217,453 4,013,171 4,015,000 35% AH 229,003 458,005 742,551 642,543 719,702 2,065,310 905,252 2,917,876 4,058,317 1,993,645 5,538,431 2,913,303 4,411,822 7,164,659 1,062,526 6,807,348,098 1,062,526 6,807,348,098 1,062,526 6,807,348,098 1,062,526 6,807,348,098 1,062,526 6,807,348,098 1,062,526 6,807,348,098 1,062,526 6,807,348,098 1,062,526 6,807,348,098 1,062,526 6,807,348,098 1,062,526 6,807,348,098 1,062,526 1,062,526 1,062,526 1,062,526 1,062,526 1,062,526 1,062,526 1,062,526 1,062,526 1,062,526 1,062,526 1,062,526 1,062,526 1,062,526 1,062,5310 1,062,526 1,062,5310 1,062,	3,217,453 4015,177 4015,177 4015,177 4015,177 4015,177 4015,177 424,601 688,160 567,649 685,130 1,914,960 2,659,646 1,568,298 2,459,490 3,570,172 1,549,635 4,926,641 2,267,933 3,422,057 6,225,384 4,966,835 1,937,444 3,145,044 11,927,170 10,827,220 6,847,465 2,469,490 3,217,453 4,013,171 4,815,804 4,947,465 2,688,471 3,217,453 4,013,171 4,815,804 4,947,465 3,217,453 4,013,171 4,815,804 4,947,465 6,88,471 9,77,777 3,217,453 4,013,171 4,815,804 4,946,645 1,947,465 1,9	3,217,453 4,013,177 4,616,664 1,95,596 3,31,766 4,97,455 1,764,651 1,360,212 2,151,742 3,084,026 1,105,624 4,101,622,564 2,439,677 5,426,110 1,091,366 1,962,711 1,092,366 1,962,711 1,092,366 1,962,711 1,092,366 1,962,711 1,092,366 1,962,711 1,093,366 1,962,711 1,093,366 1,962,711 1,093,366 1,962,711 1,093,366 1,962,711 1,093,366 1,962,711 1,093,366 1,962,711 1,093,366 1,964,47,466 1,962,711 1,977,576 3,217,453 1,963,471 1,967,576 3,217,453 1,963,471 1,967,576 3,217,453 1,964,474,466 1,965,596 1,964,474,466 1,965,596 1,964,474,466 1,965,596 1,964,474,466 1,965,596 1,964,474,466 1,965,596 1,964,474,466 1,965,596 1,964,474,466 1,965,596 1,964,474,466 1,965,596 1,964,474,466 1,965,596 1,964,474,474,474 1,965,596 1,964,474,474 1,965,596 1,964,474,474 1,965,596 1,964,474,474 1,965,596 1,964,474 1,965,474 1,965,474 1,965,474 1,965,474 1,965,474 1,965,474 1,965,474 1,965,474 1,965,474 1,965,474 1,965,474 1,965,474 1,965,474 1,965,474 1,965,	50% 50%
Light industrial scheme industrial Scheme new build (50% plot ratio) industrial Scheme new build (50% plot ratio) industrial scheme intensification (60% plot ratio) industrial scheme intensification (60% plot ratio) industrial scheme intensification (60% plot ratio) industrial scheme (houses) invo unit scheme (houses) invo unit scheme (houses) industrial scheme (flats) industrial scheme (flats - higher density) industrial scheme (flats) industrial scheme intensification (60% plot ratio) industrial scheme (flats) industr	No of units 1	£776,574 £3,328,172 £6,656,943 £3,665,943 £1,665,943 £1,7780 £138,676 £236,858 £200,584 £236,858 £200,584 £236,858 £200,584 £236,858 £236,858 £246,590 £1,285,255 £466,544 £551,366,945 £1,366,945 £51,366,945 £51,366,945 £1,366,945 £51,366,945 £1,366,945 £1,366,945 £51,366,945 £1,366,945	977,576 3,217,453 4,615,604 0% AH 345,921 691,841 1,123,213 1,166,843 1,311,703 3,117,616 1,644,158 4,725,504 1,749,333 5,091,857 9,806,959 7,416,348 1,217,465 1,22,710 1,022,520 1,022,521 1,022,	977,576 3,217,453 4,013,77 4,815,804 329,218 655,837 1,068,832 1,091,943 1,227,132 2,967,287 1,538,600 4,467,272 3,021,625 4,693,720 6,973,192 4,650,673 9,197,169 6,760,673 1,123,439 17,213,439 17,213,439 17,213,439 17,213,439 17,213,439 18,204 18,207 18,208 18	977,576 3,217,453 4,010,177 4,815,804 10% AH 312,515 625,031 1,014,452 1,017,044 1,142,560 2,816,957 1,433,042 4,209,404 4,209,404 4,209,405 6,133,823 9,311,875 1,507,402 14,774,293 15,033,942 28,234,016 28,14,247 4,	3,217,453 4,013,171 4,015,904 15% AH 255,813 591,626 960,072 942,145 1,057,989 2,666,628 1,327,484 3,950,807 1,060,807 1,077,589 1,060,807 1,060,807 1,060,807 1,077,589 1,060,807 1,077,576 1,077,589 1,066,620 1,376,63,04 1,977,589 1,666,620 1,766,304 1,977,589 1,666,620 1,766,304 1,977,589 1,666,620 1,766,304 1,977,589 1,676,304	3,217,453 4,013,171 4,616,000 Rec 20% AH 279,111 558,221 905,692 667,246 973,417 2,516,266 1,221,926 3,692,575 2,399,469 3,740,479 5,514,755 3,325,675 7,367,800 4,849,414 7,351,855 9,772,484 11,982,719 1,082,520 6,847,465 2,068,471 4,815,804 20% AH 279,111 558,221 905,692 867,246 2068,471 4,815,804	\$217,453 4 013 171 4 615 004 sidual land valu 25% AH 262,408 524,616 551,311 792,346 888,645 2,365,569 1,116,368 3,434,343 2,192,110 3,422,731 5,028,610 4,204,044 6,371,844 6,932,968 8,495,449 15,747,267 11,982,719 1,062,520 6,804,987 1,982,719 1,062,520 6,804,987 1,982,719 1,062,520 6,804,987 1,982,719 1,062,520 6,804,987 1,982,719 1,062,520 6,804,987 1,982,719 1,062,520 6,804,987 1,982,719 1,062,520 6,804,987 1,982,719 1,062,520 6,804,987 1,982,719 1,062,520 6,804,987 1,982,719 1,062,520 6,804,987 1,982,719 1,062,520 6,804,987 1,116,368 2,041,110 3,422,731 5,026,610 2,881,665 6,756,010 4,204,044 6,371,844 6,503,209	es 30% AH 245.705 491.411 796.931 777.463 8.034.984 8.034.93 9.03 9.03 9.03 9.03 9.03 9.03 9.03 9	35% AH 229,003 458,005 742,551 642,548 719,702 2,005,252 2,917,878 1,776,384 2,187,655 2,917,676 3,177,57	3,217,453 4,013,171 4,015,004 4015,004 421,000 424,6001 688,169 567,649 635,130 191,560 799,694 2,659,645 1,568,298 2,469,490 3,570,172 1,549,633 4,928,641 2,267,933 3,428,057 6,295,364 4,968,384 3,145,044 3,145,044 3,145,044 3,145,044 3,145,044 3,145,044 3,145,044 3,145,044 3,145,044 3,145,044 3,145,044 3,145,044 3,145,044 3,145,044 3,145,044 4,013,171 4,0	3,217,453 4,013,777 4,616,616 45% AH 195,596 391,195 694,136 2,401,411 1,360,212 2,151,742 3,084,026 4,318,851 1,622,564 4,318,851 1,982,719 1,982	50% 50%
Light industrial scheme industrial Scheme new build (50% plot ratio) industrial Scheme new build (50% plot ratio) industrial scheme intensification (60% plot ratio) industrial scheme intensification (60% plot ratio) industrial scheme intensification (60% plot ratio) industrial scheme (flouses) industrial scheme (flouses) industrial scheme (flats) industrial scheme (flats - higher density) industrial scheme intensification (60% plot ratio) industrial scheme intensification (60% plot ratio) industrial scheme (flats) industrial scheme (flats	No of units 1	£776,574 £3,328,172 £6,656,943 £3,665,943 £1,665,943 £1,265,265 £1,27,780 £138,676 £236,858 £200,584 £214,593 £668,614 £39,943 £35,665,943 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,366,945 £1,361,945 £1,362,947 £1,495,947 £1,4	977,576 3,217,453 4,815,804 0% AH 345,921 691,841 1,123,213 1,166,843 1,311,7616 1,644,158 4,725,504 8,745,338 5,091,857 9,806,959 7,416,348 11,271,898 6,809,997,716 11,982,719	977,576 3,217,453 4,013,771 4,815,804 5% AH 329,218 656,37 1,068,832 1,061,943 1,227,132 2,967,287 1,538,600 4,467,272 3,021,625 4,693,720 6,973,192 4,673,192 4,673,192 4,673,192 4,673,192 4,673,193 16,401,499 17,213,439 32,399,266 11,982,719 106,260 11,982,719 106,260 11,982,719 106,260 11,982,719 106,260 11,982,719 106,260 11,982,719 106,260 11,982,719 106,260 11,982,719 106,260 11,982,719 106,260 11,982,719 106,260 11,982,719 106,260 11,982,719 106,260 11,982,719 106,260 10,271,573 10,2	977,576 3,217,453 4,016,171 4,815,804 10% AH 312,515 625,031 1,014,452 1,017,044 1,142,560 2,816,957 1,433,042 4,209,404 8,587,379 6,133,822 9,311,875 1,507,402 14,774,293 15,033,942 28,234,016 11,962,719 1,062,520 6,847,047 4,149,668 2,068,471 4,74,455 1,149,668 2,068,471 4,74,455 1,149,668 2,068,471 4,74,455 1,149,668 2,068,471 4,74,455 1,149,668 2,068,471 4,74,455 1,149,668 2,068,471 4,74,455 1,170,744 4,171,742 4,171,	3,217,453 4,013,171 4,015,004 15% AH 295,813 591,626 960,072 942,145 1,057,989 2,666,628 1,327,484 3,950,807 2,606,667 4,058,225 6,000,901 3,768,304 7,977,589 5,492,560 8,331,865 10,640,871 1,147,087 12,854,444 24,071,766 11,982,719 1,062,520 6,804,987 7,977,576 3,217,453 4,013,171 4,015,004	Re 20% AH 279,111 558,221 905,692 867,246 97,3417 325,675 221 905,692 867,246 97,3417 351,855 221 905,692 867,246 97,3417 4,615,604 849,414 7,516,604 849,41	\$\frac{3,217,453}{4,015,171}\$ \$\frac{4,015,171}{4,615,004}\$ \$\frac{15,004}{4,015,171}\$ \$\frac{15,004}{	es 30% AH 245,705 3,174,473 3,104,984 4,54,257 6,345,351 1,982,719 4,984 4,542,664 6,166,204 6,1	35% AH 229,003 458,005 742,551 642,542 719,702 2,005,910 905,252 2,917,878 1,776,384 2,913,303 4,411,822 7,104,653 6,605,545 4,106,605 7,348,098 1,962,719 1,062,920 6,804,987 7,977,576 3,217,453 4,013,171 4,915,504 35% AH 229,003 458,005 742,551 642,548 719,702 748,719 777,576 3,217,453 4,013,171 7,516,005 35% AH 229,003 458,005 742,551 642,548 719,702 2,065,310 905,522 2,177,538 4,013,171 7,516,005 35% AH 229,003 458,005 742,551 642,548 719,702 2,065,310 905,522 2,177,638 4,013,171 7,616,005 5,538,431 2,707,236 4,066,317 1,776,384 2,707,236 4,066,317 1,776,384 2,707,236 4,066,317 1,776,384 2,707,236 4,066,317 1,776,384 2,707,236 4,066,317 1,776,384 2,707,236 4,066,317 1,776,384 2,707,236 4,106,455 5,538,431 2,913,303 4,118,625 5,738,609 1,182,713	3,217,453 4,013,171 4,015,004 421,000 424,6001 688,169 567,649 635,130 1,914,960 7,99,694 2,659,645 1,568,298 2,469,490 3,570,172 1,549,635 1,925,384 4,966,835 1,937,444 3,145,044 1,962,746 2,267,933 3,428,057 6,283,347 1,962,746 3,145,044 1,962,746 1,962,963 1,973,444 1,966,835 1,937,444 1,966,835 1,937,444 1,966,835 1,937,444 1,966,835 1,937,444 1,966,835 1,937,444 1,966,835 1,937,444 1,966,835 1,937,444 1,966,835 1,937,444 1,966,835 1,937,444 1,966,835 1,937,444 1,966,835 1,937,446 1,966,835	3,217,453 4,013,171 4,616,662 45% AH 195,596 391,195 694,136 2,401,411 1,360,212 2,151,742 3,084,026 1,105,624 4,118	50% 1
Light industrial scheme industrial Scheme new build (50% plot ratio) industrial Scheme new build (50% plot ratio) industrial scheme intensification (60% plot ratio) industrial scheme intensification (60% plot ratio) industrial scheme intensification (60% plot ratio) industrial scheme (houses) in the house in the s	No of units 1	£776,574 £3,328,172 £6,656,943 £3,665,943 £1,665,943 £1,665,943 £1,7 80 £138,676 £236,858 £220,584 £236,858 £220,584 £236,858 £236,858 £236,858 £246,599 £1,285,255 £466,547 £33,655,943 £1,285,265 £1,285,265 £466,590 £1,285,265 £466,590 £1,285,265 £466,590 £1,285,265 £466,590 £1,285,265 £466,590 £1,285,265 £466,590 £1,285,265 £3,565,943 £1,285,265 £3,565,943 £1,285,265 £3,565,943 £1,285,276 £1,285,276 £1,285,276 £1,366,945 £1,285,276 £1,366,945 £1,285,276 £1,366,945 £1,285,276 £1,366,945 £1,366,943	977,576 3,217,453 4,615,804 0% AH 345,921 691,841 1,123,213 1,166,843 1,166,843 1,176,616 1,644,158 4,725,504 6,004,874 6,004	5% AH 329,218 656,437 1,068,832 1,091,943 1,227,153 2,967,287 1,538,600 4,467,272 3,021,625 4,693,720 6,73,192 4,650,673 9,197,169 6,715,085 10,291,865 11,968,832 1,068,832	977,576 3,217,453 4,010,171 4,615,604 10% AH 312,515 625,031 1,014,452 1,017,044 1,142,560 2,816,957 1,433,042 4,209,040 2,814,247 4,375,972 6,487,047 11,962,719 1,062,520 1,017,402 1,147,253 15,033,942 28,234,016 11,962,719 1,062,520 6,804,987 4,847,455 2,971,636 2,971,576 3,217,402 1,147,453 1,147,5972 1,147,5972 1,147,5973 1,147,5972 1,147,5973 1,1507,402 1,177,293 1,11875 1,1507,402 1,177,293 1,1052,520 6,844,987	3,217,453 4,013,171 4,615,604 15% AH 295,613 591,626 960,072 942,145 1,057,989 2,666,628 1,327,484 3,950,807 2,606,667 4,058,225 6,009,901 3,768,304 1,3147,087 12,854,444 24,071,766 11,982,719 1,684,871 1,485,604 1,987,797,588 1,987,598,987 1,977,576 3,217,453 4,013,171 4,815,804 1,987,989 2,666,628 1,327,484 1,057,989 2,666,628 1,327,484 1,057,989 2,666,628 1,327,484 1,057,989 2,666,628 1,327,484 1,057,989 2,666,628 1,327,484 1,057,989 2,666,628 1,327,484 1,057,989 2,666,628 1,327,484 1,057,989 2,666,628 1,327,484 1,057,989 2,666,628 1,327,484 1,057,989 2,666,628 1,327,484 1,057,989 2,666,628 1,327,484 1,057,989 2,666,628 1,327,484 1,058,225 6,000,901 3,768,304 7,977,589 1,387,484 24,071,766 11,982,719 1,088,520 6,804,987	Rec 20% AH 279 111 558.221 905.692 907.246 973.417 7.86 98 11.579.81 10.674.946 19.905.692 907.246 973.417 4.815.804 973.417 4.815.804 973.417 2.516.286 972.486 973.417 97.576 3.217.453 97.72.886 97.72.886 97.72.886 97.7576 3.217.453 97.7576 3.217.453 97.7576 3.217.453 97.7576 3.217.453 97.7576 3.217.453 97.7576 3.217.453 97.7576 3.217.453 97.7576 3.217.453 97.7576 3.217.453 97.7576 3.217.453 97.7576 3.217.453 97.7576 3.217.453 97.7576 3.217.453 97.7576 3.217.453 97.7576 3.217.453 97.7576 3.217.453 97.7576 3.217.453 97.7576 97.7	\$217,453 4,015,171 4,515,004 sidual land valu 25% AH 262,406 524,616 851,311 792,346 888,645 2,365,669 1,116,368 3,434,343 2,192,110 4,204,044 6,371,844 8,903,209 9,632,966 8,495,449 15,747,267 11,982,719 6,62,520 6,604,987 14,815,504	es 30% AH 245 705 491,411 766,931 77,476 631 76,150 76,150 77,576 3,277,577,577,577,577,577,577,577,577,577	35% AH 229 003 458,005 742,551 642,548 719,702 2,917,878 1,776,364 2,787,236 4,066,317 1,936,455 4,136,455 7,348,096 11,962,719 4,815,804 35% AH 229 010,804 2,777,378 4,1822 7,164,659 4,176,364 2,177,378 4,176,364 4,1822 4,182,271 4,1	3,217,453 4,013,171 4,015,004 421,300 424,601 688,169 567,649 635,130 1,914,360 799,694 2,659,645 1,158,299 2,469,490 3,570,172 1,549,633 4,928,641 2,267,933 3,428,057 6,265,364 4,966,833 1,937,444 2,267,933 3,428,057 6,265,364 11,962,719 1,668,498 1,168,498 1,168,498 1,168,668 1,168,688 1,168,6	3,217,453 4,013,171 4,615,606 391,195 550,555 1,764,651 1,632,644 2,1105,624 4,318,851 1,093,984 1,093,987 1,194,987	50% 110
Light industrial scheme industrial Scheme new build (50% plot ratio) industrial Scheme new build (50% plot ratio) industrial scheme intensification (60% plot ratio) industrial scheme intensification (60% plot ratio) industrial scheme intensification (60% plot ratio) industrial scheme (houses) industrial scheme (houses) industrial scheme (houses) industrial scheme (houses) industrial scheme (flats) industrial scheme (flats) industrial scheme (flats) industrial scheme (flats) industrial scheme (flats - lower density) industrial scheme (flats - lower density) industrial scheme (flats - higher density) industrial scheme (flats - higher density) industrial scheme (flats - higher density) industrial scheme (flats - lower density) industrial scheme (flats) with GF retail industrial scheme (flats) with GF retail industrial scheme (flats) industrial scheme) indust	No of units 1	£776,574 £3,328,172 £6,656,943 £1,665,943 £1,665,943 £1,77,80 £13,676 £236,885 £27,780 £138,676 £236,885 £200,584 £236,885 £200,584 £359,804 £214,593 £688,614 £399,386 £502,352 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,225 £1,285,295,733 £1,236,194 £2,959,733 £1,782,971 £1,485,810 £2,959,733 £1,782,971 £1,485,810 £2,959,733 £1,782,971 £1,485,810 £2,959,733 £1,285,810 £2,959,733 £1,285,810 £2,959,733 £1,285,810 £2,959,733 £1,285,810 £2,959,733 £1,285,810 £2,959,733 £1,285,810 £2,959,733 £1,285,810 £2,959,733 £1,438,810 £2,959,733 £1,438,810 £2,959,733 £1,438,810 £2,959,733 £1,438,810 £2,959,733 £1,438,810 £2,959,733 £1,438,810 £2,959,733 £1,438,810 £2,959,733 £1,438,810 £1,438,810 £1,410,210 £1,410,110 £1,410	977,576 3,217,453 4,815,804 0% AH 345,921 1,123,213 1,166,843 1,123,213 1,166,843 1,1723,213 1,166,843 3,117,616 1,644,158 4,725,504 8,06,959 7,416,348 11,271,896 13,240,465 13,240,465 14,023,706 19,392,937 4,847,455 4,047,455 4,047,455 4,047,455 4,047,457 4,047,45	5% AH 329,218 658,437 1,068,632 1,061,943 1,272 2,967,287 1,538,600 4,677,685 1,237,393 16,401,499 17,213,439 23,362,66 1,962,710 1,062,520 6,973,192 6,864,987 6,47,465 1,486,673 1,486,673 1,487,465 1,487,47 1,48	977,576 3,217,453 4,013,177 4,615,604 10% AH 312,515 625,031 1,014,452 1,017,044 1,142,560 2,814,987 4,209,488 8,567,379 6,133,823 9,311,875 11,507,402 14,774,293 15,033,942 28,234,016 11,962,719 1082,520 11,503,942 11,503,943 11,507,973	3,217,453 4,013,171 4,015,004 15% AH 295,813 591,626 960,072 942,145 1,057,989 2,666,628 1,327,484 3,950,807 2,600,867 4,058,225 6,000,901 3,763,304 1,977,589 5,492,560 6,131,47,087 1,147 1,14	Re 20% AH 279.111 558.221 905.692 973.417 2,516.298 11.0674.946 19.905.692 973.417 2.068.47 19.905.692 973.417 19.905.692 973.417 19.905.692 973.417 19.905.692 973.417 19.905.692 973.417 19.905.692 973.417 19.905.692 973.417 19.905.692 973.417 19.905.692 973.417 19.905.692 973.417 19.905.692 973.417 19.905.692 973.417 19.905.692 973.417 19.905.692 973.417 19.905.6	3,217,453 4,013,171 4,615,004 sidual land valu 25% AH 262,408 524,616 551,311 792,346 88,645 2,365,969 1,116,368 3,434,343 2,192,110 4,204,044 6,371,644 8,903,209 8,81,665 6,495,449 15,747,267 11,962,719 1,062,520 6,804,987 4,847,485 2,971,636 2,981,666 2,981,667 3,171 4,815,804	es 30% AH 245,705 491,411 706,931 71,451,551,152 11,962,719 1,062,206,931 717,447 804,273 2215,633 8,034,34 4,542,444 257 6,315,951 11,551,152 11,962,719 1,062,506 804,713 777,453 4,7455 804,773 277,453 4,7455 804,773 277,453 4,7455 804,773 777,478 777,478 777,478 777,478 777,478 777,478 777,478 777,478 777,478 777,478 777,478 777,478 777,478 777,478 777,478 777,4	3,217,453 4,013,171 4,015,000 35% AH 229,003 488,005 742,551 642,543 7,77,236 4,056,317 1,993,645 5,558,431 2,913,303 4,411,622 7,164,659 1,192,719 1,062,520 6,604,967 4,347,465 7,348,098 1,192,719 1,062,520 6,604,967 4,847,465 2,991,696 1,140,996 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,217,453 4,013,171 4,015,004 4016,004 421,000 424,601 688,160 567,649 635,130 1,914,980 7,99,694 2,659,645 1,568,298 2,469,490 3,570,172 1,549,635 4,926,641 1,922,719 1,022,719 1,032,719	3,217,453 4,013,177 4,010,604 45% AH 195,596 391,195 492,745 5,50,555 1,764,651 1,360,212 2,151,742 3,084,026 1,358,812 2,401,415 1,360,212 2,151,742 3,084,026 1,982,716 1,982,	50% 50%
Light industrial scheme modulatival Scheme new build (50% plot ratio) Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme intensification (60% plot ratio) Description Dne unit scheme (houses) For our unit scheme (houses) For our unit scheme (flouses) For our unit scheme (flouses) For unit scheme (flouses) For unit scheme (flats) For unit scheme (flats - higher density) For unit scheme (flats) For u	No of units 1	£776,574 £3,328,172 £6,656,943 £1,665,943 £1,665,943 £2,665,943 £1,770 £138,676 £236,885 £207,780 £138,676 £236,885 £207,780 £138,676 £236,885 £200,584 £236,885 £200,584 £236,885 £200,584 £359,804 £214,593 £502,352 £1,285,225 £466,500 £1,285,225 £466,500 £1,285,225 £1,366,943 £5,134,958 £5,134,958 £5,134,958 £5,134,958 £5,134,958 £5,134,958 £5,134,958 £5,134,958 £5,134,958 £5,136,943 £1,782,971 £1,485,810 £1,285,943 £1,782,971 £1,485,810 £1,285,943 £1,782,971 £1,485,810 £1,285,943 £1,782,971 £1,485,810 £1,285,943 £1,782,971 £1,485,810 £1,285,943 £1,782,971 £1,485,810 £1,885,943 £1,885,943 £1,885,943 £1,885,943 £1,885,943 £1,885,943 £1,885,943 £1,885,943 £1,885,943 £1,885,943 £1,885,943 £1,917,917	977,576 3,217,453 4,615,804 0% AH 345,921 661,841 1,123,213 1,166,843 1,311,7616 1,644,158 4,725,504 3,229,004 5,011,466 7,459,338 6,565,516 11,962,719 1,062,520 6,804,987 4,847,858 1,173,173 1,166,843 1,173,173 1,166,843 1,173,173 1,166,843 1,173,173 1,166,843 1,173,173 1,166,843 1,173,173 1,166,843 1,173,173 1,166,843 1,173,173 1,166,843 1,173,173 1,166,843 1,173,173 1,166,843 1,174,173 1,174,174 1,173,174 1,173,174 1,173,174 1,173,174 1	5% AH 329,218 656,437 1,068,832 1,091,943 1,227,132 1,538,600 4,677,508 1,021,625 4,693,720 6,973,192 4,650,673 9,197,169 6,775,085 1,021,636 1,021,636 1,021,636 1,031,031 1,032,031 1,032,032 1,0	977,576 3,217,453 4,013,171 4,615,604 10% AH 312,515 625,031 1,014,452 1,017,044 1,142,560 2,816,957 1,433,042 4,209,040 2,814,247 4,209,488 8,587,379 6,133,823 9,311,875 11,507,402 14,774,293 15,033,942 28,234,016 11,962,520 6,864,987 4,647,465 2,174,530 1,014,452 1,017,040 1,014,452 1,014,453	3,217,453 4,013,171 4,615,604 15% AH 295,613 591,626 960,072 942,145 1,057,989 2,666,628 1,327,484 3,950,807 2,600,667 4,058,225 6,000,901 3,766,304 1,932,719 1,062,520 6,804,967 1,485,668 1,932,719 1,062,520 6,804,967 1,1485,668 1,932,719 1,062,520 6,804,967 1,947,656 1,957,958 2,17,453 4,111,485,668 1,952,719 1,052,520 6,804,967 1,485,668 1,952,719 1,052,520 1,327,484 1,057,989 2,666,628 1,327,484 1,057,989 2,666,628 1,327,484 1,057,989 2,666,628 1,327,484 1,057,989 2,666,628 1,327,484 1,057,989 2,666,628 1,327,484 1,057,989 2,666,628 1,327,484 1,057,989 2,666,628 1,327,484 1,057,989 2,666,628 1,327,484 1,052,252 6,000,901 3,766,304 7,977,589 2,676,677,689 1,982,560 1,982,560 1,982,560 1,982,560 1,982,560 1,982,719 1,982,719 1,982,719 1,982,719 1,982,719 1,982,719 1,982,719 1,982,719 1,982,719 1,982,719 1,982,719 1,982,560	Rec 20% AH 279 111 558 221 905 692 684 71 977 576 326 77 484 11,519.881 10,674,946 973,417 2516.296 377,463 277,463 377,477,477,477,477,477,477,477,477,477,	sidual land valu 25% AH 262,406 524,616 851,311 792,346 888,645 2,365,669 1,116,368 3,434,343 2,192,110 4,204,044 6,371,644 8,903,209 9,822,968 8,495,449 11,182,719 1,882,882 1,743,882 1,743,882 1,743,882 1,743,882 1,743,882 1,743,882 1	es 30% AH 245 705 401,417 766,931 777,447 804,273 2,215,639 1,003,003,004 84 4,542,464 2,457,654 801,477,576 3,277,453 8,033,934 8,244,257 6,315,951 1,1561,152 11,982,719 1,082,520 8,377,453 8,033,934 8,244,257 6,315,951 1,1561,152 11,982,719 1,082,520 8,377,453 8,033,934 8,344,455 8,344 815,804 804,273 2,215,639 1,010,810 3,176,110 1,984,477 3,104,984 84,542,464 2,457,654 6,148,220 3,556,674 8,377,453 8,377,47,455 8,377,4	35% AH 229,003 458,005 742,551 622,546 719,702 2,065,310 905,252 2,917,878 1,776,364 4,136,455 7,145,655 1,145,655 2,066,317 1,176,364	3,217,453 4,013,171 4,015,004 40% AH 212,300 424,601 688,169 567,649 635,130 1,914,380 799,694 2,469,490 3,570,172 1,549,635 4,928,641 2,267,933 3,428,057 6,295,384 4,968,835 1,937,444 3,148,057 6,295,384 4,968,835 1,937,444 11,962,719 1,658,290 2,469,490 4,847,465 2,297,636 11,498,684 11,498,684 11,498,684 11,498,684 11,498,684 11,582,719 10,583,714 1	3,217,453 4,013,171 4,013,017 4,013,	50%
Light industrial scheme industrial Scheme new build (50% plot ratio) industrial scheme new build (50% plot ratio) industrial scheme intensification (60% plot ratio) industrial scheme intensification (60% plot ratio) industrial scheme intensification (60% plot ratio) industrial scheme (houses) industrial scheme (houses) industrial scheme (houses) industrial scheme (flats) industrial scheme (flats - lower density) industrial scheme (flats) with GF retail industrial scheme (flats) industrial scheme intensification (60% plot ratio) industrial scheme (flats) industrial sch	No of units 1	£776,574 £3,328,172 £6,656,943 £1,665,943 £1,665,943 £1,77,80 £13,676 £236,885 £207,780 £138,676 £236,885 £207,780 £138,676 £236,885 £207,780 £138,676 £214,593 £246,599 £346,633 £246,599 £1,366,945 £1,235,292 £1,366,945 £1,235,295 £1,236,194 £2,959,733 £1,736,945 £1,782,971 £1,485,810 £1,236,194 £2,959,733 £1,782,971 £1,485,810 £1,236,194 £2,959,733 £1,782,971 £1,485,810 £1,236,194 £2,959,733 £1,782,971 £1,485,810 £1,236,194 £2,959,733 £1,782,971 £1,485,810 £1,236,194 £1,485,810 £1,236,194 £1,485,810 £1,236,194 £1,485,810 £1,236,194 £1,485,810	977,576 3,217,453 4,615,604 0% AH 345,921 691,841 1,125,213 1,166,843 1,311,703 3,117,616 1,644,158 4,725,504 3,229,004 5,011,466 7,459,333 36,558,516 11,962,719 1,062,520 1,483,686 2,063,471 977,576 4,013,177 4,815,804	5% AH 329,218 658,437 1,068,652 1,061,643 1,277,132 2,967,267 1,538,600 4,467,272 3,021,625 4,650,673 9,197,169 6,775,085 10,291,886 12,373,933 16,401,499 17,213,439 32,362,66 11,982,719 4,650,673 321,753 4,013,171 4,815,804	977,576 3,217,453 4,013,171 4,615,604 10% AH 312,515 625,031 1,014,452 1,017,044 2,814,247 4,209,488 6,567,379 6,133,823 9,311,875 11,507,402 14,774,203 15,033,942 28,234,016 11,962,719 1,662,520 1,684,987 4,847,465 2,971,658	3,217,453 4,013,171 4,615,604 15% AH 295,613 591,626 960,072 942,145 1,057,989 2,666,628 1,327,484 3,950,607 2,600,667 1,7977,689 5,492,560 8,331,865 10,640,871 1,147,465 2,267,638 1,388,688 2,088,471 4,013,171 4,815,604	Rec 20% AH 279,111 558,221 905,692 973,417 7,351,855 9,772,484 11,519,881 10,674,946 19,909,516 22,971,636 2,088,471 4,645,849,414 7,351,855 9,772,484 11,519,881 10,674,946 19,909,516 2,088,471 4,647,465 8,642,647,467 8,642,647,467 8,642,64	3,217,453 4,015,171 4,615,004 sidual land valu 25% AH 262,408 524,616 851,311 792,346 888,645 2,365,969 1,116,368 3,434,343 2,192,110 4,204,044 6,371,844 6,903,209 6,804,967 11,962,719 1,082,206 6,049,449 15,747,267 11,962,719 1,082,71	es 30% AH 245,705 4013,171 478 4014,273 2,215,639 1,315,814,277,47,47 4815,804 47,465 4,47,655 4,47,4765 4,47,676 4,47,676 4,47,676 4,47,676 4,47,676 4,47,676 4,47,655 4,47,676 4,47,676 4,47,676 4,47,655 4,47,655 4,47,655 4,47,655 4,47,676 4,476	3,217,453 4,013,171 4,915,000 35% AH 229,003 458,005 742,551 642,549 719,702 2,065,310 905,252 2,917,876 4,056,317 1,993,645 5,534,031 2,913,303 4,411,822 7,164,659 1,062,526 6,847,465 1,062,526 6,847,465 1,064,7,465 1,066,317 1,776,364	3,217,453 4,013,171 4,015,004 40% AH 212,300 424,601 688,169 567,649 635,130 1,914,960 2,659,646 1,568,298 2,469,490 3,570,172 1,549,635 4,966,835 1,937,444 3,145,044 11,982,719 1,082,520 6,84,7465 2,971,636 1,469,649 4,7,465 1,469,649 4,7,465 1,469,649 4,7,465 1,469,649 1,469,649 1,469,649 1,469,649 1,469,649 1,469,649 1,469,649 1,469,649 1,469,649 1,566,649	3,217,453 4,013,177 4,616,664 1,95,596 3,37,66 4,97,45 5,50,556 1,764,651 1,360,624 1,	50% 6 22 1 1 6 2 2 1 1 6 2 2 1 1 6 6 2 2 6 6 2 2 1 1 6 6 2 2 1 6 6 6 6 6 6 6 6 6



Table 6.11.4: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £8,574 per square metre)

EALING LOCAL PLAN VIABILITY TESTING	Sales value £8,574 psm		I tenure Rented 70%	SO 30%	Frst Hms 0%						
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) Description	£10,175,25		AH 10% AH	15% AH		idual land value		35% AH	40% AH 4	5% AH 5	50% AH
1 One unit scheme (houses) 2 Two unit scheme (houses)	1 £273,46 2 £364,61	0 377,927	359,624 341,321 719,248 682,642	323,018 646,036	304,716 609,431	286,413 572,825	268,109 536,220	249,807 499,614	231,504 463,008	213,201 426,402	194,898 389,796
3 Four unit scheme (houses) 4 Seven unit scheme (flats)	4 £395,70 7 £675,86	5 1,227,419	1,167,829 1,108,237 1,231,449 1,149,207	1,048,647 1,066,965	989,056 984,723	929,466 902,482	869,875 820,240	810,284 737,999	750,693 655,757	691,102 573,516	631,512 491,274
5 Nine unit scheme (flats) 6 Ten unit scheme (houses)	9 £572,35 10 £1,026,68	8 1,477,515	1,384,653 1,291,790 3,244,304 3,079,395	1,198,929 2,914,485	1,106,066 2,749,576	1,013,204 2,584,667	920,342 2,419,757	827,479 2,254,848	734,617 2,089,939	641,755 1,925,029	548,892 1,760,120
7 Ten unit scheme (flats) 8 Twenty unit scheme (houses and flats)	10 £612,33 20 £1,907,86		1,735,210 1,619,303 4,946,037 4,662,607	1,503,398 4,379,176	1,387,492 4,095,746	1,271,586 3,812,315	1,155,680 3,528,885	1,039,775 3,245,454	923,868 2,962,024	807,963 2,678,593	692,057 2,395,163
9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor)	20 £1,139,62 30 £1,433,44		3,407,884 3,180,176 5,290,041 4,940,909	2,952,468 4,591,776	2,724,760 4,242,644	2,497,051 3,893,511	2,269,343 3,544,378	2,041,635 3,195,245	1,813,926 2,846,114	1,585,764 2,496,981	1,357,174 2,147,848
11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - higher density)	50 £3,667,33 50 £1,331,26		7,905,844 7,370,611 5,497,066 5,011,335	6,835,378 4,525,604	6,300,146 4,039,872	5,764,913 3,554,141	5,229,680 3,067,795	4,694,448 2,578,775	4,159,215 2,089,755	3,623,982 1,600,734	3,088,750 1,111,715
Seventy unit scheme (Industrial/employment led scheme) Seventy unit scheme (flats - higher density)	70 £2,724,00 70 £703,63		10,367,027 9,695,665 8,005,323 7,299,310	9,024,303 6,593,298	8,352,943 5,887,286	7,681,581 5,181,274	7,010,220 4,474,585	6,338,859 3,763,793	5,667,498 3,053,000	4,996,136 2,342,207	4,324,775 1,631,416
15 One hundred unit scheme (flats - lower density) 16 One hundred unit scheme (flats - higher density)	100 £3,001,70	6 14,993,001 1	12,185,170 11,105,513 14,038,844 13,084,685	10,025,857 12,130,528	8,946,199 11,176,370	7,866,542 10,222,212	6,786,886 9,268,055	5,707,228 8,313,691	4,627,571 7,356,029	3,547,913 6,398,367	2,459,271 5,440,705
17 Two hunded unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) with GF retail	200 £4,095,54 300 £3,900,51	6 23,910,485 2	19,620,377 17,823,756 21,520,472 19,130,459	16,027,135 16,734,478	14,230,514 14,326,743	12,433,893 11,919,008	10,637,273 9,511,273	8,831,847 7,103,539	7,021,882 4,695,804	5,211,917 2,276,806 -	3,401,952 - 160,470
19 Five hundred unit scheme (flats) 20 Two hundred unit Co-living scheme	500 £14,652,37 - £1,511,75	3 11,982,719 1	40,240,577 35,665,468 11,982,719 11,982,719	31,090,361 11,982,719	26,515,252 11,982,719	21,940,144 11,982,719	17,365,035 11,982,719	12,780,488 11,982,719	8,159,557 11,982,719	3,538,627 - 11,982,719	1,112,335 11,982,719
21 Large retail supermarket 22 Comparison retail	- £10,175,25 - £3,527,42	3 6,804,987	1,082,520 1,082,520 6,804,987 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987
23 Data Centre 24 Office development	- £8,445,46 - £5,087,62	9 - 22,971,636 - 2	4,847,465 4,847,465 22,971,636 - 22,971,636	4,847,465 - 22,971,636	4,847,465 - 22,971,636 -	4,847,465 22,971,636	4,847,465 - 22,971,636	4,847,465 - 22,971,636	4,847,465 - 22,971,636 -	4,647,465	4,847,465 - 22,971,636
25 Office development 26 Hotel development (160 rooms)	- £4,239,69 - £1,882,42	3 2,068,471	11,489,668 - 11,489,668 2,068,471 2,068,471	- 11,489,668 2,068,471	- 11,489,668 - 2,068,471	2,068,471	- 11,489,668 - 2,068,471	2,068,471	- 11,489,668 - 2,068,471	11,489,668 - 2,068,471	2,068,471
27 Hotel development (100 rooms) 28 Light industrial scheme	- £1,187,11 - £5,087,62	9 3,217,453	977,576 977,576 3,217,453 3,217,453 4,013,171 4,013,171	3,217,453 4,013,171	3,217,453	977,576 3,217,453 4,013,171	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio) 30 Industrial scheme intensification (60% plot ratio)	- £10,175,25 - £10,175,25		4,815,804 4,815,804	4,815,804	4,815,804	4,015,171 4,815,804	4,015,171 4,815,804	4,013,171 4,815,804	4,815,804	4,013,171 4,815,804	4,013,171 4,815,804
BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)	£6,656,34	4			Res	idual land value	es				
Description 1 One unit scheme (houses)	No of units BLV 1 £178,88		AH 10% AH 359,624 341,321	15% AH 323,018	20% AH 2 304,716	5% AH 286,413	30% AH 3 268,109	35% AH 249,807	40% AH 4 231,504	5% AH 5	50% AH 194,898
2 Two unit scheme (houses) 3 Four unit scheme (houses)	2 £238,51 4 £258,88	9 755,854 8 1,227,419	719,248 682,642 1,167,829 1,108,237	646,036 1,048,647	609,431 989,056	572,825 929,466	536,220 869,875	499,614 810,284	463,008 750,693	426,402 691,102	389,796 631,512
4 Seven unit scheme (flats) 5 Nine unit scheme (flats)	7 £442,12 9 £374,41	9 1,477,515	1,231,449 1,149,207 1,384,653 1,291,790	1,066,965 1,198,929	984,723 1,106,066	902,482 1,013,204	820,240 920,342	737,999 827,479	655,757 734,617	573,516 641,755	491,274 548,892
6 Ten unit scheme (houses) 7 Ten unit scheme (flats)	10 £671,62 10 £400,56	9 1,851,115	3,244,304 3,079,395 1,735,210 1,619,303	2,914,485 1,503,398	2,749,576 1,387,492	2,584,667 1,271,586	2,419,757 1,155,680	2,254,848 1,039,775	2,089,939 923,868	1,925,029 807,963	1,760,120 692,057
8 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (flats)	20 £1,248,06 20 £745,51	1 3,635,592	4,946,037 4,662,607 3,407,884 3,180,176	4,379,176 2,952,468	4,095,746 2,724,760	3,812,315 2,497,051	3,528,885 2,269,343	3,245,454 2,041,635	2,962,024 1,813,926	2,678,593 1,585,764	2,395,163 1,357,174
10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density)	30 £937,71 50 £2,399,05	7 8,441,076	5,290,041 4,940,909 7,905,844 7,370,611	4,591,776 6,835,378	4,242,644 6,300,146	3,893,511 5,764,913	3,544,378 5,229,680	3,195,245 4,694,448	2,846,114 4,159,215	2,496,981 3,623,982	2,147,848 3,088,750
12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (Industrial/employment led scheme)	50 £870,87 70 £1,781,95	9 11,038,387 1	5,497,066 5,011,335 10,367,027 9,695,665	4,525,604 9,024,303	4,039,872 8,352,943	3,554,141 7,681,581	3,067,795 7,010,220	2,578,775 6,338,859	2,089,755 5,667,498	1,600,734 4,996,136	1,111,715 4,324,775
14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - lower density)	70 £460,29 100 £1,963,62	2 13,264,828 1	8,005,323 7,299,310 12,185,170 11,105,513	6,593,298 10,025,857	5,887,286 8,946,199	5,181,274 7,866,542	4,474,585 6,786,886	3,763,793 5,707,228	3,053,000 4,627,571	2,342,207 3,547,913	1,631,416 2,459,271
16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats) with GF retail	100 £1,866,15 200 £2,679,17	9 21,416,998 1	14,038,844 13,084,685 19,620,377 17,823,756	12,130,528 16,027,135	11,176,370 14,230,514	10,222,212 12,433,893	9,268,055 10,637,273	8,313,691 8,831,847	7,356,029 7,021,882	6,398,367 5,211,917	5,440,705 3,401,952
18 Three hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats)	300 £2,551,59 500 £9,585,13	6 44,808,095 4	21,520,472 19,130,459 40,240,577 35,665,468	16,734,478 31,090,361	14,326,743 26,515,252	11,919,008 21,940,144	9,511,273 17,365,035	7,103,539 12,780,488	4,695,804 8,159,557	2,276,806 - 3,538,627 -	- 160,470 - 1,112,335
20 Two hundred unit Co-living scheme 21 Large retail supermarket	- £988,94 - £6,656,34	4 1,082,520	11,982,719 11,982,719 1,082,520 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520
22 Comparison retail 23 Data Centre 24 Office development	- £2,307,53 - £5,524,76 - £3,328,17	6 4,847,465	4,847,465 4,847,465 22,971,636 - 22,971,636	4,847,465 - 22,971,636	4,847,465 - 22,971,636 -	4,847,465 22,971,636	4,847,465 - 22,971,636	4,847,465 - 22,971,636	4,847,465 - 22,971,636 -	4,847,465 22,971,636 -	4,847,465 - 22,971,636
25 Office development 26 Hotel development (160 rooms)	- £3,326,17 - £2,773,47 - £1,231,42	7 - 11,489,668 - 1	11,489,668 - 11,489,668 2,068,471 2,068,471	- 11,489,668 2,068,471	- 11,489,668 - 2,068,471	11,489,668	- 11,489,668 - 2,068,471	- 11,489,668 2,068,471	- 11,489,668 - 2,068,471	11,489,668 - 2,068,471	- 11,489,668 - 2,068,471
27 Hotel development (100 rooms) 28 Light industrial scheme	- £776,51 - £3,328,17	4 977,576	977,576 977,576 3,217,453 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453
29 Industrial Scheme new build (50% plot ratio) 30 Industrial scheme intensification (60% plot ratio)	- £6,656,34 - £6,656,34	4 4,013,171	4,013,171 4,013,171 4,815,804 4,815,804	4,013,171	4,013,171	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4.815.804
					åå						
BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description	£3,565,94 No of units BLV	0% AH 5%	AH 10% AH		20% AH 2		30% AH 3				50% AH
Description 1 One unit scheme (houses) 2 Two unit scheme (houses)	No of units BLV	0% AH 5% 5 377,927 0 755,854	359,624 341,321 719,248 682,642	323,018 646,036	20% AH 2 304,716 609,431	286,413 572,825	268,109 536,220	249,807 499,614	231,504 463,008	213,201 426,402	194,898 389,796
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats)	No of units	0% AH 5% 5 377,927 0 755,854 6 1,227,419 8 1,313,690	359,624 341,321 719,248 682,642 1,167,829 1,108,237 1,231,449 1,149,207	323,018 646,036 1,048,647 1,066,965	20% AH 2 304,716 609,431 989,056 984,723	286,413 572,825 929,466 902,482	30% AH 3 268,109 536,220 869,875 820,240	249,807 499,614 810,284 737,999	231,504 463,008 750,693 655,757	213,201 426,402 691,102 573,516	194,898 389,796 631,512 491,274
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (houses)	No of units BLV 1 \$95.83 - \$127.76 - \$138.66 - \$226.85 - \$200.56 - \$359.80	0% AH 5% 5 377,927 0 755,854 6 1,227,419 8 1,313,690 4 1,477,515 4 3,409,214	359,624 341,321 719,248 682,642 1,167,829 1,108,237 1,231,449 1,149,207 1,384,653 1,291,790 3,244,304 3,079,395	323,018 646,036 1,048,647 1,066,965 1,198,929 2,914,485	20% AH 2 304,716 609,431 989,056 984,723 1,106,066 2,749,576	286,413 572,825 929,466 902,482 1,013,204 2,584,667	30% AH 268.109 536,220 869,875 820,240 920,342 2,419,757	249,807 499,614 810,284 737,999 827,479 2,254,848	231,504 463,008 750,693 655,757 734,617 2,089,939	213,201 426,402 691,102 573,516 641,755 1,925,029	194,898 389,796 631,512 491,274 548,892 1,760,120
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (houses) 7 Ten unit scheme (houses) 8 Twenty unit scheme (houses and flats)	No of units	0% AH 5% 5 377 927 0 755,854 6 1,227,419 8 1,313,690 4 1,477,515 4 3,409,214 3 1,851,115 4 5,229,468	359,624 341,321 719,248 682,642 1,167,629 1,108,237 1,231,449 1,149,207 3,544,563 1,291,750 3,244,304 3,079,395 7,755,210 1,619,303 4,946,037 4,662,607	323,018 646,036 1,048,647 1,066,965 1,198,929 2,914,485 1,503,398 4,379,176	20% AH 2 304,716 609,431 989,056 984,723 1,106,066 2,749,576 1,387,492 4,095,746	286,413 572,825 929,466 902,482 1,015,204 2,584,667 1,271,586 3,812,315	30% AH 268,109 536,220 869,875 820,240 920,342 2,419,757 1,155,680 3,528,885	249,807 499,614 810,284 737,999 827,479	231,504 463,008 750,693 655,757 734,617	213,201 426,402 691,102 573,516 641,755 1,925,029 807,963 2,678,593	194,898 389,796 631,512 491,274 548,892 1,760,120 692,057 2,395,163
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats)	No of units	0% AH 5% 377,927 50 755,854 6 1,227,419 8 1,313,690 4 1,477,515 4 3,409,214 3 1,851,115 4 5,229,468 6 3,635,552 2 5,639,174	359,624 341,321 719,248 682,642 1,167,829 1,108,237 1,231,449 1,149,207 1,384,653 1,291,790 3,244,304 3,079,395 1,735,210 1,618,303	323,018 646,036 1,048,647 1,066,965 1,198,929 2,914,485 1,503,398	20% AH 2 304,716 609,431 989,056 984,723 1,106,066 2,749,576 1,387,492	286,413 572,625 929,466 902,482 1,013,204 2,584,667 1,271,586	30% AH 268,109 536,220 869,875 820,240 920,342 2,419,757 1,155,680	249,807 499,614 810,284 737,999 827,479 2,254,848 1,039,775 3,245,454	231,504 463,008 750,693 655,757 734,617 2,089,939 923,868 2,962,024	213,201 426,402 691,102 573,516 641,755 1,925,029 807,963	194,898 389,796 631,512 491,274 548,892 1,760,120 692,057
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats)	No of units	0% AH 5% 5 377,927 775,954 6 1,227,419 8 1,313,690 4 1,477,515 4 3,409,214 3 1,851,115 4 5,229,468 6 3,635,592 5,639,174 5 8,441,076 4 5,982,798	359,624 341,321 719,248 682,642 1,167,629 1,108,237 1,231,449 1,149,207 1,384,653 1,291,790 3,244,304 3,079,395 1,735,210 1,619,303 4,946,037 4,662,607 3,407,864 3,180,176 5,290,041 4,940,909	323,018 646,036 1,048,647 1,066,965 1,198,929 2,914,485 1,503,398 4,379,176 2,952,468 4,591,776	20% AH 2 304 716 609,431 969,055 984 723 1,106,066 2,749,576 1,387,492 4,095,746 2,724,760 4,242,644	286,413 572,825 929,466 902,482 1,013,204 2,584,667 1,271,586 3,872,315 2,497,051 3,883,511	30% AH 3268,109 536,220 569,676 820,240 920,342 2,419,757 1,155,680 3,528,685 2,269,343 3,544,378	249,807 499,614 810,284 737,999 827,479 2,254,848 1,039,775 3,245,454 2,041,635 3,195,245	231,504 463,008 750,693 655,757 734,617 2,089,939 923,868 2,962,024 1,813,926 2,846,114	213,201 426,402 691,102 573,516 641,755 1,925,029 807,963 2,678,593 1,585,764 2,496,981	194,898 389,796 631,512 491,274 548,892 1,760,120 692,057 2,395,163 1,357,174 2,147,848
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (flouses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - higher density)	No of units	0% AH 5% 5 377,927 0 755,854 6 1,227,419 8 1,313,650 4 1,477,615 4 3,409,214 3 1,651,115 4 5,229,468 6 3,635,592 2 5,639,174 5 6,441,076 4 5,982,798 3 11,035,37	359,624 341,321 719,248 682,642 1,167,829 1,108,237 1,231,449 1,149,207 1,384,653 1,291,790 3,244,304 3,079,395 1,735,210 1619,303 4,946,037 4,662,607 3,407,884 3,180,176 5,280,041 4,940,909 7,905,844 7,370,611 5,497,066 5,011,335	323,010 646,036 1,048,647 1,066,965 1,198,929 2,914,485 1,503,986 4,379,176 2,952,468 4,591,776 0,635,376 4,525,604	20% AH 2 304,716 609,431 989,056 984,723 1,106,066 2,749,576 1,387,492 4,095,746 2,724,760 4,242,644 6,300,146 4,039,872	55% AH 286,413 572,825 929,466 902,482 1,013,204 2,584,667 1,271,588 3,812,315 2,497,051 3,893,511 5,764,913 3,554,141	30% AH 268,109 268,109 268,109 268,109 268,000 268,000 268,000 268,000 268,000 268,300 269,343 3,44,376 5,229,660 3,067,795	249,807 499,614 810,284 737,999 827,479 2,254,848 1,039,775 3,245,454 2,041,635 5,195,245 4,694,448 2,578,775	231,504 463,008 750,693 655,757 734,617 2,089,939 923,660 2,962,024 1,813,926 2,846,114 4,159,215 2,089,755	213,201 426,402 691,102 573,516 641,755 1,925,029 807,963 2,678,593 1,585,764 2,496,981 3,623,982 1,600,734	194,896 389,796 631,512 491,274 548,892 1,760,120 692,057 2,395,163 1,357,174 2,147,646 3,088,750 1,111,715
Description One unit scheme (houses) Two unit scheme (houses) Four unit scheme (houses) Seven unit scheme (flats) Nine unit scheme (flats) Nine unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Thirty unit scheme (flats) Tilly unit scheme (flats) Tilly unit scheme (flats) Fifty unit scheme (flats - higher density) Fifty unit scheme (flats - higher density) Seventy unit scheme (flats - higher density) Seventy unit scheme (flats - higher density)	No of units	0% AH 5% 377,927 50 377,927 60 1,55,854 60 1,227,419 81 1,313,690 41 1,477,515 42 3,409,214 43 1,651,115 43 5,229,468 63 3,635,592 65 63,635,592 65 63,635,592 65 63,635,798 67 11,038,387 67 68 711,334 68 14,993,001 68 711,334 68 14,993,001	359,624 341,321 719,248 662,642 1,167,629 1,108,237 1,231,449 1,149,207 1,344,653 1,291,790 3,244,304 3,079,395 1,735,210 1,619,303 4,946,037 4,682,607 3,407,884 3,180,176 5,290,041 4,940,909 7,905,844 7,370,611 5,497,066 5,011,335 10,367,027 9,685,685 8,005,323 7,299,310	323,018 646,036 0,048,647 1,066,965 1,196,929 2,914,465 1,503,398 4,376,176 2,952,468 4,591,776 6,635,370 4,525,604 5,024,303 6,593,298	20% AH 2 304,716 509,431 989,056 564,723 1,106,066 2,749,576 1,367,492 4,095,746 2,724,760 4,242,644 6,300,146 4,039,872 6,552,543 5,687,266	55% AH 286,413 572,825 929,466 992,452 1,013,204 2,584,667 1,271,586 3,812,315 2,497,051 3,893,511 5,764,913 3,554,141 7,661,581 5,181,274	30% AH 5 268,109 536,220 869,875 620,240 920,342 2,419,757 1,155,680 3,528,885 2,209,343 3,544,378 5,229,680 3,067,795 7,010,220 4,474,585	249,807 499,614 610,264 737,959 827,479 2,254,846 1,039,775 9,245,654 2,041,635 3,195,245 4,694,448 2,576,775 6,338,859 3,763,793	231,504 463,008 750,693 555,757 734,617 2,089,939 923,868 2,962,024 1,813,926 2,646,114 4,159,215 2,089,755 5,667,498 3,053,000	213,201 426,402 691,102 573,516 641,755 1,925,029 807,963 2,676,593 1,585,764 2,496,981 3,623,982 1,600,734 4,996,136 2,342,207	194,898 389,796 631,512 491,274 548,892 1,760,120 692,057 2,396,163 1,357,174 2,147,846 3,088,750 1,111,715 4,324,775 1,631,416
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (houses and flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats with retail use on ground floor) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - lower density) 16 One hundred unit scheme (flats - higher density)	No of units 1 695,81 - 6127,76 - 6138,61 - 6236,85 - 6200,56 - 6214,55 - 6359,86 - 6299,36 - 6466,66 - 6399,36 - 6466,54 - 646,54	0% AH 5% 5 377,927 6 1,255,654 6 1,227,419 8 1,313,650 4 1,477,515 4 5,229,468 6 3,635,592 2 5,639,174 5 8,441,076 4 5,982,798 3 11,036,387 1 0 8,711,334 3 13,264,628 8 14,993,001 8 14,993,001 8 14,993,001 2 21,416,998 5 22,910,485	359,624 341,321 719,248 682,642 1,167,829 1,108,237 1,231,449 1,149,207 1,384,655 1,291,790 3,244,304 3,079,395 1,755,210 1,619,303 4,946,037 4,662,607 3,407,884 3,180,176 5,290,041 4,940,909 7,905,844 7,370,611 5,497,066 5,011,335 10,367,027 9,895,665 3,055,323 7,299,310 12,1285,170 1,1105,513 14,038,844 13,084,685 19,620,377 17,823,756 19,620,377 17,823,756	323,018 646,036 1,046,647 1,066,965 1,196,929 2,914,485 1,503,398 4,379,176 2,952,468 4,591,776 6,835,378 4,525,604 9,024,503 6,593,298 10,025,857 12,130,528	20% AH 2 304,716 509,431 989,056 984,723 1,106,066 2,749,576 1,387,452 4,095,746 2,724,760 4,242,544 6,300,146 4,039,872 8,352,943 5,887,286 8,946,159 11,176,370	55% AH 286,413 572,825 929,466 902,482 1,013,204 2,584,667 1,271,586 3,812,315 5,764,913 3,554,144 7,661,581 5,181,274 7,866,542 10,222,212	30% AH 5 268,109 268,109 268,009 269,000 269	249,007 499,614 610,204 737,999 627,479 2,254,848 1,039,775 3,245,454 2,041,635 3,195,245 4,044,635 3,195,245 4,044,635 3,763,793 5,707,728 6,313,691	231,504 463,008 750,693 655,757 734,617 2,089,939 923,668 2,962,024 1,013,926 2,846,114 4,159,245 2,089,755 5,667,448 3,053,000 4,627,571 7,356,029	213,201 426,402 691,102 573,516 641,755 1,925,029 807,963 2,678,593 1,505,764 2,496,981 3,622,962 1,600,734 4,996,106 2,342,207 3,547,913 6,383,367	194,898 389,796 389,796 311,512 491,274 548,892 1,760,120 692,057 2,395,163 1,357,174 2,147,848 3,088,750 1,111,715 4,524,775 1,631,416 2,459,271 5,440,705
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - ligher density) 14 Seventy unit scheme (flats - ligher density) 15 One hundred unit scheme (flats - ligher density) 16 One hundred unit scheme (flats - ligher density) 17 Two hunded unit scheme (flats - ligher density) 18 One hundred unit scheme (flats - ligher density) 19 Thomas density (flats - ligher density) 19 One hundred unit scheme (flats - ligher density) 10 Titre hundred unit scheme (flats - ligher density) 11 Two hunded unit scheme (flats - ligher density) 12 Titre hundred unit scheme (flats - ligher density) 13 Titre hundred unit scheme (flats) with GF retail	No of units 1	0% AH 5% 377,927 50 7755,854 6 1,227,419 8 1,313,690 4 1,477,515 4 3,409,214 3 1,651,115 4 5,229,468 6 3,635,552 2 5,639,174 5 8,441,076 4 5,929,78 3 11,038,387 10 8,711,334 3 13,264,628 3 13,264,628 4 14,998,001 2 21,416,998 1 2 21,416,998 5 23,910,485 5 23,910,485 6 344,808,685 6 344,808,685 6 344,808,685 6 344,808,685 6 344,808,685 6 344,808,685 6 344,808,685 6 344,808,685 6 344,808,685 6 344,808,685 6 344,808,685 6 344,808,685	359,624 341,321 719,248 682,642 1,167,629 1,106,237 1,231,449 1,149,207 1,231,449 1,149,207 1,324,304 3,079,395 1,735,210 1,619,303 4,946,037 4,662,607 3,407,884 3,180,176 5,250,041 4,940,999 7,905,844 7,370,611 5,497,066 5,011,335 10,367,027 9,695,665 8,005,323 7,299,310 12,185,170 11,105,513 14,038,844 13,084,685 19,620,377 7,633,76 16,620,377 7,633,76 19,620,377 77,633,76 19,620,377 77,633,76 21,520,472 19,130,459	\$25,018 646,036 (046,647 1,066,965 1,196,929 2,914,465 1,503,398 4,379,176 2,952,468 4,591,776 6,635,378 4,525,604 9,024,303 10,025,657 12,130,528 16,027,135	20% AH 2 304,716 509,431 989,056 564,723 1,106,066 2,749,576 1,367,492 4,095,746 2,724,760 4,242,644 6,300,146 4,039,872 8,552,943 5,887,286 8,946,199 11,176,370 14,230,514 14,325,743	55% AH 286,413 572,825 929,466 992,482 1,013,204 2,584,667 1,271,586 3,812,315 2,497,051 5,764,913 3,554,141 7,681,581 5,181,274 7,866,542 10,222,212 2,433,889 11,919,008	30% AH [28,109] 288,109 396,220 869,875 820,240 920,342 2,419,757 1,155,680 3,528,685 2,269,343 3,544,378 5,229,680 3,067,795 7,010,220 4,474,585 6,786,886 9,268,055 10,637,7273 9,511,273	249,607 499,614 510,284 737,999 627,479 2,254,648 1,039,775 9,245,454 2,041,635 1,95,285 4,694,448 2,578,775 6,338,659 3,763,793 5,707,228 8,313,691 6,831,867 7,103,539	231,504 463,008 750,663 655,757 734,617 2,089,339 923,868 2,962,024 1,813,926 2,846,114 4,159,215 2,089,755 5,667,498 3,053,000 4,627,571 7,356,029 7,021,882 4,695,604	213,201 426,402 691,102 573,516 641,755 1,925,029 807,963 1,585,764 2,496,981 3,623,962 1,600,734 4,996,136 2,342,207 3,547,913 6,396,367 5,211,917	194,898 389,796 631,512 491,274 548,892 1,760,120 692,057 2,395,163 1,357,174 2,147,848 5,088,750 1,111,715 4,324,775 1,631,416 2,459,271 5,440,705 3,401,952
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (houses) 7 Ten unit scheme (flats) 10 Thirty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - lower density) 16 One hundred unit scheme (flats - lower density) 17 Two hunded unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) 20 Two hundred unit scheme (flats) 21 Large retail supermarket 22 Comparison retail 23 Data Centre	No of units	0% AH 5% 377,927 50 7755,854 6 1,227,419 8 1,313,690 4 1,477,515 4 3,409,214 3 1,651,115 4 5,229,468 6 3,363,5592 2 5,639,174 5 8,441,076 5 8,441,076 6 8,711,334 3 13,264,628 8 14,993,001 8 14,993,001 8 14,993,001 1 1,038,387 1 1,038,	359,624 341,321 719,248 682,642 1,167,829 1,108,237 1,231,449 1,149,207 1,384,655 1,281,790 3,244,304 3,079,395 1,735,210 1,619,303 4,946,037 4,662,607 3,407,884 3,180,176 5,290,041 4,940,909 7,905,844 7,370,611 5,497,066 5,011,335 10,367,027 9,685,665 8,005,323 7,259,310 12,185,170 11,105,513 14,036,844 13,084,635 19,620,377 17,823,756 19,620,377 17,823,756 15,504,727 9,104,695 19,620,377 17,823,756 15,504,727 9,104,695 19,620,377 17,823,756 15,504,727 9,104,695 10,220,277 19,104,597 10,220,277 19,104,597 10,220,277 19,104,597 10,220,277 19,104,597 10,220,277 19,104,597 10,220,277 19,104,597 10,220,277 19,104,597 10,220,277 6,849,847 10,220,277 19,104,597 10,220,277 6,849,877 10,220,277 6,849,877 10,220,277 6,849,877 10,220,277 6,849,877 10,220,277 6,849,877 10,220,277 6,849,877 10,220,277 6,849,877 10,220,277 6,849,877 10,220,277 6,849,877 10,220,277 10,200,277 10,2	323,018 646,036 1,046,647 1,066,965 1,196,929 2,914,485 1,503,398 4,379,176 2,952,468 4,591,776 6,835,378 4,525,604 9,024,303 6,593,298 10,025,857 12,130,528 16,027,135 16,734,478 31,090,361	20% AH 2 304,716 609,4716 609,4716 609,4716 609,4716 609,6716 609,	25% AH 286,413 572,825 929,466 902,452 1,013,204 2,584,667 1,271,586 3,812,315 2,497,051 5,764,913 3,554,144 7,681,581 5,181,277 7,866,542 10,222,212 12,433,893 11,919,008 21,940,144	30% AH 288,109 356,220 869,875 620,240 920,342 2,419,757 1,155,680 5,228,685 2,269,343 5,44,375 5,229,680 3,667,795 7,010,220 4,774,585 6,786,886 9,268,085 10,637,273 7,365,035	249,007 499,614 610,254 737,999 627,479 2,254,848 1,039,775 3,245,454 2,041,635 3,195,245 4,694,448 2,576,775 6,338,859 5,707,228 6,313,691 8,831,847 7,103,599 12,760,468	231,504 463,008 750,693 655,757 734,617 2,089,339 923,868 2,962,024 1,813,926 2,546,114 4,159,215 2,089,755 5,667,498 9,053,000 4,627,571 7,356,029 7,021,882 4,695,804 0,159,557	213,201 426,402 691,102 573,516 641,755 1,925,029 807,963 2,676,593 1,585,764 2,496,981 3,622,982 1,600,734 4,996,136 2,342,207 3,547,913 6,396,367 5,211,917 2,276,806 3,558,627	194,696 389,796 501,512 491,274 548,892 1,760,120 692,057 2,395,163 1,357,174 2,147,845 3,088,750 1,111,715 4,324,775 1,331,416 2,459,271 5,401,952 3,401,952 160,470 1,112,338
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - lower density) 14 Seventy unit scheme (flats - ligher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hundred unit scheme (flats - higher density) 18 Three hundred unit scheme (flats - higher density) 19 Tive hundred unit scheme (flats - ligher density) 10 Two hundred unit scheme (flats) with GF retail 10 Tive hundred unit scheme (flats) 11 Fire hundred unit scheme (flats) 12 Two hundred unit scheme (flats) 13 Town hundred unit scheme (flats) 14 Type retail supermarket 15 Comparison retail 15 Data Centre 16 Office development 17 Office development	No of units 1	0% AH 5% 5 377,927 755,854 6 1,227,419 8 1,313,650 4 1,477,515 4 5,229,468 6 3,635,592 2 5,639,174 5 6,441,076 4 5,982,798 3 11,038,337 0 8,711,334 3 13,264,628 6 8,44,967 1 1,982,719 1 1,982,719 3 1,082,529 4 6,804,987 3 4,847,465 0 -11,469,668	359,624 341,321 719,248 682,642 1,167,629 1,106,237 1,231,449 1,149,207 1,324,4304 3,079,395 1,735,210 1,619,303 4,946,037 4,662,607 3,407,884 3,180,176 5,280,041 4,940,999 7,905,844 7,370,611 5,497,066 5,011,335 10,367,027 9,695,665 8,005,323 7,299,310 12,185,170 11,105,513 14,038,844 13,084,685 19,620,377 17,823,766 21,520,472 19,130,459 40,240,777 35,665,488 11,962,719 11,962,719 11,962,0377 77,823,766 21,520,472 19,130,459 40,240,777 35,665,488 11,962,719 11,962,719 1082,520 1,662,520 6,804,987 6,804,987 4,847,465 4,847,465	323,018 646,036 (046,647 1,066,965 1,196,929 2,914,465 1,503,398 4,379,176 2,952,468 4,591,776 6,535,378 4,526,604 9,024,303 10,025,857 12,130,528 16,027,135 16,734,478 31,090,361 11,902,713 10625,202 6,804,987 4,847,465	20% AH 2 304,716 509,431 989,056 564,723 1,106,066 2,749,576 1,387,492 4,095,746 2,724,760 4,242,644 6,300,146 4,039,872 8,552,943 5,887,286 8,946,199 11,176,370 14,230,514 14,326,743 26,515,252 11,962,719 1,062,270 6,804,987 4,847,465 22,971,666 11,489,668	55% AH 286,413 572,825 929,466 992,482 1,013,204 2,584,667 1,271,586 3,812,315 2,497,051 5,764,913 3,554,141 7,661,581 5,181,274 7,866,542 10,222,212 12,433,893 11,919,008 21,940,144 11,962,719 1,062,271 1,962,719 1,662,271 1,962,719 1,662,271 1,962,719 1,662,271 1,962,719 1,662,271 1,962,719 1,662,271 1,962,719 1,662,271 1,962,719 1,662,271 1,962,719 1,662,271 1,962,719 1,662,271 1,962,719 1,662,271 1,962,719 1,662,271 1,962,719 1,662,271 1,962,719 1,662,271 1,962,271 1,	30% AH 268,109 368,109 369,220 869,875 820,240 920,342 2,419,757 1,155,680 3,528,885 2,269,343 3,544,378 5,229,680 3,667,795 7,010,220 4,474,585 6,786,886 9,268,055 11,982,719 10,637,273 9,511,273 17,365,035 11,982,719 1,082	249,807 499,614 510,284 737,999 827,479 2,254,848 1,039,775 9,245,454 2,041,635 1,195,245 4,694,448 2,578,775 6,338,659 3,763,793 5,707,228 8,313,691 6,331,691 7,103,539 12,780,488 11,902,779 1,082,520 6,004,937 4,847,465	231,504 463,008 750,663 655,757 734,617 2,089,339 923,868 2,962,024 1,813,926 2,846,114 4,159,215 2,089,755 5,667,498 3,053,000 4,627,571 7,356,029 7,021,882 4,695,804 8,159,557 11,902,719 1,082,557 11,902,719 1,082,550 6,804,987 4,847,465	213,201 426,402 691,102 691,102 573,516 641,755 1,925,029 807,963 2,676,593 1,585,764 2,496,981 3,623,982 1,600,734 4,996,136 2,342,207 3,547,913 6,398,367 5,211,917 2,276,806 5,556,927 11,982,715 10,62,715 10,62,715 10,62,715 10,62,715 10,62,715 10,62,715 10,62,715 10,62,715 10,62,715 10,62,715 10,62,715 10,62,715 10,62,715 10,62,715 10,62,715 10,62,715 10,62,715 10,62,715 10,62,62,715 10,62,62,715 10,62,62,715 10,62,62,715 10,62,62,715 10,62,62,715 10,62,62,715 10,62,62,63,63,63,63,63,63,63,63,63,63,63,63,63,	194,896 389,796 531,512 491,274 548,892 1,760,120 692,057 2,395,163 1,357,174 2,147,848 3,088,750 1,111,715 4,324,775 1,631,416 2,459,271 5,440,705 3,401,952 11,902,719 1,112,336 11,902,719 1,082,
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - lower density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - lower density) 17 Two hunded unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) 20 Two hundred unit scheme (flats) 21 Large retail supermarket 22 Comparison retail 23 Data Centre 24 Office development 25 Office development (160 rooms) 27 Hotel development (160 rooms)	No of units	0% AH 5% 377,927 50 7755,854 6 1,227,419 8 1,313,650 4 1,477,515 4 3,409,214 3 1,651,115 4 5,229,468 6 3,635,552 2 5,639,174 5 8,441,076 3 11,034,387 1 0,871,334 3 13,264,628 3 13,264,628 3 13,264,628 3 13,264,628 4 14,990,001 2 21,416,990 1 23,910,485 2 3,9	359,624 341,321 719,248 682,642 1,167,629 1 108,237 1,231,449 1,149,207 1,324,653 1,291,790 3,244,304 3,079,356 1,735,210 1,619,303 4,946,037 4,662,607 3,407,864 3,180,176 5,290,041 4,940,999 7,905,844 7,370,611 5,497,066 5,011,335 6,290,041 7,370,611 5,497,066 5,011,335 10,367,027 9,685,665 8,005,323 7,299,310 12,185,170 11,105,513 14,038,644 33,084,685 19,620,377 17,823,756 19,620,377 17,620,377 17,620 19,620	323,018 646,036 (046,647 1,066,955 1,196,929 1,196,929 1,196,398 4,379,176 2,952,468 4,591,776 6,635,378 4,525,604 4,591,776 7,100,528 10,025,857 12,130,528 16,027,135 16,734,478 31,090,361 11,982,719 666,590 6,804,987 4,847,465 22,971,636 11,489,668 22,666,471 977,576	20% AH 2 304,716 509,431 989,055 984,723 1,106,066 2,749,576 1,387,492 4,095,746 2,724,760 4,242,644 6,300,146 4,039,672 8,352,943 5,887,286 8,346,199 11,776,370 14,230,514 14,326,743 14,326,743 14,326,743 11,882,6743 11,882,719 11,882,719 11,882,719 11,882,719 11,882,719 11,882,719 11,776,776	55% AH 286,413 577 525 229 466 492 482 482 482 482 482 482 482 482 482 48	30% AH 5 268,109 536,220 536,220 669,675 820,240 920,342 2,419,757 1,155,660 3,528,885 3,544,776 5,229,680 3,067,795 7,010,220 4,474,685 6,786,866 9,268,055 10,637,273 9,511,273 17,365,035 11,982,719 1,	249,807 499,614 737,999 827,479 2,254,848 1,039,775 3,45,644 4,004,448 2,578,775 6,338,859 3,763,793 5,707,228 6,338,859 1,763,793 1,763	231,504 463,008 750,663 750,663 655,757 734,617 2,089,939 923,868 2,962,024 1,813,926 2,846,114 4,159,215 2,089,755 5,667,486 3,053,000 4,627,571 7,356,029 7,021,882 4,695,804 4,615,957 11,982,719 66,804,987 11,982,719 68,804,987 4,847,465 22,971,636 11,489,666 2,068,487 1,489,666 2,068,487 1,487,665	213,201 426,402 426,402 573,516 641,755 1,925,025 807,963 2,676,593 1,585,764 2,496,981 3,622,962 1,600,734 4,996,136 2,342,207 3,547,913 6,398,367 5,211,917 2,276,806 3,536,627 11,982,719 6,804,987 4,847,465 2,971,636 11,486,668 2,068,471 977,576	194,096 389,796 531,512 491,274 548,892 1,760,120 692,057 2,395,163 1,357,174 2,147,848 5,088,750 1,111,715 4,324,775 1,631,416 2,459,271 1,631,416 2,459,271 1,631,416 2,459,271 1,631,416 2,459,271 1,631,416 2,459,271 1,631,416 2,459,271 1,631,416 2,459,271 1,631,416 2,469,271 1,12,356 11,182,719 6,604,987 4,647,465 22,971,638 11,489,666 2,068,471 977,576
Description One unit scheme (houses) Two unit scheme (houses) Four unit scheme (houses) Seven unit scheme (flats) Nine unit scheme (flats) The unit scheme (flats) The unit scheme (flats) Twenty unit scheme (flats) Fifty unit scheme (flats - lower density) Twenty unit scheme (flats - higher density) Seventy unit scheme (flats - higher density) Twenty unit scheme (flats - lower density) Twenty unit scheme (No of units	0% AH 5% 5 377,927 6 1755,654 6 1,227,419 8 1,513,650 4 1,477,615 4 3,499,214 3 1,651,115 4 5,229,468 6 5,229,468 6 5,822,788 3 11,036,367 10 8,711,334 3 11,036,367 10 8,711,334 3 13,264,626 8 14,93,001 2 21,416,956 5 23,910,485 5 23,910,485 6 23,910,485 6 23,910,485 7 11,982,719 3 1,082,520 4 6,804,987 3 1,082,520 4 6,804,987 3 1,082,520 4 6,804,987 3 1,082,520 4 6,804,987 3 1,082,520 4 6,804,987 3 1,082,520 6 11,485,668 9 2,068,471 9 777,576 0 13,227,653 3 4,013,771	359,624 341,321 719,248 682,642 1,167,629 1,106,237 1,231,449 1,149,207 1,324,4304 3,079,395 1,735,210 1,619,303 4,946,037 4,662,607 3,407,884 3,180,176 5,250,041 4,940,939 7,905,844 7,370,611 5,457,066 5,011,335 10,367,027 9,635,665 8,005,323 7,299,310 12,165,170 11,105,513 14,038,844 13,084,685 19,620,377 77,623,756 21,520,472 19,130,459 19,620,377 77,623,756 21,520,472 19,130,459 10,262,520 10,262,520 6,804,967 6,804,967 4,847,465 4,847,465 2,971,636 2,22,971,636 2,068,471 2,068,471 977,576 977,576 3,277,576 377,576	323,018 646,036 1,046,647 1,066,965 1,196,929 2,914,485 1,503,398 4,379,176 2,952,468 4,379,176 6,535,378 6,591,276 6,595,298 10,025,657 12,130,528 16,027,135 16,734,478 31,090,361 11,982,719 1686,520 6,004,967 4,847,465 2,2971,636 11,488,668 2,068,471 977,576 3,217,455 4,013,177	20% AH 2 304,716 509,431 989,056 564,723 1,106,066 2,749,576 1,367,492 4,095,746 2,724,760 4,242,644 6,300,146 4,039,872 8,552,943 5,887,286 8,946,199 11,776,370 14,230,514 14,326,743 26,515,252 11,982,719 1,082,719	55% AH 286,413 572,825 929,466 992,482 1,013,204 2,584,667 1,271,586 3,812,315 2,497,051 3,554,141 7,661,581 5,181,274 7,866,542 10,222,212 433,889 11,919,008 21,940,144 11,962,719 1,682,520 6,804,987 4,847,465 22,971,636	30% AH 288,109 396,220 869,875 820,240 920,342 2419,757 1,155,680 3,528,885 2,269,343 3,544,378 5,229,680 3,667,795 7,010,220 4,474,585 6,766,886 9,268,055 11,882,719 1,082,7	249,007 499,614 510,224 737,999 527,479 2,254,848 1,039,775 3,245,454 2,041,635 5,195,245 4,694,448 5,767,722 8,313,691 5,707,228 8,313,691 5,031,847 7,103,539 12,760,468 11,982,719 6,604,937 4,847,465 22971,636 2,068,471 977,576 3,176,535 4,013,171	231,504 463,008 750,663 655,757 734,617 2,089,339 923,668 2,962,024 1,813,926 2,646,114 4,159,215 2,089,755 5,667,498 3,053,000 4,627,571 7,356,029 7,021,882 4,695,804 9,159,557 11,982,719 11,982,719 11,982,719 11,982,719 11,982,719 11,982,719 11,982,719 11,982,719 11,982,719 11,982,719 11,982,719 11,982,719 11,982,719 11,982,719 11,982,719 11,982,719 11,982,719 11,985,804 11,985,80	213,201 426,402 691,102 691,102 573,516 641,755 1,925,029 807,963 2,676,593 1,585,764 2,496,981 3,623,982 1,600,734 4,996,136 2,342,207 3,547,913 6,398,367 5,211,917 2,276,806 6,804,937 4,847,465 2,977,638 1,488,749 6,804,937 4,847,465 2,977,638 1,488,668 2,088,471 977,576 3,217,658 4,013,171	194,896 389,796 591,512 491,274 548,892 1,760,120 692,057 2,395,163 1,357,174 2,147,646 3,088,750 1,111,715 4,324,775 5,440,705 5,440,705 3,401,952 160,470 11,882,719 1,882,719
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats) 12 Fifty unit scheme (flats - higher density) 13 Feventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats - higher density) 18 Three hundred unit scheme (flats - higher density) 19 Five hundred unit scheme (flats - higher density) 10 Come hundred unit scheme (flats - higher density) 11 Two hunded unit scheme (flats - higher density) 12 Two hundred unit scheme (flats) with GF retail 13 Five hundred unit scheme (flats) 14 Tree hundred unit scheme (flats) 15 Two hundred unit scheme (flats) 16 Total Centre 17 Two hundred unit scheme (flats) 18 Three hundred unit scheme (flats) 19 Five hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 11 Two hundred unit scheme (flats) 12 Total Centre 14 Office development 15 Office development (floorooms) 16 Light industrial scheme	No of units 1	0% AH 5% 5 377,927 6 1755,654 6 1,227,419 8 1,513,650 4 1,477,615 4 3,499,214 3 1,651,115 4 5,229,468 6 5,229,468 6 5,822,788 3 11,036,367 10 8,711,334 3 11,036,367 10 8,711,334 3 13,264,626 8 14,93,001 2 21,416,956 5 23,910,485 5 23,910,485 6 23,910,485 6 23,910,485 7 11,982,719 3 1,082,520 4 6,804,987 3 1,082,520 4 6,804,987 3 1,082,520 4 6,804,987 3 1,082,520 4 6,804,987 3 1,082,520 4 6,804,987 3 1,082,520 6 11,485,668 9 2,068,471 9 777,576 0 13,227,653 3 4,013,771	359,624 341,321 719,248 682,642 1,167,629 1,106,237 1,231,449 1,149,207 1,231,449 1,149,207 1,324,304 3,079,395 1,735,210 1,619,303 4,946,037 4,662,607 3,407,834 3,180,176 5,290,041 4,940,999 7,905,644 7,370,611 5,497,066 5,011,335 10,367,027 9,695,665 8,005,323 7,299,310 112,185,170 11,105,513 14,038,844 13,084,685 19,620,377 17,823,766 21,520,472 19,130,459 40,240,577 35,665,468 11,982,719 11,982,719 1,082,520 1,082,520 6,804,967 6,804,967 4,847,465 4,947,465 2,971,636 4,947,465 2,971,636 4,947,465 2,971,636 4,947,465 2,971,636 4,947,465 2,971,636 4,947,465 2,971,636 4,947,465 2,971,636 4,947,465 2,971,636 4,947,465 2,971,636 4,947,465 2,971,636 4,947,465 2,971,636 4,947,465 2,971,636 4,947,465 2,971,636 4,947,465 2,971,636 4,947,465 2,971,636 4,947,465 2,971,636 4,947,463	323,018 646,036 (046,647 1,066,965 1,196,929 2,914,465 1,503,398 4,379,176 2,952,468 4,591,776 6,035,378 4,525,604 9,024,303 6,593,298 10,025,857 12,130,528 16,027,135 16,734,478 31,090,361 11,962,719 1,082,520 6,804,987 4,647,465 22,971,636 11,469,668 22,668,471 977,576 3,217,453	20% AH 2 304,716 509,431 989,056 984,723 1,106,066 2,749,576 1,387,492 4,095,746 2,724,760 4,242,476 4,039,872 5,887,286 8,946,199 11,176,370 14,230,514 14,326,743 26,515,252 11,982,719 1,082,520 6,804,987 4,847,465 22,871,586 11,489,666 2,688,471 577,576 3,217,576	55% AH 286,413 572,825 292,466 902,452 1,013,204 1,271,506 3,812,315 2,497,051 3,893,511 5,764,913 3,554,141 7,661,581 5,101,274 7,866,542 10,222,212 12,433,893 11,919,000 21,940,144 11,962,719 1,082,520 6,844,987 4,447,465 22,671,636	30% AH 52,88,109 536,220 869,875 620,240 920,342 71,155,680 3,524,885 7,010,220 4,474,585 6,786,886 9,268,055 10,637,273 5,511,273 7,365,035 1,362,719 1,062,520 6,804,997 4,474,655 1,4	249,007 499,614 510,284 737,999 627,479 2,254,648 1,039,775 5,245,454 4,694,448 2,578,775 6,338,659 3,763,793 5,707,228 8,313,691 6,831,847 7,103,539 12,780,488 11,982,719 12,780,488 11,982,719 1,082,520 6,804,987 4,647,465 22,971,656	231,504 463,008 750,663 750,663 655,757 734,617 2,089,393 923,668 2,962,024 1,813,926 2,845,114 4,159,215 2,089,755 5,667,498 3,053,000 4,627,671 7,356,029 7,021,882 4,695,604 8,159,557 11,962,719 1	213,201 426,402 639,102 573,516 641,755 1,925,029 807,963 2,676,593 1,585,764 2,496,981 3,623,982 1,600,734 4,996,136 2,342,207 3,547,913 6,389,367 5,211,917 2,276,806 3,536,627 1,192,716 1,082,520 6,804,987 4,847,465 2,971,636 1,1469,668 1,1469,668 2,066,471 977,576 3,217,453	194,896 389,796 531,512 491,274 548,892 1,760,120 692,057 2,395,160 1,357,174 2,147,848 3,086,750 1,111,715 4,324,775 1,631,416 2,459,271 5,440,703 3,401,952 60,470 1,112,335 11,982,710 1,082,710
Description One unit scheme (houses) Two unit scheme (houses) Four unit scheme (houses) Seven unit scheme (flats) Nine unit scheme (flats) The unit scheme (flats) The unit scheme (flats) Twenty unit scheme (flats) Fifty unit scheme (flats - lower density) Twenty unit scheme (flats - higher density) Seventy unit scheme (flats - higher density) Twenty unit scheme (flats - lower density) Twenty unit scheme (No of units 1	0% AH 5% 5 377,927 6 1755,654 6 1,227,419 8 1,513,650 4 1,477,615 4 3,499,214 3 1,651,115 4 5,229,468 6 5,229,468 6 5,822,788 3 11,036,367 10 8,711,334 3 11,036,367 10 8,711,334 3 13,264,626 8 14,93,001 2 21,416,956 5 23,910,485 5 23,910,485 6 23,910,485 6 23,910,485 7 11,982,719 3 1,082,520 4 6,804,987 3 1,082,520 4 6,804,987 3 1,082,520 4 6,804,987 3 1,082,520 4 6,804,987 3 1,082,520 4 6,804,987 3 1,082,520 6 11,485,668 9 2,068,471 9 777,576 0 13,227,653 3 4,013,771	359,624 341,321 719,248 682,642 1,167,629 1,106,237 1,231,449 1,149,207 1,324,4304 3,079,395 1,735,210 1,619,303 4,946,037 4,662,607 3,407,884 3,180,176 5,250,041 4,940,939 7,905,844 7,370,611 5,457,066 5,011,335 10,367,027 9,635,665 8,005,323 7,299,310 12,165,170 11,105,513 14,038,844 13,084,685 19,620,377 77,623,756 21,520,472 19,130,459 19,620,377 77,623,756 21,520,472 19,130,459 10,262,520 10,262,520 6,804,967 6,804,967 4,847,465 4,847,465 2,971,636 2,22,971,636 2,068,471 2,068,471 977,576 977,576 3,277,576 377,576	323,018 646,036 1,046,647 1,066,965 1,196,929 2,914,485 1,503,398 4,379,176 2,952,468 4,379,176 6,535,378 6,591,276 6,595,298 10,025,657 12,130,528 16,027,135 16,734,478 31,090,361 11,982,719 1686,520 6,004,967 4,847,465 2,2971,636 11,488,668 2,068,471 977,576 3,217,455 4,013,177	20% AH 2 304,716 509,431 989,056 984,723 1,106,066 2,749,576 1,387,452 4,095,746 6,2724,760 4,242,644 6,300,146 6,300,146 1,387,452 1,387,286 8,346,199 11,176,370 14,230,514 14,326,743 126,515,252 11,982,719 1,062,520 11,982,719 1,062,520 11,982,719 1,062,520 11,982,719 1,062,520 11,982,719 1,062,520 11,982,719 1,062,520 11,982,719 1,062,520 11,982,719 1,062,520 11,982,719 1,062,520 11,982,719 1,062,520 11,982,719 1,062,520 11,982,719 1,062,520 11,982,719 1,062,520 11,982,719 1,062,520 11,982,719 1,062,520 11,982,719 1,062,520 11,982,719 1,062,520 11,982,719 1,062,520	286,413 286,413 577,825 929,466 902,482 1,013,204 2,584,667 1,271,586 3,812,315 5,764,913 3,555,141 7,661,581 5,181,274 7,661,581 5,181,274 7,665,542 10,222,212 12,433,893 11,919,008 21,940,144 11,962,719 1,062,520 11,419,606	30% AH 5 268,109 368,200 369,275 820,240 320,342 2,419,757 1,155,680 3,524,378 5,229,680 3,647,755 7,010,220 4,474,585 6,786,086 9,268,085 10,637,273 9,511,273 7,365,035 11,982,710 1,082,520 6,804,967 4,474,655 22,776,586 6,804,967 4,474,655 7,365,035 11,982,710 1,082,520 6,804,967 4,474,655 22,776,586 11,982,776 3,217,556 3,217,557 3,217,557 3,217,557 3,217,557 3,217,557 3,217,557 3,217,557 3,217,557 3,217,550 3,217,550 3,217,550 3,217,550 3,217,550 3,217,550 3,217,550 3,217,550 3,217,550 3,217,550 3,217,550 3,217,550 3,217,550 3,217,550 3,217,550 4,013,171 4,015,804	249,007 499,614 510,224 737,999 527,479 2,254,848 1,039,775 3,245,454 2,041,635 5,195,245 4,694,448 5,767,722 8,313,691 5,707,228 8,313,691 5,031,847 7,103,539 12,760,468 11,982,719 6,604,937 4,847,465 22971,636 2,068,471 977,576 3,176,535 4,013,171	231,504 463,008 750,663 655,757 734,617 2,089,339 923,668 2,962,024 1,813,926 2,646,114 4,159,215 2,089,755 5,667,498 3,053,000 4,627,571 7,356,029 7,021,882 4,695,804 9,159,557 11,982,719 11,982,719 11,982,719 11,982,719 11,982,719 11,982,719 11,982,719 11,982,719 11,982,719 11,982,719 11,982,719 11,982,719 11,982,719 11,982,719 11,982,719 11,982,719 11,982,719 11,985,804 11,985,80	213,201 426,402 691,102 691,102 573,516 641,755 1,925,029 807,963 2,676,593 1,585,764 2,496,981 3,623,982 1,600,734 4,996,136 2,342,207 3,547,913 6,398,367 5,211,917 2,276,806 6,804,937 4,847,465 2,977,638 1,488,749 6,804,937 4,847,465 2,977,638 1,488,668 2,088,471 977,576 3,217,658 4,013,171	194,896 389,796 591,512 491,274 548,892 1,760,120 692,057 2,395,163 1,357,174 2,147,646 3,088,750 1,111,715 4,324,775 5,440,705 5,440,705 3,401,952 160,470 11,882,719 1,882,719
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats) 12 Fifty unit scheme (flats - lower density) 13 Feventy unit scheme (flats - lower density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hundred unit scheme (flats - higher density) 18 Three hundred unit scheme (flats - higher density) 19 Two hundred unit scheme (flats - higher density) 10 Two hundred unit scheme (flats - higher density) 11 Two hundred unit scheme (flats) with GF retail 12 Three hundred unit scheme (flats) 13 Three hundred unit scheme (flats) 14 Two hundred unit scheme (flats) 15 Three hundred unit scheme (flats) 16 Three hundred unit scheme (flats) 17 Two hundred unit scheme (flats) 18 Three hundred unit scheme (flats) 19 Two hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 11 Large retail supermarket 12 Comparison retail 12 Data Centre 14 Office development 15 Office development (flo rooms) 16 Hotel development (flo rooms) 17 Hotel development (flo rooms) 18 Light industrial scheme 19 Industrial scheme new build (50% plot ratio)	No of units 1	0% AH 5% 57, 377, 377 57, 377, 377 6 1,227,419 8 1,313,650 4 1,477,615 4 3,409,214 3 1,051,115 4 5,229,468 6 3,635,550 2 5,639,174 5 6,441,076 4 5,982,798 3 11,038,387 1 13,264,828 1 4,993,001 2 21,416,998 7 11,982,719 3 1,062,520 4 6,804,987 3 1,062,520 4 6,804,987 3 1,062,520 6 7,17,453 7 1,1882,719 7 1,7576 1 3,217,453 3 4,013,171 3 4,013,171 3 4,013,171 3 4,013,171 3 4,015,004	359,624 341,321 719,248 682,642 1,167,629 1,106,237 1,231,449 1,149,207 1,231,449 1,149,207 1,324,304 3,079,395 1,795,210 1,619,303 4,946,037 4,662,607 3,407,884 3,180,176 5,290,041 4,940,999 7,905,844 7,370,611 5,497,066 5,011,335 10,367,027 9,695,665 8,005,323 7,299,310 112,185,170 11,105,513 14,038,844 13,084,685 19,620,377 17,823,766 21,520,472 19,130,459 40,240,577 35,665,468 11,982,719 11,982,719 1,082,520	323,018 646,036 (046,647 1,066,965 1,196,929 2,914,465 1,503,398 4,379,176 2,952,468 4,591,776 6,635,378 4,525,604 9,024,303 6,593,298 10,025,857 12,130,528 16,027,135 16,734,478 31,090,361 11,962,719 1,082,520 6,804,987 4,247,465 2,257,1636 21,469,684,71 1,469,688 2,068,471 1,469,688 2,068,471 1,469,688 2,174,534 4,013,171 4,815,804	20% AH 2 304,716 509,421 989,056 984,723 1,106,066 2,749,576 1,387,492 4,095,746 2,724,760 4,242,644 6,300,146 4,039,672 8,352,943 5,887,286 8,946,199 11,176,370 14,230,514 14,230,514 14,236,743 26,515,252 11,982,749 11,182,749 11,	55% AH	30% AH 5 268,109 369,220 869,875 820,240 920,342 7,155,880 3,524,378 5,229,680 3,067,795 7,010,220 4,474,385 6,786,886 7,010,220 4,474,385 6,786,886 7,010,220 4,474,385 6,786,886 7,010,220 4,474,385 6,786,886 7,010,220 4,474,385 6,786,886 7,010,220 4,474,385 6,786,886 7,010,220 6,8471 7,7576 7,010,220 6,8471 7,010,220 6,8471 7,010,220 6,8471 7,010,220 6,804,997 7,010,220 7,010,	249,007 499,614 210,284 737,999 627,479 2,254,648 1,039,775 5,245,454 4,094,448 2,578,775 6,338,659 3,763,793 5,707,288 8,313,691 12,780,488 11,982,771 1,082,520 6,804,987 4,647,465 229,716,588 11,882,688 11,882,781 11,982,881 11,982,881	231,504 463,008 750,663 655,757 734,617 2,089,393 923,868 2,962,024 1,813,926 2,845,114 4,159,215 2,089,755 5,667,498 3,053,000 4,227,571 7,356,029 7,021,882 4,695,604 8,159,557 11,962,710 11,962,71	213,201 426,402 691,102 573,516 641,755 1,925,029 807,963 2,676,593 1,585,764 2,496,813 3,623,982 1,600,734 4,996,136 2,342,207 3,547,913 6,383,367 5,211,917 2,276,806 3,536,627 11,982,718 1,082,718 1,082,718 1,082,718 1,082,718 1,082,718 1,082,718 1,082,718 1,082,718 1,082,718 1,082,718 1,083,717 1,086,471 1,081,717 1,086,471 1,081,717 1,086,471 1,081,717 1,081,7	194,896 389,796 501,512 491,274 548,892 1,760,120 692,057 2,395,160 1,357,174 3,088,750 1,111,715 4,324,775 1,440,705 3,401,952 160,470 1,112,335 11,962,710 1,082,710
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - lower density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - lower density) 17 Two hunded unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) 20 Two hundred unit scheme (flats) 21 Large retail supermarket 22 Comparison retail 23 Data Centre 24 Office development 25 Office development 26 Hotel development (160 rooms) 27 Hotel development (160 rooms) 28 Light industrial scheme 29 Industrial Scheme new build (50% plot ratio) 30 Industrial scheme intensification (60% plot ratio) 30 Industrial scheme intensification (60% plot ratio) 30 Description 1 One unit scheme (houses) 2 Two unit scheme (houses)	No of units 1	0% AH 5% 377,927 5 377,927 6 1,227,419 8 1,313,690 4 1,477,515 4 3,409,214 3 1,651,115 4 5,229,468 6 3,635,552 2 5,639,174 5 5,639,174 5 5,639,174 6 5,982,708 3 11,038,387 1 5,982,708 3 11,038,387 3 13,264,622 8 14,993,001 1 1,982,719 1 1,982,719 1 1,982,719 3 1,984,625 1 2,984,685 1 4,983,001 1 1,982,719 1 1,982,719 3 1,984,685 1 1,982,719 3 4,847,665 1 22,971,666 1 7,977,776 1 3,217,453 3 4,847,465 1 977,576 1 3,217,453 3 4,847,465	359,624 341,321 719,248 682,642 1,167,629 1 108,237 1,231,449 1,149,207 1,324,4504 3,079,356 1,291,790 3,244,304 3,079,356 1,735,210 1,619,303 4,946,037 4,662,607 3,407,864 3,180,176 5,290,041 4,940,999 7,905,844 7,370,611 5,497,066 5,011,335 6,290,041 4,940,999 7,905,844 7,370,611 5,497,066 5,011,335 10,367,027 9,685,685 8,005,323 7,299,310 12,185,170 11,105,513 14,038,644 3,084,685 19,620,377 17,823,786 11,492,719 110,459 10,240,577 35,665,468 11,982,719 1	323,018 646,036 046,647 1,066,965 1,196,929 2,914,465 1,503,398 4,376,176 2,952,466 4,591,776 6,635,370 4,525,604 6,024,303 6,593,298 10,025,857 12,130,520 16,027,135 16,734,478 31,090,361 11,982,719 1,062,520 6,804,967 4,947,465 22,971,638 1,1486,666 2,068,471 977,576 3,217,465 4,013,177 4,815,804	20% AH 2 304,716 509,431 989,056 984,723 1,106,066 2,749,576 1,387,462 4,095,746 6,300,146 4,242,644 6,300,146 4,309,872 8,352,943 5,887,286 8,944,199 11,176,370 14,230,514 14,226,743 26,515,262 11,982,719 1,082,520 6,804,987 4,847,465 22,971,636 11,489,668 1,489,668 1,489,668 1,489,668 1,489,668 1,489,668 1,489,668 1,489,668 1,489,668 1,489,668 1,489,668 1,489,668 1,489,668 1,489,668 1,489,668 1,489,668 1,489,668 1,489,668 1,489,668 1,489,688 1,489,	55% AH 286,413 577,825 929,466 902,482 1,013,204 2,584,667 1,271,586 3,812,315 5,764,913 3,554,141 7,681,581 5,161,277 7,866,542 10,222,212 12,433,893 11,919,008 21,940,144 11,962,719 1,062,520 6,804,967 4,847,465 22,671,636 11,486,668 2,068,471 277,576 3,217,453 2,1940,144 11,962,719 1,062,520 6,804,967 4,847,465 22,671,636 11,486,668 2,068,471 277,576 3,217,453 4,013,171 4,815,804	30% AH 5 268,109 536,220 536,220 536,220 536,220 536,220 536,220 536,220 536,230 536	249,807 499,614 310,284 737,999 827,479 2,254,648 1,039,775 3,45,64 2,041,635 3,195,245 4,694,448 2,578,775 6,338,889 3,763,793 5,710,288 6,301,861 8,831,847 7,103,539 12,700,488 11,982,719 882,860 11,489,668 12,704,481 2,714,485 2,2571,658 11,489,668 1,489,671 4,815,804	231,504 463,008 750,663 750,663 655,757 734,617 2,089,939 923,868 2,962,024 1,813,926 2,846,114 4,159,215 2,089,755 6,667,458 3,053,000 4,627,571 7,356,029 7,021,882 4,595,804 6,159,557 11,982,719 1,082,520 6,804,987 4,815,804 2,088,471 977,7576 3,217,453 4,013,171 4,815,804	213,201 426,402 639,102 573,516 641,755 1,925,025 807,963 2,676,993 1,585,764 2,496,981 3,623,962 1,600,734 4,969,136 2,342,207 3,547,913 2,276,806 3,586,21 1,987,719 1,062,520 6,804,987 4,947,665 2,971,868 1,489,666 2,068,471 977,576 3,217,453 4,013,171 4,815,804	194,896 389,796 381,512 491,274 548,892 1,760,120 692,057 2,395,163 1,357,174 2,477,56 4,224,775 4,224,775 4,247,75 1,631,416 2,459,271 2,459,271 4,631,416 2,459,271 4,2459,271
Description One unit scheme (houses) Two unit scheme (houses) Four unit scheme (houses) Seven unit scheme (flats) Nine unit scheme (flats) The unit scheme (flats) The unit scheme (flats) Twenty unit scheme (flats) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (flats - higher density) Seventy unit scheme (flats - higher density) Two hundred unit scheme (flats - lower density) The hundred unit scheme (flats) with GF retail Three hundred unit scheme (flats) with GF retail Three hundred unit scheme (flats) with GF retail Two hundred unit scheme (flats) with GF retail Two hundred unit scheme (flats) with GF retail Two hundred unit scheme (flats) with GF retail Three hundred unit scheme (flats) with GF retail T	No of units	0% AH 5% 577,927 775,5854 6 1,227,419 8 1,313,650 4 1,477,615 4 3,409,214 3 1,651,115 4 5,229,468 6 3,535,5592 2 5,639,174 5 6,441,076 4 5,982,798 3 11,038,387 0 6,711,334 3 13,264,628 1 1 2 21,416,998 1 5 23,910,455 4 4,808,957 3 1,082,520 4 6,804,987 3 1,082,520 4 6,804,987 3 1,082,520 4 6,804,987 3 1,082,520 4 7,175,636 2 2 6 7,175,76 1 3,217,453 3 4,013,171 3 4,815,804	359,624 341,321 7.19,248 62,642 7.19,248 62,642 7.19,248 10,62,642 7.1231,449 1,149,207 7.321,449 1,149,207 7.324,304 3,079,356 7.735,210 1,619,303 7.946,037 4,662,607 3,407,864 3,180,176 5,290,041 4,940,999 7,905,844 7,370,611 5,497,066 5,011,335 7,290,310,367,027 7,9685,684 7,370,611 5,497,066 5,011,335 7,299,310 7,290,310 7,367,027 7,985,665 7,620,377 17,823,756 7,57	323,018 646,036 646,036 1,196,929 1,196,929 2,914,465 1,190,398 4,378,176 2,952,468 4,591,776 6,635,378 4,525,604 4,525,604 4,525,604 4,525,604 4,525,604 4,525,604 4,525,604 4,525,604 4,525,604 4,525,604 4,525,604 4,525,604 4,525,604 4,525,604 4,525,604 6,027,135 12,130,528 16,027,135 17,027,135	20% AH 2 304,716 304,716 609,431 989,056 984,723 1,106,066 2,749,576 1,887,452 4,095,746 2,724,760 4,242,644 6,300,146 8,367,286 11,776,370 14,220,574 14,220,743 26,515,252 11,982,779 1,082,779	55% AH 266,413 577,825 929,466 902,482 1,013,204 2,584,667 1,271,586 3,812,315 5,764,913 3,554,141 7,681,581 5,181,277 7,665,542 10,222,212 12,433,893 11,919,008 21,540,144 11,982,719 1,082,520 11,919,008 21,540,144 11,982,719 1,082,520 11,919,008 21,540,144 11,982,719 1,082,520 1,540,144 11,982,719 1,082,520 1,540,144 11,982,719 1,082,520 1,540,144 11,982,719 1,082,520 1,540,144 11,982,719 1,082,520 1,540,144 11,982,719 1,082,520 1,540,144 11,982,719 1,082,520 1,540,144 11,982,719 1,082,520 1,540,144 11,982,719 1,082,520 1,540,144 11,982,719 1,082,520 1,540,144 11,982,719 1,082,520 1,540,144 11,982,719 1,082,520 1,540,144 11,982,719 1,082,520 1,540,144 11,982,719 1,082,520 1,540,144 11,982,719 1,082,520 1,540,144 1	30% AH 5 268,109 536,220 669,675 820,240 920,342 2,419,757 1155,660 3,528,885 7,010,220 4,74,585 6,766,866 9,268,055 10,637,273 9,511,273 1,785,035 11,982,719 1,062,520 6,604,987 4,847,465 22,971,666 11,489,668 1,589,668 1,5	249,007 499,614 510,224 737,999 527,479 2,254,848 1,039,775 3,245,454 2,041,635 5,195,245 4,694,448 5,763,783 5,707,228 8,313,691 5,707,228 8,313,691 5,707,228 8,313,691 1,882,719 6,631,847 7,103,539 12,760,468 11,882,719 6,604,937 4,847,465 229,711,638 11,489,668 2,068,471 977,576 3,177,65	231,504 463,008 463,008 750,663 655,757 734,617 2,089,939 923,868 2,962,024 1,613,926 2,846,114 4,159,215 2,088,755 5,667,486 3,053,000 4,627,571 7,356,029 7,021,882 4,695,804 6,115,957 1,136,029 7,021,882 4,695,804 6,114 4,159,215 2,084,757 1,356,029 7,021,882 4,695,804 6,114,827,51 1,482,688 2,068,487 4,815,804 404,487 4,815,804	213,201 426,402 426,402 426,402 431,516 641,755 1,925,025 807,963 2,676,593 1,585,764 2,496,981 3,623,962 1,600,734 4,996,136 2,342,207 3,547,913 6,393,367 5,211,917 2,276,806 3,536,627 11,982,719 1,002,920 6,804,987 4,847,465 22,977,636 11,498,668 2,086,471 977,576 3,217,453 4,013,171 4,815,804	194,896 389,796 389,796 389,796 501,512 491,274 548,892 1,760,120 692,057 2,395,103 1,357,174 2,147,646 3,088,750 1,117,15 4,324,775 5,440,705 1,631,416 2,459,271 5,440,705 1,631,416 2,459,271 5,440,705 1,631,416 2,459,271 5,440,705 1,631,416 2,459,271 5,440,705 1,631,416 2,459,271 5,440,705 1,631,416 2,459,271 5,440,705 1,631,416 2,459,271 5,440,705 11,489,719 5,
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - lower density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hundred unit scheme (flats - higher density) 18 Time hundred unit scheme (flats - lower density) 19 Five hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) with GF retail 10 Two hunded unit scheme (flats) 10 Two hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 11 Fire hundred unit scheme (flats) 12 Fifty hundred unit scheme (flats) 13 Data Centre 14 Office development 15 Office development (100 rooms) 16 Hotel development (100 rooms) 17 Hotel development (100 rooms) 18 Light industrial scheme 19 Industrial Scheme new build (50% plot ratio) 10 Industrial scheme intensification (60% plot ratio) 10 Description 1 One unit scheme (houses) 1 Four unit scheme (houses) 1 Four unit scheme (houses)	No of units	0% AH 5% 377,927 50 377,927 6 1,227,419 8 1,313,690 4 1,477,515 4 3,409,214 3 1,051,115 4 5,229,468 6 3,635,550 2 5,639,174 5 8,441,076 5 8,441,076 3 11,082,798 3 11,038,387 1 0 8,711,334 3 13,264,628 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	359,624 341,321 719,248 682,642 1,167,629 1,106,237 1,231,449 1,149,207 1,231,449 1,149,207 1,324,4304 3,079,395 1,735,210 1,619,303 4,946,037 4,662,607 3,407,884 3,180,176 5,260,041 4,940,999 7,905,844 7,370,611 5,497,066 5,011,335 10,367,027 9,695,665 8,005,323 7,299,310 12,185,170 11,105,513 14,038,844 13,004,685 19,620,377 7,637,769 11,906,777 35,665,488 11,902,719	323,018 646,036 (046,647 1,066,985 1,196,929 2,914,485 1,503,398 4,379,176 2,952,468 5,91,776 6,835,378 4,525,604 9,024,305 10,025,857 12,130,528 16,027,135 16,734,478 31,090,361 11,992,713 1062,520 6,804,987 4,847,465 2,677,636 11,485,668 2,664,71 977,745 4,013,171 4,815,804	20% AH 2 304,716 609,431 989,056 684,723 1,106,066 2,749,576 1,387,492 4,095,746 2,724,760 4,242,644 6,500,146 4,039,872 5,687,286 8,946,199 11,176,370 14,230,514 14,326,743 26,515,252 11,582,719 1,082,520 6,849,877 4,847,465 2,971,536 11,149,668 11,149,668,47 11,158,674 11,	55% AH 286,413 572,825 929,466 902,452 1,013,204 2,564,667 1,271,566 3,812,315 2,497,051 3,893,511 5,764,913 3,554,141 7,661,581 5,181,274 7,866,542 10,222,212 12,433,893 11,919,008 21,940,144 11,962,710 1,062,520 6,847,465 4,47,465 2,671,636 11,489,668 2,068,471 1,962,715 1,062,520 6,847,465 3,217,453 4,013,177 4,815,804	30% AH 5 268,109 5 369,220 869,875 620,240 920,342 7 1,155,680 3,528,885 2,269,343 3,544,378 5,229,640 3,667,795 7,010,220 4,474,585 6,786,886 9,268,055 10,637,273 9,511,273 17,365,035 10,637,273 9,511,273 17,365,035 10,637,273 1,427,455 1,427,45	249,007 499,614 210,224 737,999 527,479 2,254,640 1,039,775 5,245,454 2,041,635 1,195,245 4,694,448 2,578,775 6,338,359 3,763,793 5,707,228 8,313,691 7,103,539 12,780,488 11,902,779 1082,520 6,604,937 4,847,465 2,780,488 11,469,660 2,068,471 977,576 3,217,453 4,013,171 4,815,804	231,504 463,008 750,663 750,663 655,757 734,617 2,089,399 923,668 2,962,024 1,813,926 2,846,114 4,159,215 2,089,755 5,667,498 3,053,000 4,627,571 7,356,029 7,021,862 4,695,804 8,159,557 11,902,719 1082,250 6,304,987 4,847,465 229,771,566 211,489,668 20,664,71 4,815,804	213,201 426,402 691,102 573,516 641,755 1,925,029 807,963 2,676,593 1,585,764 2,496,981 3,623,982 1,600,734 4,996,136 2,342,207 3,547,913 6,398,367 5,211,917 2,276,806 6,394,987 4,847,465 2,77,606 11,982,719 1	194,896 389,796 501,512 491,274 548,892 1,760,120 692,057 2,395,163 1,357,174 2,147,840 3,088,750 1,111,715 4,324,775 1,631,416 2,459,271 5,440,705 1,1982,719 5,440,705 1,1982,719 5,440,705 1,1982,719 5,440,705 1,1982,719 5,440,705 1,1982,719 5,440,705 1,1982,719 5,440,705 1,1982,719 5,440,705 1,1982,719 5,440,705 1,1982,719 5,440,705 1,1982,719 1,485,804
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats with retail use on ground floor) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - lower density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats - lower density) 18 Three hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) 20 Two hunded unit scheme (flats) 21 Large retail supermarket 22 Comparison retail 23 Data Centre 24 Office development 25 Office development 26 Hotel development (160 rooms) 27 Hotel development (160 rooms) 28 Light industrial scheme 29 Industrial scheme new build (50% plot ratio) 30 Industrial scheme intensification (60% plot ratio) 30 Industrial scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats)	No of units	0% AH 5% 377,927 5 377,927 6 1,227,419 8 1,313,690 4 1,477,515 4 3,409,214 3 1,651,115 4 5,229,468 6 3,363,5592 2 5,639,174 5 68,2798 3 11,038,387 6 8,441,076 5 8,441,076 6 8,711,334 3 13,264,628 8 14,993,001 1 1,038,387 1 1,038,387 1 1,038,387 1 1,038,387 1 1,038,387 1 1,038,387 1 1,038,387 1 1,038,387 1 1,038,387 1 2,229,468 8 14,993,001 1 1,134,344 1 1,134,344 1 1,134,344 1 1,134,344 1 1,134,344 1 1,134,344 1 1,134,344 1 1,134,344 1 1,134,345 1 1,134,344	359,624 341,321 719,248 62,642 719,248 62,642 719,248 106,262 71,231,449 1,149,207 1,231,449 1,149,207 1,344,653 1,291,790 3,244,304 3,079,395 7,795,201 1,619,303 4,946,037 4,662,607 3,407,864 3,180,176 5,497,066 5,011,335 10,367,027 9,695,665 8,005,323 7,299,310 12,185,170 11,105,513 14,038,644 13,004,685 19,620,377 77,823,766 21,520,472 99,190,459 40,240,577 35,665,468 11,962,797 75,76 21,520,472 99,190,459 40,240,577 35,665,468 11,962,797 19,190,459 40,240,577 35,665,468 11,962,797 19,190,459 40,240,577 35,665,468 11,962,797 19,190,459 40,240,577 35,665,468 11,962,797 19,190,459 40,240,577 35,665,468 11,962,797 19,190,459 40,240,577 35,665,468 11,962,797 19,190,459 40,240,577 35,665,468 11,962,797 19,190,459 40,240,577 35,665,468 11,962,797 19,576 3,217,453 3,217,453 4,013,171 4,013,171 4,615,604 4,815,604	323,018 646,036 046,647 1,066,965 1,196,929 2,914,465 1,503,398 4,576,176 2,952,468 4,591,776 6,635,370 4,525,604 9,024,503 6,593,298 10,025,857 12,130,528 16,027,135 16,734,476 31,090,361 11,982,719 1,062,520 6,804,987 1,062,520 6,804,987 1,062,520 6,804,987 1,062,520 6,804,987 1,062,520 6,804,987 1,062,520 6,804,987 1,062,520 6,804,987 1,063,520 1,063,647 1,066,665 1,066,665 1,066,665 1,196,529 2,514,485	20% AH 2 304,716 509,431 989,055 984,723 1,106,066 2,749,576 1,387,492 4,095,746 4,242,644 6,300,146 4,039,672 8,352,943 5,887,286 8,346,199 11,776,370 14,230,514 14,326,743 26,515,252 11,982,719 1,062,550 6,004,987 4,847,465 22,971,656 11,489,668 2,088,47,485 4,013,171 4,815,804 20% AH 2 304,719 4,815,804 20% AH 2 304,719 4,815,804 20% AH 2 304,719 4,815,804	55% AH 266,413 572,825 929,466 902,482 1,013,204 2,584,667 1,271,586 3,812,315 5,764,913 3,554,141 7,681,581 5,161,277 7,866,542 10,222,212 12,433,893 11,919,003 21,940,144 11,962,719 1,062,520 1,434,667 22,671,636 11,466,668 2,068,471 2,777 4,877,683 1,191,003 1,1940,144 11,962,719 1,062,520 1,443,833 1,191,003 1,1940,144 11,962,719 1,062,520 1,443,833 1,445,834 1,465,684	30% AH 5 268,109 536,220 669,875 820,240 920,342 2,419,757 1,155,660 3,528,885 3,544,778 5,229,680 7,010,220 4,74,685 6,786,886 9,268,055 10,637,273 9,511,273 17,365,035 11,362,797 1,464,465 6,768,886 2,668,055 10,637,273 9,511,273 17,365,035 11,365,035 11,365,035 1,365,035	249,807 499,614 737,999 827,479 2,254,848 737,999 827,479 2,254,848 1,039,775 2,245,644 2,578,775 3,388,59 3,763,793 5,707,228 3,3763,793 5,707,228 3,31,851 1,03,539 12,780,488 11,982,717 103,539 12,780,488 11,982,717 103,539 12,780,488 11,982,717 103,539 12,780,488 11,982,717 103,539 12,780,488 11,982,717 103,539 12,780,488 11,982,717 103,539 12,780,488 11,982,717 103,539 12,780,488 11,982,717 103,539 12,780,488 11,982,717 103,539 12,780,488 11,982,717 103,539 12,780,488 11,982,717 103,539 12,780,488 11,982,717 103,539 12,780,488 11,982,717 103,777 103,777 104,777 105,777 10	231,504 463,008 750,663 655,757 734,617 2,089,368 2,962,024 1,813,925 2,846,114 4,159,215 2,089,755 6,667,468 3,053,000 4,627,571 7,356,029 4,627,571 7,356,029 4,627,571 7,356,029 4,627,571 7,356,029 4,627,571 7,356,029 4,627,571 7,356,029 4,627,571 7,356,029 4,627,571 7,356,029 4,627,571 1,962,719 1,962,	213,201 426,402 639,102 573,516 641,755 1,925,029 807,963 2,676,993 1,585,764 2,496,981 3,623,962 1,600,734 4,996,136 2,342,207 3,547,913 6,398,367 5,211,917 2,276,806 3,533,627 1,917 2,276,806 3,533,627 1,606,987 4,947,465 2,971,636 1,469,688 2,068,471 977,576 3,217,453 4,013,171 4,815,804	194,896 389,796 501,512 491,274 548,892 1,760,120 692,057 2,396,163 1,357,174 3,088,750 1,111,715 4,247,755 1,631,416 2,459,271 5,440,705 3,401,952 600,470 1,112,335 600,470
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - lower density) 17 Two hunded unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) with GF retail 20 Two hundred unit scheme (flats) 21 Large retail supermarket 22 Comparison retail 23 Data Centre 24 Office development 26 Hotel development (160 rooms) 27 Hotel development (160 rooms) 28 Light industrial scheme 29 Industrial Scheme new build (50% plot ratio) 30 Industrial scheme new build (50% plot ratio) 31 Four unit scheme (houses) 32 Two unit scheme (houses) 33 Four unit scheme (houses) 44 Seven unit scheme (houses) 55 Nine unit scheme (houses) 66 Ten unit scheme (houses) 77 Ten unit scheme (houses) 78 Ten unit scheme (houses) 79 Ten unit scheme (houses) 70 Ten unit scheme (houses) 70 Ten unit scheme (houses) 71 Ten unit scheme (houses) 71 Ten unit scheme (houses) 71 Ten unit scheme (houses) 72 Ten unit scheme (houses) 73 Ten unit scheme (houses) 74 Ten unit scheme (houses) 75 Ten unit scheme (houses) 75 Ten unit scheme (houses) 76 Ten unit scheme (houses) 77 Ten unit scheme (houses)	No of units 1	0% AH	359,624 341,321 719,248 682,642 1,167,629 1,106,237 1,231,449 1,149,207 1,231,449 1,149,207 1,324,4304 3,079,395 1,735,210 1,619,303 4,946,037 4,662,607 3,407,884 3,180,176 5,269,041 4,940,999 7,905,844 7,370,611 5,497,066 5,011,335 10,367,027 9,695,665 8,005,323 7,299,310 12,185,170 11,105,513 14,038,844 13,046,685 10,367,027 9,695,665 8,005,323 7,299,310 12,185,170 11,105,513 14,038,844 13,046,685 11,962,0377 7,633,769 11,962,0377 77,633,769 11,962,0377 77,633,769 11,962,0377 77,633,769 11,962,0377 77,633,769 11,962,0377 17,633,769 11,962,0377 17,633,769 11,962,0377 17,633,769 11,962,0377 17,633,769 11,962,0377 17,633,769 11,962,0377 17,633,769 11,962,0377 17,633,769 11,962,037 17,635,769 11,962,037 16,662,679 11,962,037 16,662,677 1,231,449 1,149,207 1,384,663 1,291,760 3,244,304 3,079,395 1,735,210 1,619,303 4,946,037 4,662,607 3,407,884 3,180,176 5,290,041 4,946,097 7,905,844 7,370,611	323,018 646,036 (046,647 1,066,985 1,196,929 2,914,485 1,503,398 4,379,176 2,952,468 5,91,776 6,835,378 4,525,604 9,024,305 10,025,857 12,130,528 16,027,135 16,734,478 31,090,361 11,932,719 1062,520 6,804,587 4,847,465 2,677,636 11,485,688 2,068,471 977,745 3,018,688 2,068,471 977,745 3,018,688 2,068,471 977,745 3,013,171 4,815,804	20% AH 2 304,716 609,431 989,056 984,723 1,106,066 2,749,576 1,387,492 4,095,746 2,724,760 4,242,644 6,300,146 4,039,872 8,352,943 5,887,286 8,946,199 11,176,370 14,220,574 14,226,743 26,515,252 11,982,779 1,082,570 1,082,57	55% AH 266,413 577,825 929,466 902,482 1,013,204 2,584,667 1,271,586 3,812,315 2,497,051 3,693,511 5,764,913 3,554,44 7,661,581 5,181,274 7,666,542 10,222,212 12,433,893 11,919,008 11,949,144 11,982,713 1,082,713 1,	30% AH 5 268,109 536,220 639,675 820,240 920,342 2,419,757 1,155,680 3,524,885 7,010,220 4,74,585 6,768,686 9,68,055 10,637,273 9,511,273 7,365,035 1,362,776 1,462,520 1,462,520 1,462,530 1,462,	249,007 499,614 210,224 737,999 527,479 2,254,848 1,039,775 3,245,454 2,041,635 3,165,336,359 3,763,793 5,707,228 8,313,691 7,103,539 12,780,488 11,92,779 1082,520 6,604,937 4,847,465 2,068,471 977,576 3,147,453 4,013,171 4,815,804	231,504 463,008 750,663 655,757 734,617 2,089,339 923,668 2,962,024 1,813,926 2,846,114 4,159,215 2,089,755 5,667,498 3,053,000 4,627,571 7,356,029 7,021,682 4,695,804 8,159,557 11,982,719 1082,620 6,604,987 4,847,465 22,071,566 22,071,566 23,17,453 4,013,171 4,815,804 40% AH 231,504 463,008 750,683	213,201 426,402 691,102 573,516 641,755 1,925,029 807,963 2,676,593 1,585,764 2,496,981 3,623,982 1,600,734 4,996,136 2,342,207 3,547,913 6,398,367 5,211,917 2,276,806 5,342,207 11,962,719 11,963,719 11,963,71	194,896 389,796 501,512 491,274 548,892 1,760,120 692,057 2,395,163 1,357,174 2,147,840 3,088,750 1,111,715 4,324,775 1,631,416 2,459,271 5,440,705 1,1982,719 1,631,416 2,459,271 5,440,705 1,1982,719 5,440,705 1,1982,719 1,631,416 2,459,271 5,440,705 1,1982,719 5,440,705 1,1982,719 1,632,719 1,6
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fiffy unit scheme (flats - lower density) 12 Fiffy unit scheme (flats - lower density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats - higher density) 18 Time hundred unit scheme (flats - higher density) 19 Five hundred unit scheme (flats - higher density) 10 Come hundred unit scheme (flats - higher density) 11 Two hunded unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) 20 Two hundred unit scheme (flats) 21 Two hundred unit scheme (flats) 22 Comparison retail 23 Data Centre 24 Office development 25 Office development 26 Hotel development (160 rooms) 27 Hotel development (160 rooms) 28 Light industrial scheme 29 Industrial Scheme new build (50% plot ratio) 10 Industrial scheme (houses) 20 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 10 Thirty unit scheme (flats - lower density) 11 Fiffy unit scheme (flats - lower density) 12 Fiffy unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 Seventy unit scheme (flats - higher density) 15 Seventy unit scheme (flats - higher density) 16 Seventy unit scheme (flats - higher density) 17 Fiffy unit scheme (flats - higher density) 18 Seventy unit scheme (flats - higher density) 19 Seventy unit scheme (flats - higher density)	No of units	0% AH	359,624 341,321 719,248 62,642 719,248 62,642 71,9248 106,262 71,231,449 1,149,207 1,324,4304 3,079,395 7,324,304 3,079,395 7,324,304 3,079,395 7,324,304 3,079,395 7,324,304 3,079,395 7,324,304 3,079,395 7,324,304 3,079,395 7,324,304 7,370,611 7,327,761 7,327,765 7,327,761 7,327,765 7,327,761 7,327,765 7,327,761 7,327,765 7,327,763 7,324,344 7,327,763 7,324,344 7,327,611 7,327,611 7,327,611 7,327,611 7,327,611 7,327,611 7,327,611 7,327,611 7,327,611 7,327,611 7,327,611 7,327,611	323,018 646,036 1,046,647 1,066,965 1,196,929 2,914,465 1,503,398 4,576,176 2,952,468 4,591,776 6,635,376 4,525,604 9,024,303 16,734,476 31,090,361 11,962,719 16,734,476 31,090,361 11,962,719 16,734,476 2,974,465 2,664,74,465	20% AH 2 304,716 509,431 989,055 984,723 1,106,066 2,749,576 1,387,492 4,095,746 6,300,146 4,039,672 8,352,943 5,887,286 8,346,199 11,776,370 14,230,514 14,326,743 26,515,252 11,982,719 1,082,520 6,804,987 4,847,485 22,971,636 11,489,668 2,084,747 4,815,804 20% AH 2 304,717 4,815,804 20% AH 2 304,717 4,815,804 20% AH 2 304,718 31,716 32,717 337,766 32,717 34,815,804	55% AH 286,413 572,825 929,466 902,482 1,013,204 2,584,667 1,271,586 3,812,315 5,764,913 3,554,141 1,962,719 1,062,520 1,491,44 11,962,719 1,062,520 1,491,44 11,962,719 1,062,520 1,491,44 11,962,719 1,062,520 1,491,44 11,962,719 1,062,520 1,491,44 11,962,719 1,062,520 1,491,44 11,962,719 1,062,520 1,491,44 11,962,719 1,062,520 1,481,804 1,481,	30% AH 5 268,109 536,220 669,875 820,240 920,342 2,419,757 1,155,660 3,524,578 6,786,866 7,010,220 4,74,655 6,786,866 7,010,220 4,74,655 6,786,866 7,010,220 4,74,655 6,786,866 7,010,220 4,74,655 6,786,866 7,010,27273 9,511,273 17,365,035 11,565,035 11,565,035 11,565,035 11,565,035 11,565,035 11,565,035 11,565,035 11,565,035 11,565,035 11,565,035 11,565,035 11,565,035 11,565,035 11,555,660 11,	249,807 499,614 737,999 827,479 2,254,648 1,039,775 2,245,644 2,578,775 6,338,839 5,707,228 6,313,851 1,036,737 1,03	231,504 463,008 750,663 750,663 655,757 734,617 2,089,368 2,962,024 1,813,926 2,846,114 4,159,215 2,089,755 6,667,468 3,053,000 4,627,571 7,356,029 4,695,004 8,159,557 7,021,882 4,695,004 8,159,557 11,962,719 1,062,520 6,804,987 11,962,719 1,962,	213,201 426,402 691,102 573,516 641,755 1,925,029 807,963 2,676,993 1,585,764 2,496,981 3,623,962 1,600,734 4,996,136 2,342,207 3,547,913 6,398,367 5,211,917 2,276,806 3,533,622 1,1600,734 1,966,402 691,102 573,516 641,755 1,925,029 807,963 2,676,593 1,585,764 2,495,981 3,623,982	194,896 389,796 501,512 491,274 548,892 1,760,120 692,057 2,396,163 1,357,174 3,088,750 1,111,715 4,324,775 4,40,705 3,401,952 604,776 1,111,2335 604,987 1,111,2335 2,147,636 2,247,636 2,247,636 2,247,636 2,247,636 2,247,636 2,247,636 2,341,631 1,382,719 1,082,520 6,84,71 1,182,335 2,17,453 4,013,171 4,013,171 4,015,004
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - lower density) 17 Two hunded unit scheme (flats - with GF retail 18 Three hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) with GF retail 19 Tive hundred unit scheme (flats) 20 Two hundred unit Scheme (flats) 21 Large retail supermarket 22 Comparison retail 23 Data Centre 24 Office development 25 Office development 26 Hotel development (160 rooms) 27 Hotel development (100 rooms) 28 Light industrial scheme new build (50% plot ratio) 30 Industrial scheme intensification (60% plot ratio) 30 Industrial scheme (houses) 31 Four unit scheme (flats) 41 Seventy unit scheme (flats) 52 Nine unit scheme (flats) 53 Nine unit scheme (flats) 54 Seventy unit scheme (flats) 55 Nine unit scheme (flats) 56 Ten unit scheme (flats) 57 Ten unit scheme (flats) 58 Twenty unit scheme (flats) 59 Twenty unit scheme (flats) 50 Thirty unit scheme (flats) 51 Twenty unit scheme (flats) 52 Twenty unit scheme (flats) 53 Twenty unit scheme (flats) 54 Twenty unit scheme (flats) 55 Tren unit scheme (flats) 56 Ten unit scheme (flats) 57 Ten unit scheme (flats) 58 Twenty unit scheme (flats - lower density) 59 Twenty unit scheme (flats - lower density) 71 Ten unit scheme (flats - lower density) 72 Fifty unit scheme (flats - lower density) 73 Ten unit scheme (flats - lower density) 74 Ten unit scheme (flats - lower density) 75 Ten under density 76 Ten unit scheme (flats - lower density) 77 Ten unit scheme (flats - lower density)	No of units	0% AH	359,624 341,321 719,248 682,642 1,167,629 1,108,237 1,231,449 1,149,207 1,344,653 1,291,790 3,244,304 3,079,365 1,735,210 1,619,303 4,946,037 4,662,607 3,407,864 3,180,176 5,290,041 4,940,909 7,905,844 7,370,611 5,497,066 5,011,335 10,367,027 9,685,665 8,005,323 7,299,310 12,185,170 11,105,513 14,038,644 31,308,465 19,620,377 17,623,756 19,620,377 17,623,756 19,620,377 17,623,756 19,620,377 17,623,756 19,620,377 17,623,756 19,620,377 17,623,756 19,620,377 17,623,756 19,620,377 17,623,756 19,620,377 17,623,756 19,620,377 17,623,756 19,620,377 17,623,756 19,620,377 17,623,756 19,620,377 17,623,756 19,620,377 17,623,756 19,620,377 17,623,756 19,620,377 17,623,756 19,620,377 17,623,756 11,628,620 1,626,620 1,626,620 1,626,620 1,626,620 1,626,620 1,626,620 1,626,620 1,626,620 1,626,620 1,626,620 1,626,620 1,626,620 1,626,620 1,626,620 1,620,620 1,626,620 1,62	323,018 646,036 (1,046,647 1,066,985 1,196,929 2,914,485 1,503,398 4,379,176 2,952,468 4,379,176 6,835,378 4,525,604 9,024,303 10,025,857 12,130,528 16,027,135 16,734,478 31,090,361 11,982,719 1682,520 6,804,967 4,847,465 11,982,719 17,576 4,817,804 11,982,719 18,804 14,815,804	20% AH 2 304,716 609,431 989,056 984,723 1,106,066 2,749,576 1,387,492 4,095,746 4,242,644 6,300,146 4,039,872 8,352,943 5,887,286 6,844,99 11,176,370 14,220,514 14,326,743 26,515,252 11,962,719 1,062,520	55% AH 266,413 577,825 929,466 902,482 1,013,204 2,584,667 1,271,586 3,812,315 2,497,051 3,693,511 5,764,913 3,554,141 7,681,581 1,990,08 11,919,008 21,940,144 11,962,719 1,682,520 11,919,008 21,940,144 11,962,719 1,682,520 21,940,144 11,962,719 1,682,520 21,940,144 11,962,719 1,682,520 21,940,144 11,962,719 1,682,520 21,940,144 11,962,719 1,682,520 21,940,144 11,962,719 1,682,520 21,940,144 11,962,719 1,682,520 21,940,144 11,962,719 1,682,520 1,013,204 2,544,667 1,013,204 2,014,667 1,014,667 1,014,667 1,014,667 1,014,667 1,014,667 1,014,667 1,014,667 1,014,6	30% AH 5 268,109 368,220 369,675 362,240 320,342 2,419,757 1,155,680 3,524,376 3,524,376 3,677,7576 3,677,7576 3,677,7	249,007 499,614 510,224 737,999 527,479 2,254,848 1,039,775 3,245,454 2,041,635 5,195,245 4,694,448 2,78,775 6,333,859 12,760,488 11,982,719 12,760,488 11,982,719 12,760,488 11,982,719 12,760,488 11,982,719 12,760,488 11,982,719 12,760,488 11,982,719 12,760,488 11,982,719 12,760,488 11,982,719 12,760,488 11,982,719 12,760,488 11,982,719 12,760,488 11,982,719 12,760,488 11,982,719 12,760,488 11,882,719 12,760,488 11,882,760 11,483,668 11	231,504 463,008 750,663 655,757 734,617 2,089,399 923,668 2,962,024 1,813,926 2,046,114 4,159,215 2,089,755 5,667,498 3,053,000 4,627,571 7,356,029 7,021,882 4,695,804 8,159,557 11,982,719 10,82,2	213,201 426,402 691,102 691,102 573,516 641,755 1,925,029 807,963 2,676,593 1,585,764 2,496,981 3,623,982 1,600,734 4,996,136 2,342,207 3,547,913 6,398,367 5,211,917 2,276,806 6,304,907 4,847,465 2,977,636 1,198,2719 11,982,719 11,	194,896 389,796 531,512 491,274 548,892 1,760,120 692,057 2,395,163 1,357,174 2,459,271 1,631,416 2,459,271 1,631,416 2,459,271 1,631,416 2,459,271 1,631,416 2,459,271 1,631,416 2,459,271 1,631,416 2,459,271 1,631,416 2,459,271 1,631,416 2,459,271 1,631,416 2,459,271 1,631,416 2,459,271 1,631,416 2,459,271 1,631,416 2,459,271 1,631,416 2,459,271 1,631,416 2,459,271 1,631,416 3,417,453 4,617,473 4,617,47
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) 20 Two hundred unit scheme (flats) 21 Comparison retail 23 Data Centre 24 Office development 25 Office development 26 Hotel development (160 rooms) 27 Hotel development (160 rooms) 28 Light industrial scheme 29 Industrial Scheme new build (50% plot ratio) 29 Industrial Scheme intensification (60% plot ratio) 20 BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER) 21 Two unit scheme (flats) 3 Ten unit scheme (flats) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats) 12 Fifty unit scheme (flats) 13 Seventy unit scheme (flats) 14 Seventy unit scheme (flats) 15 One hundred unit scheme (flats) 16 Ten unit scheme (flats) 17 Two hundred unit scheme (flats) 18 Twenty unit scheme (flats) 19 Twenty unit scheme (flats) 10 Thirty unit scheme (flats - higher density) 11 Fifty unit scheme (flats - higher density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 14 One hundred unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hundred unit scheme (flats - higher density)	No of units 1	0% AH 5% 57, 377, 377 575, 5854 6 1,227,419 8 1,313,650 4 1,477,515 6 3,635,552 2 5,639,174 5 5,229,468 6 3,635,552 2 5,639,174 5 6,441,076 4 5,982,798 3 11,038,387 1 13,364,828 1 1 1 33,264,828 1 1 1 313,650 6 8,741,334 7 11,882,719 1 1,882,882 1 1,882 1 1,882	359,624 341,321 719,248 62,642 1,167,629 1,106,237 1,231,449 1,149,207 1,324,4304 3,079,395 1,735,210 1,619,303 4,946,037 4,662,667 3,407,884 3,180,176 5,497,066 5,011,335 10,367,027 9,695,665 8,005,323 7,299,310 12,185,170 11,105,513 14,038,844 13,04,685 19,620,377 1,823,766 19,620,377 1,823,766 11,839,684 13,04,685 19,620,377 1,823,766 11,839,684 13,04,685 19,620,377 1,823,765 3,217,453 3,217,453 4,013,171 4,013,171 4,815,804 4,815,804 1,845,847 3,180,180 1,84	323,018 646,036 1,046,647 1,066,965 1,190,929 2,914,485 1,503,398 4,379,176 6,935,378 4,525,604 9,024,303 6,593,298 10,025,857 12,130,528 16,027,135 16,734,478 31,090,361 11,962,719 1,082,529 6,804,987 4,247,465 2,971,636 21,485 4,013,171 4,815,804	20% AH 2 304,716 509,431 989,056 984,723 1,106,066 2,749,576 1,387,492 4,095,746 2,724,760 4,242,644 6,300,146 4,039,672 8,352,943 5,887,286 8,46,199 11,176,370 14,230,514 14,230,514 14,326,743 26,515,252 11,982,719 1,062,520 6,804,987 4,647,465 2,724,760 4,242,644 6,304,716 509,431 989,056 984,723 1,106,066 2,068,471 987,576 3,217,453 4,013,171 4,815,804	55% AH 266,413 572,825 929,466 902,422 1,013,204 2,524,667 1,271,506 3,812,315 2,497,051 3,833,511 5,764,913 3,554,141 7,861,581 5,181,274 7,866,542 11,962,520 6,847,91 11,962,719 1,062,520 6,847,947 4,847,465 22,971,636 11,489,666 20,68,471 4,817,465 4,013,171 4,815,804 266,413 572,4765 3,217,453 4,013,171 4,815,804	30% AH 5 268,109 536,220 689,875 820,240 920,342 921,342 921,343 3,544,378 5,229,680 3,067,795 7,010,220 4,474,585 6,786,886 7,986,986 10,637,273 9,511,273 17,365,035 11,882,719 1,882,	249,007 499,614 99,614 737,999 827,479 2,254,648 1,039,775 5,245,454 4,694,448 2,578,775 6,338,859 12,780,488 11,982,771 1,082,520 6,804,987 4,647,465 22,971,636 11,682,520 6,804,987 4,647,465 22,971,636 11,682,520 6,804,987 4,647,465 23,11,453 4,013,171 4,615,604	231,504 463,008 750,663 655,757 734,617 2,089,393 923,668 2,962,024 1,813,926 2,846,114 4,159,215 2,089,755 5,667,498 3,053,000 4,627,671 1,962,710 1,962,76	213,201 426,402 639,102 573,516 641,755 1,925,029 807,963 2,676,593 1,585,764 2,496,913 3,623,982 1,600,734 4,996,136 2,976,806 1,192,718 1,022,76,806 1,023,718 1,023	194,896 389,796 381,512 491,274 548,892 1,760,120 692,057 2,396,163 1,357,174 3,088,750 1,111,715 4,324,775 1,631,416 2,459,271 5,440,705 4,01952 60,470 1,112,335 60,470 1,112,335 60,470 1,112,335 60,470 1,112,335 60,470 1,112,335 60,470 1,112,335 60,470 1,112,335 60,470 1,112,335 60,470 1,112,335 60,470 1,082,520 6,804,987 4,247,465 1,680,487 1,680,487 1,680,487 1,680,487 1,680,487 1,680,487 1,680,487 1,680,487 1,75
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - lower density) 15 One hundred unit scheme (flats - lower density) 16 One hundred unit scheme (flats - lower density) 17 Two hunded unit scheme (flats - lower density) 18 Tree hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) 20 Two hundred unit scheme (flats) 21 Large retail supermarket 22 Comparison retail 23 Data Centre 24 Office development 25 Office development 26 Hotel development (160 rooms) 27 Hotel development (160 rooms) 28 Light industrial scheme new build (50% plot ratio) 30 Industrial scheme intensification (60% plot ratio) 31 Industrial scheme (flats) 32 Four unit scheme (flats) 33 Four unit scheme (flats) 34 Seven unit scheme (flats) 35 Four unit scheme (flats) 36 Ten unit scheme (flats) 37 Ten unit scheme (flats) 38 Twenty unit scheme (flats) 39 Time unit scheme (flats) 40 Time unit scheme (flats) 41 Seventy unit scheme (flats) 42 Seven unit scheme (flats) 43 Twenty unit scheme (flats) 44 Seven unit scheme (flats) 45 Time unit scheme (flats) 46 Ten unit scheme (flats) 47 Ten unit scheme (flats) 48 Twenty unit scheme (flats) 49 Twenty unit scheme (flats) 40 Timity unit scheme (flats) 41 Fifty unit scheme (flats - lower density) 41 Fifty unit scheme (flats - lower density) 41 Seventy unit scheme (flats - higher density) 41 Seventy unit scheme (flats - higher density) 41 Seventy unit scheme (flats - higher density) 42 Fifty unit scheme (flats - higher density) 43 Fore hundred unit scheme (flats) with GF retail 44 Three hundred unit scheme (flats) 45 Twenty unit scheme (flats - higher density) 46 One hundred unit sc	No of units	0% AH 5% 577,927 66 1,227,419 88 1,313,690 4 1,477,515 4 3,409,214 3 1,651,115 4 5,229,468 6 3,635,592 2 5,639,174 6 5,982,768 3 11,038,387 3 13,264,628 3 13,264,628 3 13,264,628 3 14,993,001 2 21,416,998 1 493,001 3 4,847,465 1 22,911,636 1 22,911,636 1 3,217,433 3 4,847,465 1 22,911,636 1 3,217,433 3 4,847,465 1 22,911,636 1 3,217,433 3 4,847,465 1 22,911,636 1 3,217,453 3 4,847,465 1 3,217,453 3 4,847,465 1 22,911,636 1 3,217,453 3 4,847,455 1 3,217,453 3 4,847,465 1 3,217,453 3 4,847,465 1 3,217,453 3 4,847,465 1 3,217,453 3 4,847,465 1 3,217,453 3 4,847,465 1 3,217,453 3 4,847,465 1 3,217,453 3 4,847,465 1 3,217,453 3 4,847,455 1 3,217,453 3 4,847,465 1 3,217,453 3 4,847,465 1 3,217,453 3 4,847,465 1 3,217,453 3 4,848,454 1 1,10,85,367 7 5,585,44 1 1,10,85,367 7 5,585,798 4 1,10,38,367 6 5,582,798 4 1,10,38,367 6 6,711,334 6 13,264,828 1 1,10,38,367 6 7 5,582,798 4 1,10,38,367 6 7 5,582,798 4 1,10,38,367 6 7 5,582,798 4 1,10,38,367 7 5,582,798 4 1,10,38,367 7 7,53,246,828 1 1,10,38,367 7 1,10,38,367 7 1,10,38,367 7 1,10,38,367 7 1,10,38,36	359,624 341,321 7.19,248 62,642 7.19,248 108,262 1.197,229 1.231,449 1,149,207 1,324,4504 1,291,790 3,244,304 3,079,335 1,735,210 1,619,303 4,946,037 4,662,607 3,407,864 3,180,176 5,290,041 4,940,999 7,905,844 7,370,611 5,497,066 5,011,335 6,804,937 4,963,967 4,038,844 13,064,685 19,620,377 7,823,786 21,520,472 19,190,459 40,240,577 35,665,488 11,498,668 1,1498,668 11,498,748 11,498	323,018 646,036 1,196,955 1,196,929 2,914,465 1,503,398 4,376,176 2,952,468 4,591,776 6,635,370 4,525,604 6,024,303 6,593,298 10,025,857 12,130,528 16,027,135 16,734,478 31,090,361 11,982,719 1,062,520 6,804,967 7,776 7,776 7,776 7,777 7,776 7,777 7,776 7,777 7,776 7,777 7,776 7,777 7,776 7,777 7,776 7,777 7,776 7,776 7,777 7,776 7,77	20% AH 2 304,716 509,431 989,055 984,723 1,106,066 2,749,576 1,387,492 4,095,746 2,724,760 4,242,644 6,300,146 4,309,872 8,352,943 5,867,286 8,944,199 11,176,370 14,230,514 14,226,743 26,515,222 11,982,719 10,025,20 6,804,987 4,847,465 22,971,636 21,489,673 4,847,465 22,971,636 21,489,683 2,684,71 977,576 3,217,453 4,013,171 4,815,804	55% AH 266,413 572,825 929,466 902,482 1,013,204 2,584,667 1,271,586 3,812,315 2,497,051 3,654,141 7,661,581 5,161,277 7,665,542 10,222,212 12,433,893 11,919,008 21,940,144 11,982,719 1,682,520 11,919,008 21,940,144 11,982,719 1,682,520 1,940,144 1,942,719 1,942,719 1,942,719 1,942,719 1,943,719 1,943,719 1,944,847,845 2,947,651 3,114,89,586 2,144,845 2,144,8	30% AH 5 268,109 536,220 669,675 820,240 920,342 2,419,757 1,155,660 3,528,885 2,689,675 6,768,686 7,010,220 4,74,585 6,768,686 7,010,220 4,74,585 6,768,686 7,010,220 4,74,585 6,768,686 7,010,220 4,74,585 6,768,686 7,010,220 4,74,585 7,010,220 4,74,585 7,010,220 4,847,465 2,268,109 7,010,3171 4,815,804 4,815,80	249,807 499,614 310,284 737,999 827,479 225,648 1,039,775 2.45,654 2,041,835 3,195,245 4,691,448 2,578,775 6,338,889 3,763,793 12,780,488 1,982,719 1,082,520 6,804,937 4,013,771 4,815,804 863,471 4,815,804 863,471 4,815,804 863,471 4,815,804 863,471 4,815,804 863,471 4,815,804 863,471 4,815,804 863,471 4,815,804 863,471 4,815,804 863,471 4,815,804 863,471 4,815,804 863,471 4,815,804 863,471 4,815,804 863,471 4,815,804 863,471 4,815,804 863,471 4,815,804 863,471 4,815,804 863,471 4,815,804 863,471 4,815,804 863,471 873,999 874,479 875,475 875,47	231,504 463,008 750,663 655,757 734,617 2,089,939 923,868 2,962,024 1,613,926 2,846,114 4,159,215 2,089,755 6,667,468 3,053,000 4,627,571 1,982,719 1,082,520 6,804,987 1,1489,666 2,068,471 4,159,215 2,07,757 3,217,453 4,013,771 4,815,804 40%,AH 44 463,008 750,663 655,757 734,617 2,089,939 923,868 2,962,024 1,813,926 2,846,114 4,159,215 2,089,755 5,667,468 3,053,000 4,627,571 7,356,029 7,021,882 4,695,804 40%,AH 41 41,159,215 2,089,939 923,868 2,962,024 1,813,926 2,846,114 4,159,215 2,089,755 5,667,468 3,053,000 4,627,571 7,356,029 7,021,882 4,695,804 4,675,571 7,356,029 7,021,882 4,695,804 4,675,571 7,356,029 7,021,882 4,695,804 4,675,571 7,356,029 7,021,882 4,695,804 4,675,571 7,356,029 7,021,882 4,695,804 4,675,571	213,201 426,402 659,102 573,516 641,755 1,925,025 807,963 2,676,593 1,585,764 2,496,981 3,623,962 1,600,734 4,896,136 2,342,207 3,547,913 6,804,987 4,947,948 4,948,136 2,948,13	194,896 389,796 501,512 491,274 548,892 1,760,120 692,057 2,395,163 1,357,174 2,477,175 4,224,770 5,40,705 3,401,952 11,822,719 4,824,7465 22,971,638 4,817,848 4,847,465 22,971,638 4,817,848 4,847,465 4,847
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 6 Ten unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) 20 Two hundred unit co-living scheme 21 Large retail supermarket 22 Comparison retail 23 Data Centre 24 Office development 26 Hotel development (160 rooms) 27 Hotel development (160 rooms) 28 Light industrial scheme 29 Industrial Scheme new build (50% plot ratio) 30 Industrial scheme new build (50% plot ratio) 30 Industrial scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats - higher density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 14 Fifty unit scheme (flats - higher density) 15 One hundred unit scheme (flats - lower density) 16 One hundred unit scheme (flats - lower density) 17 Two hunded unit scheme (flats - lower density) 18 One hundred unit scheme (flats - lower density) 19 One hundred unit scheme (flats - lower density) 10 Thirty unit scheme (flats - lower density) 11 Two hundred unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 One hundred unit scheme (flats - lower density) 14 One hundred unit scheme (flats) with GF retail	No of units	0% AH 5% 57,927 6 1,227,419 8 1,313,690 4 1,477,515 4 3,409,214 3 1,651,115 4 3,699,214 3 1,651,115 4 5,629,468 6 3,635,592 2 5,639,174 5 88,2798 3 11,038,387 6 8,711,334 3 13,264,628 8 14,993,001 2 1,416,998 2 2,910,485 2 2,910,485 2 3,910,485 2 3,910,485 2 3,910,485 3 4,047,465 1 22,911,636 1 3,682,520 6 4,687,685 1 2,27,413 3 4,013,171 3 4,615,604 0 PER HA 0 AH 5% 8 377,927 7 755,654 1 1,313,690 1 1,314,693,601 1 1,324,628 1 1,324,628 1 1,332,798 1 1,1334 1 1,334,690 1 1,362,798 1 1,334	359,624 341,321 719,248 62,642 1,167,629 1,106,237 1,231,449 1,149,207 1,324,4304 3,079,395 1,735,210 1,619,303 4,946,037 4,662,607 3,407,884 3,180,176 5,497,066 5,11,335 10,367,027 9,695,665 8,005,323 7,299,310 12,165,170 11,105,513 14,038,844 13,046,865 19,620,377 17,823,766 11,403,844 13,046,865 19,620,377 17,823,766 11,403,646 11,962,719 1,062,520 1,626,520 1,420,430,430,430,430,430,430,430,430,430,43	\$23,018 646,036 1,046,647 1,066,965 1,190,929 2,914,465 1,503,398 4,379,176 6,535,378 4,526,004 9,024,303 6,593,298 10,025,657 12,130,528 16,027,135 16,734,478 31,090,361 11,962,719 1,062,520 6,804,687 4,847,465 2,071,636 2,106,647 3,171 4,815,804	20% AH 2 304,716 609,431 989,056 984,723 1,106,066 2,749,576 1,387,452 4,095,746 2,724,760 4,242,644 6,300,146 4,039,672 8,352,943 5,887,286 8,946,199 11,176,370 14,230,514 14,326,743 26,515,252 11,982,779 1,082,520 1,082,520 1,082,740 1,082,520 1,082,740 1,082,520 1,082,740 1,082,520 1,082,740	55% AH 266,413 572,825 929,466 902,482 1,013,204 2,584,667 1,271,586 3,812,315 2,497,051 3,693,511 5,764,913 3,554,141 7,661,581 5,181,274 7,666,542 10,222,212 1,433,893 11,919,008 21,940,144 11,982,715 10,222,112 11,990,081 11,990,081 11,990,081 11,990,081 11,990,082 11,910,082	30% AH 5 268,109 536,220 689,675 820,240 920,342 2,419,757 1,155,680 3,524,885 1,082,720 4,774,585 6,766,686 9,268,055 10,637,273 9,511,273 1,7365,035 1,982,776 1,082,520 1	249,007 499,614 510,284 737,999 827,479 2,254,648 1,039,775 9,245,454 4,694,448 2,578,775 6,338,659 1,95,245 4,694,448 2,578,775 6,338,659 1,710,559 12,780,488 11,902,719 1,082,520 6,804,937 4,847,465 2,716,536 11,409,608 2,084,71 977,576 3,217,453 4,013,171 4,815,804 858,444 849,807 499,814 810,284 737,999 827,479 2,254,848 1,039,775 3,245,454 2,041,935 3,195,245 4,694,448 2,578,775 3,245,454 4,694,448 2,578,775 4,694,448 4,787,785 4,694,448 4,787,785 4,694,448 4,787,785 4,694,448 4,787,785 4,694,448 4,787,785 4,694,448 4,787,785 4,694,448 4,787,785 4,694,448 4,787,785 4,694,448 4,787,785 4,694,448 4,787,785 4,694,448 4,787,785 4,694,448 4,787,785 4,694,448 4,787,785 4,694,448 4,787,785 4,694,448 4,787,785 4,694,448 4,787,785 4,694,448 4,787,785 4,694,448 4,787,785 4,787,785 4,787,785 4,787,785 4,787,785	231,504 463,008 750,663 655,757 734,617 2,089,399 923,868 2,962,024 1,813,926 2,846,114 4,159,215 2,089,755 5,667,498 3,053,000 4,627,571 1,962,719 1,082,520 6,804,967 4,847,465 20,715,710 1,082,520 6,804,967 4,847,465 11,489,688 2,068,471 4,815,804 40%,AH 231,504 463,008 4627,571 7,356,629 6,804,967 3,217,453 4,013,171 4,815,804	213,201 426,402 691,102 691,102 573,516 641,755 1,925,029 807,963 2,676,593 1,585,764 2,496,981 3,623,982 1,600,734 4,996,136 2,342,207 3,547,913 1,082,719 1,082,719 1,082,719 1,082,719 1,983,967 2,342,207 3,547,913 1,383,967 2,342,207 3,547,913 1,383,967 2,342,207 3,547,913 1,383,967 1,2176,806 3,536,827 1,982,719 1,982,719 1,982,719 1,982,719 1,982,719 1,982,719 1,982,719 1,982,719	194,896 389,796 531,512 491,274 548,892 1,760,120 692,057 2,395,163 1,357,174 2,147,848 3,088,750 1,111,715 4,324,775 1,631,416 2,459,271 5,440,705 3,401,952 60,470 1,112,335 11,982,719 1,682,520 6,804,987 4,847,465 2,971,576 3,217,453 4,013,177 4,815,804
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fiffy unit scheme (flats - lower density) 12 Fiffy unit scheme (flats - lower density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats) with GF retail 17 Two hunded unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) 20 Two hundred unit scheme (flats) 21 Large retail supermarket 22 Comparison retail 23 Data Centre 24 Office development 25 Office development 26 Hotel development (160 rooms) 27 Hotel development (160 rooms) 28 Light industrial scheme 29 Industrial scheme new build (50% plot ratio) 30 Industrial scheme (houses) 3 Four unit scheme (flats) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 10 The unit scheme (flats) 11 Fifty unit scheme (flats) 12 Two nit scheme (flats) 13 Four unit scheme (flats) 14 Seventy unit scheme (flats) 15 Nine unit scheme (flats) 16 Ten unit scheme (flats) 17 Ten unit scheme (flats) 18 Twenty unit scheme (flats - higher density) 19 Five hundred unit scheme (flats - higher density) 10 Thirty unit scheme (flats - higher density) 11 Fifty unit scheme (flats - higher density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 14 Fifty unit scheme (flats - higher density) 15 One hundred unit scheme (flats) with GF retail 16 Three hundred unit scheme (flats) with GF retail 17 Two hunded unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) 19 Five hundred unit scheme (flats) 20 Two hundred unit scheme (flats) 21 Two out of the control of the cont	No of units	0% AH 5% 577,927 6 1,227,419 8 1,313,690 4 1,477,515 4 3,409,214 3 1,651,115 4 5,229,468 6 3,635,552 2 5,639,174 6 5,824,768 3 11,038,387 1 1,038,387 3 1,038,387 3 1,038,387 3 1,038,387 3 1,3264,628 3 11,3264,628 3 11,3264,628 3 11,3264,628 3 11,3264,628 3 11,3264,628 3 14,993,001 2 21,416,998 1 4,983,001 2 21,416,998 1 4,487,465 1 22,911,636 1 1,326,428 1 1,326,428 1 4,487,465 1 22,911,636 1 1,327,433 3 4,817,453 1 22,911,636 1 1,327,433 3 4,817,453 1 1,327,453 3 4,817,453 1 1,327,453 3 4,817,453 1 1,313,690 5 1,477,575 6 3,409,214 6 1,131,690 5 1,477,515 6 3,409,214 6 1,131,690 6 1,131,690,687 7 7,55,854 4 1,227,419 1 1,313,690 5 1,477,515 6 3,409,214 6 1,313,690 6 1,384,628 6 1,411,076 7 5,882,798 6 8,711,334 6 8,	359,624 341,321 719,248 682,642 719,248 71,108,237 1,231,449 1,149,207 1,324,4504 3,079,395 1,735,210 1,619,303 4,946,037 4,662,607 3,407,684 3,100,176 5,290,041 4,940,999 7,905,844 7,370,611 5,497,066 5,011,335 10,367,027 9,695,665 8,005,323 7,299,310 12,185,170 11,105,513 14,038,644 13,004,685 19,620,377 77,823,786 21,520,472 99,100,459 40,240,577 35,665,468 11,982,719 11,982,719 1,062,520 1,082,520 6,804,987 6	323,018 646,036 1,066,965 1,196,929 2,914,465 1,503,398 4,576,176 2,952,468 4,591,776 6,635,372 4,525,604 9,024,303 6,593,298 10,025,857 12,130,528 16,027,135 16,734,478 31,090,361 11,962,718 11,662,665 2,664,7465 2,971,636 11,466,666 2,064,747 4,013,171 4	20% AH 2 304,716 509,431 989,055 984,723 1,106,066 2,749,576 1,387,492 4,095,746 2,724,760 4,242,644 6,300,146 4,039,672 8,352,943 5,867,286 8,944,199 11,176,370 14,230,514 14,226,743 26,515,222 11,382,719 10,82,520 6,804,987 4,847,465 2,971,536 2,1489,684 1,480,684 1,480,6	55% AH 266,413 572,826 902,462 902,462 1,013,204 2,584,667 1,271,586 3,812,315 5,764,913 3,554,141 1,962,719 1,962,520 4,847,651 3,893,511 5,764,963 1,148,665	30% AH 5 268,109 536,220 669,675 820,240 920,342 2,419,757 1,155,660 3,528,885 2,69,343 3,544,376 5,229,680 5,766,866 9,268,055 10,637,273 9,511,273 17,365,035 11,382,719 1,662,520 6,804,987 4,847,465 2,268,109 7,776 3,217,453 4,013,171 4,815,804 888,675 6,268,6	249,007 499,614 737,999 827,479 2,254,648 7,37,999 827,479 2,254,648 2,578,775 6,338,859 3,763,793 5,707,228 6,313,691 1,032,775 1,035,739 1,036,7	231,504 463,008 750,663 655,757 734,617 2,089,939 923,868 2,962,024 1,813,925 2,846,114 4,159,215 2,089,755 6,667,468 3,053,000 4,627,571 7,356,029 7,021,882 4,695,804 8,159,557 1,982,719 1,082,520 6,804,987 4,815,804 463,008 750,663 4,013,771 4,815,804 463,008 750,663 4,013,771 4,815,804 463,008 750,663 4,013,771 4,815,804 463,008 750,663 4,013,771 4,815,804 463,008 750,663 4,013,771 4,815,804 463,008 750,663 4,013,771 4,815,804 463,008 750,663 4,013,771 4,815,804 463,008 750,663 4,013,771 4,815,804 463,008 750,663 4,013,771 4,815,804 463,008 750,663 4,052,009 7,021,882 4,062,024 1,813,826 2,846,114 4,159,215 2,089,755 5,667,468 3,053,000 4,627,571 7,356,029 7,021,882 7,032,895 7,032,89	213,201 426,402 691,102 573,516 641,755 1,925,025 807,963 2,676,993 1,585,764 4,996,136 2,342,207 3,547,913 6,804,987 4,815,804 65% AH 5 213,201 426,402 691,102 573,516 641,755 1,925,029 807,963 1,585,764 2,496,981 1,600,734 4,996,136 2,113,201 426,402 691,102 573,516 641,755 1,925,029 807,963 1,585,764 2,496,981 1,600,734 4,996,136 2,342,207 3,547,913 6,393,367 5,211,917 2,276,606 3,1585,764 2,496,981 1,600,734 4,996,136 2,342,207 3,547,913 6,393,367 5,211,917 2,276,606 3,538,627 1,962,719 1,002,520 1,383,367 5,211,917 2,276,606 3,538,627 1,962,719 1,002,520 1,383,367 5,211,917 2,276,606 3,538,627 1,962,719 1,002,520 1,383,367 5,211,917 2,276,606 3,538,627 1,962,719 1,002,520 1,982,719 1,002,520	194,696 389,796 501,512 491,274 548,892 1,760,120 692,057 2,395,163 1,357,174 2,477,65
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats) 18 Three hundred unit scheme (flats) 19 Tive hundred unit scheme (flats) 10 Thire hundred unit scheme (flats) 11 Fifty unit scheme (flats) 12 Tow hunded unit scheme (flats) 13 Seventy unit scheme (flats) 14 Seventy unit scheme (flats) 15 One hundred unit scheme (flats) 16 One hundred unit scheme (flats) 17 Two hunded unit scheme (flats) 18 Three hundred unit scheme (flats) 19 Five hundred unit scheme (flats) 20 Two hundred unit Co-living scheme 21 Large retail supermarket 22 Comparison retail 23 Data Centre 24 Office development 25 Office development 26 Hotel development (100 rooms) 27 Hotel development (100 rooms) 28 Light industrial scheme 29 Industrial Scheme new build (50% plot ratio) 30 Industrial scheme intensification (60% plot ratio) 30 Industrial scheme (houses) 3 Four unit scheme (flats) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats) 12 Two hundred unit scheme (flats) 13 Twenty unit scheme (flats) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 17 Ten unit scheme (flats - higher density) 18 Twenty unit scheme (flats - higher density) 19 Twenty unit scheme (flats - higher density) 10 Thirty unit scheme (flats - higher density) 11 Fifty unit scheme (flats - higher density) 12 Fifty unit scheme (flats - higher density) 13 Comparison retail 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - high	No of units	0% AH	359,624 341,321 7,19,248 62,642 1,197,248 1,108,237 1,231,449 1,149,207 1,344,653 1,291,790 3,244,304 3,079,356 1,735,210 1,619,303 4,946,037 4,662,607 3,407,864 3,180,176 5,290,041 4,940,999 7,905,844 7,370,611 5,497,066 5,011,335 9,620,377 7,823,756 9,620,377 17,823,756 11,925,797,797,797 11,924,797 11,924,797 11,927 11,	323,018 646,036 1,196,955 1,196,929 2,914,465 1,503,398 4,379,176 2,952,468 4,591,776 6,635,378 4,525,604 9,024,303 6,593,298 10,025,857 12,130,528 16,027,135 16,734,478 321,745 4,013,771 4,815,804 11,982,719 4,815,804 11,982,719 6,804,987 4,847,465 11,982,719 6,804,987 4,847,465 11,982,719 6,804,987 1,013,771 4,815,804	20% AH 2 304,716 609,431 989,056 984,723 1,106,066 2,749,576 1,387,492 4,095,746 4,242,644 6,300,146 4,039,872 8,352,943 5,887,286 8,946,199 11,176,370 14,230,514 14,230,514 14,230,514 14,230,514 14,230,514 14,230,713 1,062,520	55% AH 266,413 577,825 929,466 902,482 1,013,204 2,584,667 1,271,586 3,812,315 2,497,051 3,693,511 5,764,913 3,554,141 7,681,581 1,499,686 3,812,315 4,815,804 3,812,315 4,815,815 4,815,815 4,815,815 4,815,815 4,815,815 4,815,815 4,815,815 4,815,815 4,815,815 4,815,815 4,815,815 4,81	30% AH 58,000 50,	249,807 499,614 510,284 737,999 827,479 2,254,648 1,039,775 3,45,644 2,041,335 5,707,228 8,313,647 4,815,804 8684 87,479 88,831,847 7,103,539 12,700,488 11,982,719 88,831,847 7,103,539 12,700,488 11,882,719 88,831,847 7,103,539 12,700,488 11,882,719 88,831,847 7,103,539 12,700,488 11,882,719 88,831,847 7,103,539 12,700,488 11,882,719 88,831,847 1,033,775 3,217,453 4,013,771 4,815,804	231,504 463,008 750,693 655,757 734,617 2,089,939 923,668 2,962,024 1,613,926 2,846,114 4,159,215 2,089,755 5,667,486 3,053,000 4,627,571 7,356,029 7,021,882 4,695,804 6,114,89,668 2,068,4987 4,847,465 2,068,4987 4,815,804 463,008 750,693 463,008 750,693 753,617 2,089,939 92,688 2,962,024 1,613,926 2,846,114 4,159,215 2,089,755 5,667,498 3,053,000 4,627,571 7,356,029 7,021,882 4,695,804 8,159,557 7,021,882 4,695,804 8,159,557 7,021,882 4,695,804 8,159,557 7,021,882 8,962,024 1,613,926 2,846,114 4,159,215 2,089,755 5,667,498 3,053,000 4,627,571 7,356,029 7,021,882 4,695,804 8,159,557 7,356,029 7,021,882 4,695,804 8,159,557 7,356,029 7,021,882 4,695,804 8,159,557 7,982,719 7,982,	213,201 426,402 659,102 573,516 641,755 1,925,025 807,963 2,676,593 1,585,764 2,496,981 3,622,962 1,600,734 4,815,804 5% AH 51 213,201 426,402 691,102 573,516 641,755 1,925,029 1,680,736 2,086,71 2,776,806 3,776,776 3,217,453 4,013,171 4,815,804	194,896 389,796 531,512 491,274 548,892 1,760,120 692,057 2,395,163 1,357,174 2,459,271 1,631,416 2,459,271 1,631,416 2,459,271 1,631,416 2,459,271 1,631,416 2,459,271 1,631,416 2,459,271 1,631,416 2,459,271 1,631,416 2,459,271 1,631,416 2,459,271 4,815,804 50%, AH 194,898 389,796 631,512 4,912,748 548,892 1,760,120 6,804,937 4,815,804
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats - higher density) 18 Five hundred unit scheme (flats - higher density) 19 Five hundred unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) 20 Two hundred unit scheme (flats) 21 Large retail supermarket 22 Comparison retail 23 Data Centre 24 Office development 25 Office development 26 Hotel development (160 rooms) 27 Hotel development (160 rooms) 28 Light industrial scheme 29 Industrial Scheme new build (50% plot ratio) 30 Industrial scheme intensification (60% plot ratio) BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER) Description 1 One unit scheme (houses) 3 Four unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats) 18 Three hundred unit scheme (flats) 19 Twenty unit scheme (flats - higher density) 10 Tone hundred unit scheme (flats - higher density) 11 Fifty unit scheme (houser) 12 Fifty unit scheme (houser) 13 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher	No of units	0% AH 5% 377,927 755,854 4 1,313,650 4 3,409,214 3 1,051,115 4 5,229,468 6 3,635,550 2 5,639,174 5 6,441,076 1 3,264,628 1 1,3264,628	359,624 341,321 719,248 62,642 719,248 106,262 1,167,629 1,106,237 1,231,449 1,149,207 1,324,4304 3,079,395 7,735,210 1,619,303 4,946,037 4,662,607 3,407,884 3,180,176 5,290,041 4,940,999 7,905,844 7,370,611 5,497,066 5,011,335 10,367,027 9,695,665 8,005,323 7,299,310 12,185,170 11,105,513 14,038,844 13,04,685 19,620,377 77,823,766 21,520,472 19,130,459 40,240,577 35,665,468 11,982,791 19,92,791 1,062,520 1,662,520 6,864,987 6,864,987 4,047,465 4,247,465 2,068,471 2,068,471 977,576 3,217,453 3,217,453 4,013,171 4,013,171 4,815,804 4,815,804 6,841 3,079,395 1,735,210 1,619,303 4,946,037 4,662,607 3,244,304 4,815,804 6,844 1,192,267 1,346,653 1,291,790 3,244,304 4,815,804 6,844 1,307,395 7,755,844 7,370,611 5,497,066 5,011,335 1,231,449 1,149,207 1,346,653 1,291,790 3,244,304 3,079,395 1,735,210 1,619,303 4,946,037 4,662,607 3,347,884 3,180,176 5,290,041 4,940,909 7,905,844 7,370,611 5,497,066 5,011,335 1,037,072,79,685,665 6,005,323 7,299,310 12,185,170 11,105,513 14,97,066 5,011,335 1,037,072,77,756 1,082,520 1,082,520 1,082,520 1,082,520 1,849,67 4,847,947 1,108,644 7,376,611 5,497,066 5,011,335 1,036,062 7,299,310 12,185,170 11,105,513 14,98,663 1,495,668 11,496,668 11,496,668 11,496,668 11,469,668	323,018 646,036 1,046,647 1,066,965 1,190,929 2,914,465 1,503,398 4,379,176 6,353,378 4,525,604 9,024,303 6,593,298 10,025,857 12,130,528 16,027,135 16,734,478 31,090,361 11,962,520 6,804,987 4,247,465 2,971,636 11,469,668 2,068,471 4,013,171 4,815,504	20% AH 2 304,716 509,431 989,055 984,723 1,106,066 2,749,576 1,387,492 4,095,746 2,724,760 4,242,644 6,300,146 4,039,672 8,352,943 5,887,286 8,46,199 11,76,370 14,230,514 14,326,743 26,515,252 11,982,719 1,082,520 6,804,987 4,847,465 22,971,636 11,489,688 2,068,471 977,576 3,247,453 4,013,771 4,815,804 20% AH 2 20	55% AH 266,413 577, 825 929,466 902,482 902,482 902,482 1,013,204 2,584,667 1,271,586 3,812,315 5,764,913 3,554,141 7,681,581 5,181,274 7,865,542 11,982,719 1,982,882 1,982,882 1,982,882 1,982,882 1,982,882 1,982,882 1,982,882 1,982,882 1,982,882 1,982,882 1,982,882 1,982,882 1,	30% AH 5 268,109 536,220 669,875 820,240 920,342 2,419,757 1,155,660 3,528,885 2,669,343 3,544,378 5,229,660 3,067,795 7,010,220 4,474,685 6,786,886 6,786,886 6,786,886 1,0637,273 9,511,273 17,365,035 11,382,719 1,882,719	249,007 499,614 310,284 737,999 827,479 2,254,648 2,068,471 3,195,245 4,694,448 2,578,775 6,338,359 12,780,488 11,882,719 1,082,520 6,804,987 4,647,465 2,688,471 4,613,171 4,615,004	231,504 463,008 750,663 750,663 655,757 734,617 2,089,393 923,668 2,962,024 1,813,926 2,846,114 4,159,215 2,089,755 5,667,498 3,053,000 6,27,71 1,962,719 1,082,520 6,804,987 1,982,719 1,082,520 6,804,987 1,982,719 1,082,520 6,804,987 1,982,719 1,082,520 6,804,987 1,982,719 1,082,520 6,804,987 1,982,804 1,983,993 923,088 2,962,024 4,159,215 2,089,755 5,667,498 3,053,000 4,627,571 7,356,029 7,021,882 4,695,804 4,159,215 5,667,498 3,053,000 4,627,571 7,356,029 7,021,882 4,695,804 4,159,215 5,667,498 3,053,000 4,627,571 7,356,029 7,021,882 4,695,804 4,159,215 5,667,498 3,053,000 4,627,571 7,356,029 7,021,882 4,695,804 4,159,215 5,667,498 3,053,000 4,627,571 7,356,029 7,021,882 4,695,804 4,159,215 5,667,498 3,053,000 4,627,571 7,356,029 7,021,882 4,695,804 4,159,575 5,667,498 3,053,000 4,627,571 7,356,029 7,021,882 4,695,804 4,159,215 5,667,498 3,053,000 4,627,571 7,356,029 7,021,882 4,695,804 4,159,219 1,682,520 6,804,987 1,198,668 2,068,474,655 2,068,474,656 2,068,474,656 2,068,804 2,068,804 2,068,474,656 2,068,474,656 2,068,804 2,068,474,656 2,068,804 2,068,474,656 2,068,474,656 2,068,804 2,068,474,656 2,068,474,676 2,068,474,676 2,068,474,676 2,068,474,676 2,068,474,676 2,06	213,201 426,402 691,102 573,516 641,755 1,925,029 807,963 2,676,593 1,585,764 2,496,981 3,623,982 1,600,734 4,996,136 2,342,207 3,547,913 6,388,367 5,211,917 2,276,806 3,536,627 1,925,029 807,963 4,847,465 2,676,593 4,847,465 4,946,981 3,623,982 4,847,465 4,986,381 4,987,719 4,986,381 4,986,381 4,986,381 4,986,381 4,986,381 4,986,381 4,986,381 4,986,381 4,986,381 4,986,381 4,986,381 4,986,381 4,987,719 4,986,381 4,987,719 4,986,381	194,896 389,796 389,796 381,512 491,274 548,892 1,760,120 692,057 2,395,163 1,357,174 3,24,775 1,411,233 6,411,416 2,459,271 5,440,705 3,401,952 6,804,987 4,247,465 11,982,716 3,217,453 4,013,171 4,015,004 6,00
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - lower density) 15 One hundred unit scheme (flats - lower density) 16 One hundred unit scheme (flats - lower density) 17 Two hunded unit scheme (flats - lower density) 18 Tree hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) 20 Two hundred unit scheme (flats) 21 Large retail supermarket 22 Comparison retail 23 Data Centre 24 Office development 25 Office development 26 Hotel development (160 rooms) 27 Hotel development (160 rooms) 28 Light industrial scheme 29 Industrial scheme new build (50% plot ratio) 30 Industrial scheme (flats) 31 Seven unit scheme (flats) 41 Seven unit scheme (flats) 52 Two unit scheme (flats) 53 Four unit scheme (flats) 54 Seven unit scheme (flats) 55 Nine unit scheme (flats) 56 Ten unit scheme (flats) 57 Ten unit scheme (flats) 58 Twenty unit scheme (flats) 59 Twenty unit scheme (flats) 50 Time unit scheme (flats) 51 Nine unit scheme (flats) 52 Two unit scheme (flats) 53 Four unit scheme (flats) 54 Seven unit scheme (flats) 55 Nine unit scheme (flats) 56 Ten unit scheme (flats) 57 Ten unit scheme (flats - lower density) 58 Twenty unit scheme (flats - higher density) 59 Two hundred unit scheme (flats - higher density) 50 One hundred unit scheme (flats - higher density) 51 Two hundred unit scheme (flats - higher density) 51 Two hundred unit scheme (flats - higher density) 51 Time hundred unit scheme (flats - higher density) 51 Time hundred unit scheme (flats - higher density) 52 Tote of the development (flats - higher density) 53 Four hundred unit scheme (flats - higher density) 54 Seventy unit scheme (fla	No of units	0% AH 5% 57,327 66 1,227,419 88 1,313,690 4 1,477,515 4 3,409,214 3 1,651,115 4 5,229,468 6 3,635,552 2 5,639,174 6 5,982,708 3 11,038,387 6 6,711,334 3 13,264,622 3 11,038,387 6 6,711,334 3 13,264,622 6 7 11,882,719 3 4,847,465 1 22,911,636 6 7 13,27,453 3 4,847,465 1 7 27,776 1 3,217,453 3 4,847,465 1 7 977,576 1 3,217,453 3 4,847,465 1 7 977,576 1 3,217,453 3 4,847,465 1 7 977,576 1 3,217,453 3 4,847,465 1 7 977,576 1 3,217,453 3 4,847,465 1 7 977,576 1 3,217,453 3 4,847,465 1 7 977,576 1 3,217,453 3 4,847,465 1 7 977,576 1 3,217,453 3 4,847,465 1 7 977,576 1 3,217,453 3 4,847,465 1 7 977,576 1 3,217,453 3 4,847,465 1 7 977,576 1 3,217,453 3 4,847,465 1 7 977,576 1 3,217,453 3 4,847,465 1 1,343,696 1 1,343,696 1 1,382,719 1 1,382,719 1 1,382,719 1 1,383,87 1 1,382,719 3 1,485,868 3 1,741,854 3 1,485,868 3 1,746,858 3 1	359,624 341,321 719,248 682,642 719,248 71,108,237 1,231,449 1,149,207 1,324,4504 3,079,335 1,251,251 1,619,303 3,244,304 3,079,335 1,735,210 1,619,303 4,946,037 4,662,607 3,407,864 3,180,76 5,290,041 4,940,999 7,905,844 7,370,611 5,497,066 5,011,335 10,367,027 9,685,685 8,005,323 7,299,310 12,185,170 11,105,513 14,038,644 13,004,685 19,620,377 77,823,786 21,520,472 99,190,459 40,240,577 35,665,468 11,489,666 11,486,666 2,068,471 2,068,471 977,576 975,576 3,217,453 3,217,453 4,013,171 4,013,171 4,815,804 4,815,804 4,815,804 4,815,804 4,815,804 3,180,176 3,244,304 3,079,395 1,231,449 1,149,207 3,244,304 3,079,395 1,231,449 1,149,207 3,244,304 3,079,395 1,231,449 1,149,207 3,244,304 3,079,395 1,231,449 1,149,207 3,244,304 3,079,395 1,231,449 1,149,207 3,244,304 3,079,395 1,231,449 1,149,207 3,244,304 3,079,395 1,231,449 1,149,207 3,244,304 3,079,395 1,231,449 1,149,207 3,244,304 3,079,395 1,231,449 1,149,207 3,244,304 3,079,395 1,231,449 1,149,207 3,44,65,210 1,161,303 4,946,037 4,662,607 3,407,684 3,180,176 5,290,041 4,940,999 7,905,844 7,370,611 5,290,041 4,940,999 7,905,844 7,370,611 5,290,041 4,940,999 7,905,844 7,370,611 5,290,041 4,940,999 7,905,844 7,370,611 5,290,041 4,940,999 7,905,844 7,370,611 5,290,041 4,940,999 7,905,844 7,370,611 5,290,041 4,940,999 7,905,844 7,370,611 5,290,041 4,940,999 7,905,844 7,370,611 5,290,041 4,940,999 7,905,844 7,370,611 5,290,041 4,940,999 7,905,844 7,370,611 5,290,041 4,940,999 7,905,844 7,370,611 5,290,041 4,940,999 7,905,844 7,370,611 5,290,041 4,940,999 7,905,844 7,370,611 5,290,041 4,940,999 7,905,844 7,370,611 5,290,041 4,940,999 7,905,844 7,370,611	323,018 646,036 1,046,647 1,066,965 1,196,929 2,914,465 1,503,398 4,576,176 2,952,468 4,591,776 6,635,370 4,525,604 6,024,503 6,593,298 10,025,857 12,130,528 16,027,135 16,734,478 31,090,361 11,982,719 1,062,520 6,804,987 4,647,465 2,971,638 1,486,647 1,066,985 1,166,987 1,503,398 1,466,474 1,066,985 1,966,987 4,525,604 9,024,503 6,593,298 1,503,388 1,503,388 1,503,588 1,50	20% AH 2 304,716 509,431 989,055 984,723 1,106,066 2,749,576 1,387,492 4,095,746 2,724,760 4,242,644 6,300,146 4,039,672 8,352,943 5,887,286 8,946,199 11,176,370 14,230,514 14,226,743 26,515,222 11,382,719 10,02,520 6,804,987 4,847,465 2,971,636 2,1489,668 2,1489,678 2,1489,668 2,1489,678 2,1489,668 2,1489,678 2,1489,668 2,1489,678 2,148	55% AH 266,413 572,825 929,466 902,482 1,013,204 2,584,667 1,271,586 3,812,315 2,497,051 3,654,141 7,681,581 5,161,277 7,666,542 10,222,212 12,433,893 11,919,008 20,68,471 266,804,987 4,847,465 299,466 902,462 10,322,412 11,982,719 1062,520 11,489,686 2,086,471 977,576 3,217,453 4,013,177 4,815,804 10,222,212 10,13,204 2,584,667 1,271,586 3,812,315 2,497,051 3,893,511 5,764,913 5,764,913 3,764,913	30% AH 5 268,109 536,220 669,675 820,240 920,342 2,419,757 1,155,660 3,528,885 2,69,343 3,544,376 5,229,680 5,76,6866 7,010,220 4,74,585 6,766,866 7,010,220 4,74,585 6,766,866 7,010,220 4,74,585 7,010,220 4,74,585 7,010,220 4,74,585 7,010,220 4,74,585 7,010,220 4,847,465 2,268,109 7,576 3,217,453 4,013,171 4,815,804 8,866,875 6,20,869,87	249,807 499,614 737,999 827,479 2,254,648 7,37,999 827,479 2,254,648 2,578,775 3,38,559 3,763,793 5,707,228 6,331,869 12,780,488 11,982,774 2,974,655 2,041,635 3,165,245 4,091,448 2,578,775 6,217,453 4,013,171 4,815,804 8,831,847 7,103,539 12,780,488 12,974,655 14,835 15,836,837 16,837 16,837 16,837 17,838 18,837 18,838 18,847 18,922 18,938	231,504 463,008 750,663 655,757 734,617 2,089,939 923,868 2,962,024 1,813,925 2,846,114 4,159,215 2,089,755 6,667,468 3,053,000 4,627,571 7,356,029 7,021,882 4,695,804 8,159,557 1,982,719 1,082,71	213,201 426,402 691,102 573,516 641,755 1,925,029 807,963 2,676,993 1,585,764 2,496,981 3,623,962 1,600,734 4,996,136 2,068,471 2,276,806 3,536,621 1,600,734 4,996,136 2,342,207 3,547,913 6,398,367 2,119,17 2,276,806 3,536,621 1,680,681 2,088,471 977,576 3,217,453 4,013,171 4,815,804	194,896 389,796 501,512 491,274 548,892 1,760,120 692,057 2,395,163 1,357,174 2,459,271 1,631,416 2,459,271 1,631,416 2,459,271 1,631,416 2,459,271 1,631,416 2,459,271 1,631,416 2,459,271 1,631,416 2,459,271 1,631,416 2,459,271 1,631,416 2,459,271 1,631,416 2,459,271 1,631,416 2,459,271 1,631,416 2,459,271 4,647,465 2,088,471 2,147,648 3,089,790 6,315,12 4,91,274 4,013,177 4,615,616 2,057 4,013,171 4,615,604 6,604,987 1,760,120 6,604,987 1,760,120 6,604,987 1,760,120 6,604,987 1,760,120 6,604,987 1,111,715 1,324,775 1,631,416 2,459,271 1,111,715 1,324,775 1,631,416 2,459,271 1,111,715 1,324,775 1,631,416 2,459,271 1,111,715 1,324,775 1,631,416 2,459,271 1,112,335 1,1882,719 1,082,529 1,888,688 2,088,471



Table 6.11.5: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £9,012 per square metre)

Control Cont	45% AH 50%	40% AH	35% AU		sidual land valu		15% AH	10% AP	5% AH		£10,175,259	No of units	Description
The state of the s		11 250,708	270,611	290,514	310,418	330,320	350,223	370,127	390,030		£273,460	1	
The section of the content of the co	217 748,416	18 813,217	878,018	942,819	1,007,620	1,072,421	1,137,222	1,202,023	1,266,824	1,331,625	£395,705	4	our unit scheme (houses)
The property of the property o												Å	
Service and smith process and fines. 3 14000000000000000000000000000000000000												Å	
The property of the property o	102 2,955,774	31 3,264,402	3,573,031	3,881,660	4,190,289	4,498,917	4,807,546	5,116,175	5,424,804	5,733,432	£1,907,861	20	wenty unit scheme (houses and flats)
The part of the pa	738 2,842,220	56 3,222,738	3,603,256	3,983,773	4,364,291	4,744,809	5,125,327	5,505,845	5,886,363	6,266,881	£1,433,440	30	hirty unit scheme (flats with retail use on ground floor)
Seetly and Company (1941) 1940 1940 1940 1940 1940 1940 1940 1940	376 2,095,845	90 2,629,876	3,161,790	3,692,069	4,222,348	4,752,626	5,282,904	5,813,183	6,343,461	6,873,740	£1,331,263	50	
The Martine State of State 1 and State 1 a													
The service of the control of the co											£3,001,701		One hundred unit scheme (flats - lower density)
ix handed prize price p	30 7,095,711	42 9,076,930	11,043,042	13,009,077	14,975,112	16,941,149	18,907,184	20,873,219	22,839,255	24,805,290	£4,095,542	200	wo hunded unit scheme (flats) with GF retail
The processes of the control of the	120 8,135,265	37 13,169,120	18,157,087	23,145,054	28,133,021	33,120,987	38,108,954	43,076,311	48,028,085	52,979,859	£14,652,373		ive hundred unit scheme (flats)
The control of the co	719 11,982,719 1 520 1,082,520	19 11,982,719 20 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520		ģ	
See August 19		6,804,987 55 4,847,465		ģ								ģ	
The Section (15) property (15)	4,847,465 336 - 22,971,636 - 2		- 22,971,636	- 22,971,636							£5,087,629	-	ffice development
The Control Seame for 19 (19 (19 (19 (19 (19 (19 (19 (19 (19			2,068,471	2,068,471			2,068,471	2,068,471			£1,882,423	-	otel development (160 rooms)
Author (14.0 - 1				977,576 3,217,453			977,576 3,217,453						
Seguing (1969) (71 4,013,171 04 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804									
Seguing (1969) (A		i	åå.								åå	
The second property of the control o	45% AH 50%	40% AH	35% AH				15% AH	10% AH	5% AH			No of units	
The Control Section Showed Section Showed Section Showed Section Showed Section Sectio	708 230,804	11 250,708	270,611	290,514	310,418	330,320	350,223	370,127	390,030	409,933	£178,889	1	ne unit scheme (houses)
The ment of control (Pale) 1	217 748,416	18 813,217	878,018	942,819	1,007,620	1,072,421	1,137,222	1,202,023	1,266,824	1,331,625	£258,858	4	our unit scheme (houses)
an de a familia (final) 1	04 732,951	56 834,104	935,256	1,036,410	1,137,563	1,238,716	1,339,868	1,441,021	1,542,174	1,643,327	£374,419	9	
Company Comp						2,982,854	3,162,343					Å	
The part principal can be mission as to great field of the part of	102 2,955,774	31 3,264,402	3,573,031	3,881,660	4,190,289	4,498,917	4,807,546	5,116,175	5,424,804	5,733,432	£1,248,065	20	wenty unit scheme (houses and flats)
The property of the Company Control of the Control	738 2,842,220	56 3,222,738	3,603,256	3,983,773	4,364,291	4,744,809	5,125,327	5,505,845	5,886,363	6,266,881	£937,713	30	hirty unit scheme (flats with retail use on ground floor)
The control of the co												50	
The control of school (file). Your Green (file) will be controlled or control of school (file) will be controlled or control of school (file) will be controlled or control of school (file) will be controlled or c	5,673,422	8 6,406,355	7,139,288	7,872,220	8,605,153	9,338,085	10,071,018	10,803,951	11,536,883	12,269,816	£1,781,959	70	eventy unit scheme (Industrial/employment led scheme)
The content of sharmer (final, viril Off retail of 1900) and 1900	330 4,644,026	33 5,823,330	7,002,633	8,181,937	9,361,241	10,540,544	11,719,848	12,899,152	14,078,456	15,257,759	£1,963,622	100	ne hundred unit scheme (flats - lower density)
we purpose of an accessor (final) 50 C 50 C 50 C 70 C 70 C 70 C 70 C 70 C	7,095,711	42 9,076,930	11,043,042	13,009,077	14,975,112	16,941,149	18,907,184	20,873,219	22,839,255	24,805,290	£2,679,179	200	wo hunded unit scheme (flats) with GF retail
Septimization (1996) The common region and septimization (1996) The common region (1996) The													
C2 307 535 C3 207 535 C4	719 11,982,719 1	19 11,982,719	11,982,719	11,982,719	11,982,719 1,082,520	11,982,719	11,982,719	11,982,719	11,982,719			å	
This direct processing (1.5.7 page 1.5.2 pag	87 6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	£2,307,533	-	omparison retail
MARK LAND VALUE 2 (SECONDARY MOUSTRIAL) Second Second Second Common (1996) Second	4,847,465 336 - 22,971,636 - 2			- 22,971,636 ·							£3,328,172		ffice development
	368 - 11,489,668 - 1 171 2,068,471	38 - 11,489,668 71 2,068,471	- 11,489,668 2,068,471	- 11,489,668 - 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471			
MARK LAND VALUE S SECONDARY MQUSTRIAL)													
### CASES AS P. AM PS. AM					4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	<u> </u>	£6,656,344	-	idustrial Scheme new build (50% plot ratio)
Second S		δ	à	åå.			å					Å	
wo unit scheme (finals) - \$13.676 \$13.676	45% AH 50%	40% AH	35% AH				15% AH	10% AH	5% AH	0% AH		No of units	
even us tacheme (filis) - C205-658 440,538 1,370,673 1,370,770 1,197,700 1,102,202 1,112,121 1,220,314 1,220,3													
ine unit scheme (floss) - C.505,664 - C.50						1,072,421		1.202.023	1 266 224		£121,100	-	
in unit a chemie (filis) - C214,955 C258,075 C	04 732,951	6 834,104	935,256	1,036,410							£138,676	-	our unit scheme (houses)
verby und scheme (flats) - \$259,356		97 1,048,043				1,102,202 1,238,716	1,191,786 1,339,868	1,281,370 1,441,021	1,370,953 1,542,174	1,460,538 1,643,327	£138,676 £236,858 £200,584		our unit scheme (houses) even unit scheme (flats) ine unit scheme (flats)
Tyurd scheme (files - hyber density)			1,174,297	1,300,550	2,803,365 1,426,804	1,102,202 1,238,716 2,982,854 1,553,058	1,191,786 1,339,868 3,162,343 1,679,312	1,281,370 1,441,021 3,341,832 1,805,565	1,370,953 1,542,174 3,521,322 1,931,819	1,460,538 1,643,327 3,700,811 2,058,073	£138,676 £236,858 £200,584 £359,804 £214,593		our unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (houses) en unit scheme (houses)
eventy und scheme (fulsu-shiper denshy) - C264-533 1,582,833 1	379 1,809,841	17 2,057,879	1,174,297 3,573,031 2,305,917	1,300,550 3,881,660 2,553,954	2,803,365 1,426,804 4,190,289 2,801,992	1,102,202 1,238,716 2,982,854 1,553,058 4,498,917 3,050,030	1,191,786 1,339,868 3,162,343 1,679,312 4,807,546 3,298,067	1,281,370 1,441,021 3,341,832 1,805,565 5,116,175 3,546,105	1,370,953 1,542,174 3,521,322 1,931,819 5,424,804 3,794,143	1,460,538 1,643,327 3,700,811 2,058,073 5,733,432 4,042,180	£138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386		our unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (houses) en unit scheme (flats) wenty unit scheme (houses and flats)
everly unt scheme (flats - higher density) - C246-590 0.008-0.200 92.95-599 8.444,786 7.694-0.07 6.923-275 6.152-513 5.281,752 8.610,991 3.33.90 ne hundred unt scheme (flats) were density) - C599-738 8.745-539 14,782,539 14,782,530 11,320,125 11,320,125 12,724,400 11,536-615 0.494-831 9.453,440 8.411,240 9.441,24	379 1,809,841 738 2,842,220	17 2,057,879 56 3,222,738	1,174,297 3,573,031 2,305,917 3,603,256	1,300,550 3,881,660 2,553,954 3,983,773	2,803,365 1,426,804 4,190,289 2,801,992 4,364,291	1,102,202 1,238,716 2,982,854 1,553,058 4,498,917 3,050,030 4,744,809	1,191,786 1,339,868 3,162,343 1,679,312 4,807,546 3,298,067 5,125,327	1,281,370 1,441,021 3,341,832 1,805,565 5,116,175 3,546,105 5,505,845	1,370,953 1,542,174 3,521,322 1,931,819 5,424,804 3,794,143 5,886,363	1,460,538 1,643,322 3,700,811 2,058,073 5,733,432 4,042,180 6,266,881	£138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352		our unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (houses) en unit scheme (houses) en unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats) hirty unit scheme (flats with retail use on ground floor)
ne hundred unt scheme (fists) - 6,996,738 16,745,529 2,896,202 23,895,269 13,827,219 11,827,916 13,629,165 13,44,631 9,433,468 8,412,229 13,827,249 13,8	79 1,809,841 738 2,842,220 158 4,163,938 176 2,095,845	17 2,057,879 56 3,222,738 77 4,748,258 90 2,629,876	1,174,297 3,573,031 2,305,917 3,603,256 5,332,577 3,161,790	1,300,550 3,881,660 2,553,954 3,983,773 5,916,897 3,692,069	2,803,365 1,426,804 4,190,289 2,801,992 4,364,291 6,501,216 4,222,348	1,102,202 1,238,716 2,982,854 1,553,058 4,498,917 3,050,030 4,744,809 7,085,536 4,752,626	1,191,786 1,339,868 3,162,343 1,679,312 4,807,546 3,288,067 5,125,327 7,669,856 5,282,904	1,281,370 1,441,021 3,341,832 1,805,565 5,116,175 3,546,105 5,505,845 8,254,175 5,813,183	1,370,953 1,542,174 3,521,322 1,931,619 5,424,804 3,794,143 5,886,363 8,838,494 6,343,461	1,460,538 1,643,327 3,700,811 2,058,073 5,733,432 4,042,180 6,266,881 9,422,815 6,873,740	£138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £466,544		our unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (houses) en unit scheme (houses) en unit scheme (flats) wenty unit scheme (houses and flats) wenty unit scheme (flats with retail use on ground floor) iffy unit scheme (flats - higher density) fly unit scheme (flats - higher density)
hree hunderd unit acheme (fists) with GF retail - 61,366,943	379 1,809,841 338 2,842,220 258 4,163,938 376 2,095,845 355 5,673,422 367 3,061,852	17 2,057,879 56 3,222,738 77 4,748,258 90 2,629,876 38 6,406,355 91 3,838,067	1,174,297 3,573,031 2,305,917 3,603,256 5,332,577 3,161,790 7,139,288 4,610,991	1,300,550 3,881,660 2,553,954 3,983,773 5,916,897 3,992,069 7,872,220 5,381,752	2,803,365 1,426,804 4,190,289 2,801,992 4,364,291 6,501,216 4,222,348 8,605,153 6,152,513	1,102,202 1,238,716 2,982,854 1,553,058 4,498,917 3,050,030 4,744,809 7,085,536 4,752,626 9,338,085 6,923,275	1,191,706 1,339,868 3,162,343 1,679,312 4,807,546 3,298,067 5,125,327 7,669,856 5,262,904 10,071,018 7,694,037	1,281,370 1,441,021 3,341,832 1,805,565 5,116,175 3,546,105 5,505,845 8,254,175 5,813,183 10,803,951 8,464,798	1,370,953 1,542,174 3,521,322 1,931,819 5,424,804 3,794,143 5,686,363 8,838,494 6,343,461 11,536,883 9,235,559	1,460,536 1,643,327 3,700,811 2,058,073 5,733,432 4,042,100 6,266,881 9,422,816 6,873,744 12,269,816 10,006,326	£138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £46,6544 £954,633		our unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (houses) en unit scheme (houses) en unit scheme (houses and flats) wenty unit scheme (flats) hirty unit scheme (flats with retail use on ground floor) iffy unit scheme (flats - lower density) iffy unit scheme (flats - higher density) eventy unit scheme (flats - higher density) eventy unit scheme (flats - higher density) eventy unit scheme (flats - higher density)
New Number of Check-Pring Scheme -	379 1,809,841 36 2,842,220 358 4,163,938 376 2,095,845 355 5,673,422 367 3,061,852 330 4,644,026 361 7,369,477	17 2,057,879 3,222,738 77 4,746,258 30 2,629,876 38 6,406,355 31 3,838,067 33 5,823,330 46 8,411,261	1,174,297 3,573,031 2,305,917 3,603,256 5,332,577 3,161,790 7,139,288 4,610,991 7,002,633 9,453,046	1,300,550 3,881,660 2,553,954 3,983,773 5,916,897 3,992,069 7,872,220 5,381,752 8,181,937 10,494,631	2,803,365 1,426,804 4,190,289 2,801,992 4,364,291 6,501,216 4,222,348 8,605,153 6,152,513 9,361,241 11,536,615	1,102,202 1,238,716 2,982,854 1,553,058 4,498,917 3,050,030 4,744,809 7,085,536 4,752,626 9,338,085 6,923,275 10,540,544 12,576,400	1,191,766 1,339,868 3,162,343 1,679,312 4,807,546 3,298,067 5,125,327 7,669,856 5,282,904 10,071,018 7,694,037 11,719,848 13,620,185	1,281,370 1,441,021 3,341,832 1,805,565 5,116,175 3,546,105 5,505,845 8,254,175 5,813,183 10,803,951 8,464,798 12,899,152	1,370,953 1,542,174 3,521,322 1,931,819 5,424,804 3,794,143 5,868,363 8,838,494 6,343,461 11,536,883 9,235,559 14,078,456	1,460,536 1,643,327 3,700,817 2,056,073 5,733,43 4,042,181 6,266,88 9,422,815 6,873,740 12,269,816 10,006,320 15,257,755 16,745,535	£138,676 £236,858 £200,584 £200,584 £214,593 £668,614 £399,386 £502,352 £1,285,225 £466,544 £954,633 £246,590 £1,051,953		our unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) en unit scheme (houses) en unit scheme (houses) en unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats) intry unit scheme (flats with retail use on ground floor) iffy unit scheme (flats - lower density) iffy unit scheme (flats - ligher density) eventy unit scheme (flats - ligher density) eventy unit scheme (flats - ligher density) ine hundred unit scheme (flats - lower density) ine hundred unit scheme (flats - ligher density) ine hundred unit scheme (flats - ligher density) ine hundred unit scheme (flats - ligher density)
arge retal supermarket	179 1,809,641 1738 2,842,220 1538 4,153,338 176 2,095,645 155 5,673,422 167 3,061,652 130 4,644,026 17,369,477 130 7,095,711 151 4,796,679	17 2,057,879 16 3,222,738 17 4,748,258 10 2,629,876 18 6,406,355 11 3,838,067 13 5,823,330 14 3,411,251 14 9,076,930 14 7,434,651	1,174,297 3,573,031 2,305,917 3,605,256 5,332,577 3,161,790 7,139,288 4,610,991 7,002,633 9,453,046 11,043,042	1,300,550 3,881,660 2,553,954 3,963,773 5,916,897 3,692,069 7,872,220 5,381,752 8,161,937 10,494,831 13,009,077	2,803,365 1,426,804 4,190,289 2,801,992 4,364,291 6,501,216 4,222,348 8,605,153 6,152,613 9,361,241 11,536,615 14,975,112	1,102,202 1,238,716 2,962,854 1,553,058 4,496,917 3,050,030 7,085,536 4,772,626 9,338,085 6,923,275 10,540,544 12,578,400 16,941,149	1,191,786 1,393,888 3,162,343 1,679,312 4,807,546 3,288,067 5,125,327 7,669,856 5,282,904 10,071,018 7,694,037 11,719,848 13,620,185 18,907,184	1,261,370 1,441,021 3,341,832 1,805,565 5,116,175 3,546,105 5,505,845 8,254,175 5,813,183 10,803,951 10,803,951 12,699,152 14,661,970 20,873,210 23,194,605	1,370,953 1,542,174 3,521,322 1,931,819 5,424,804 3,794,143 5,886,363 0,338,494 6,343,461 11,550,803 9,235,559 14,076,455 15,703,754 22,839,255 22,839,255	1,460,536 1,643,327 3,700,811 2,058,072 5,733,432 4,042,180 6,266,881 9,422,611 12,269,816 10,006,320 15,257,755 16,745,535 24,805,290 26,426,202	£138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,366 £502,352 £1,285,225 £466,544 £954,633 £246,590 £1,051,953 £99,738		our unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) en unit scheme (houses) en unit scheme (houses) en unit scheme (flats) wenty unit scheme (flats) hirty unit scheme (flats) hirty unit scheme (flats with retail use on ground floor) iffy unit scheme (flats - lower density) iffy unit scheme (flats - lower density) eventy unit scheme (flats - ligher density) eventy unit scheme (flats - lower density) ne hundred unit scheme (flats - lower density) wo hunded unit scheme (flats - lower density) wo hunded unit scheme (flats - lower density)
Section Company Comp	175 1,809,641 1738 2,842,220 155 4,160,938 176 2,095,845 155 5,673,422 167 3,061,852 130 4,644,026 169 7,369,477 1730 7,095,711 151 4,766,679 120 8,135,265	17 2,057,679 16 3,222,738 17 4,748,256 19 2,529,876 18 6,406,355 11 3,638,067 13 5,823,330 16 8,411,261 12 9,076,930 14 7,434,651 17 13,169,120	1,174,297 3,573,031 2,305,917 3,603,256 5,332,577 3,161,790 7,139,286 4,610,991 7,002,633 9,453,046 11,043,042 10,070,624	1,300,550 3,881,660 2,553,954 3,983,773 5,916,897 3,692,069 7,672,220 5,381,752 6,181,937 10,494,831 13,009,077 12,706,595 23,145,054	2,603,365 1,426,804 4,190,289 2,801,992 4,364,291 6,501,216 4,222,348 8,605,153 6,152,513 9,361,241 11,536,615 14,975,112 15,342,567 26,133,021	1,102,202 1,238,716 2,562,854 1,553,058 4,496,917 3,550,030 4,744,800 7,085,536 4,752,626 9,338,085 6,923,275 10,540,544 12,578,400 16,941,149 17,963,007 33,120,967	1,191,766 1,339,868 3,162,343 1,679,312 4,807,546 3,288,067 5,125,327 7,669,856 5,262,904 10,071,018 7,694,037 11,719,848 13,620,185 18,907,184 20,578,806 38,108,954	1,261,370 1,441,021 3,341,832 1,805,565 5,116,175 3,546,105 5,505,845 8,254,175 5,813,183 10,803,951 8,464,798 12,899,152 14,661,970 20,873,219 23,194,605 43,076,311	1,370,953 1,542,174 3,521,322 1,931,819 5,424,804 3,794,143 5,056,363 8,838,494 6,343,461 11,536,883 9,235,555 14,078,456 15,703,754 22,839,255 25,810,404 48,028,085	1,460,536 1,643,327 2,058,07: 5,733,43; 4,042,186 6,266,88 9,422,815 6,673,744 12,269,816 10,006,321 15,257,755 16,745,535 24,005,296 28,426,205	£138,676 £236,888 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £466,544 £954,633 £246,590 £1,051,963 £999,738 £1,435,292 £1,366,945 £5,134,958		our unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) en unit scheme (houses) en unit scheme (houses) en unit scheme (houses and flats) wenty unit scheme (flats) wenty unit scheme (flats) intry unit scheme (flats) iffy unit scheme (flats - inyer density) iffy unit scheme (flats - injer density) eventy unit scheme (flats - injer density) we hundred unit scheme (flats - injer density) me hundred unit scheme (flats - injer density) wo hunded unit scheme (flats - injer density) we hundred unit scheme (flats) with GF retail
Fifice development -	179 1,809,841 1738 2,842,220 155 4,163,938 176 2,095,845 155 5,673,422 167 3,061,852 160 7,369,477 1730 7,095,711 151 4,796,679 170 1,982,719 170 1,982,719 170 1,982,719	17 2,057,879 3,222,738 3,222,738 4,748,258 90 2,629,876 90 6,406,355 91 3,838,067 91 3,838,067 91 3,838,067 91 3,623,330 91 48,411,261 9,076,930 7,434,651 7,434,651 7,434,651 7,434,651 7,434,651 7,434,651 13,169,120 191 11,982,719 10 1062,520	1,174,297 3,573,031 2,305,917 3,603,256 5,332,577 3,161,790 7,139,288 4,610,991 7,002,633 9,453,046 11,043,042 10,070,624 18,157,087 11,982,719	1,300,550 3,881,660 2,553,954 3,933,773 5,916,887 3,692,069 7,872,220 5,381,752 8,181,937 10,494,831 13,009,077 12,796,555 23,145,054 11,962,719	2,803,365 1,426,804 4,190,289 2,801,992 4,364,291 6,501,216 4,222,348 8,605,163 6,152,513 9,361,241 11,536,615 14,975,112 15,342,567 26,133,021 11,982,719 1,062,520	1,102,202 1,238,716 2,982,854 1,553,058 4,498,917 3,050,030 4,752,626 4,752,626 9,338,085 6,923,275 10,540,544 12,578,400 16,941,149 17,963,007 33,120,987 11,982,719	1,191,786 1,399,888 3,162,343 1,679,312 4,807,546 3,298,067 5,125,327 7,669,856 5,22,904 10,071,018 7,694,037 11,719,848 13,620,185 18,907,184 20,578,806 38,108,954 11,962,719	1,261,370 1,441,021 3,341,832 1,805,565 5,116,175 5,505,845 8,254,175 5,813,183 10,803,951 8,464,796 12,899,152 14,661,970 20,873,219 23,194,605 43,076,311 11,982,719	1,370,953 1,542,174 3,521,322 1,931,819 5,424,804 5,886,363 6,639,494 6,343,461 11,556,883 9,235,559 14,078,456 15,703,754 22,839,255 22,839,255 22,839,255 22,839,255 22,839,255 21,962,719 1,062,520	1,460,536 1,643,327 3,700,817 2,058,073 5,733,43; 4,042,180 6,266,887 9,422,016 6,873,746 12,269,816 10,006,326 15,257,756 10,745,535 24,805,297 22,426,207 52,979,856	£138,676 £236,858 £200,554 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £466,544 £954,633 £246,590 £1,051,953 £1,366,945 £1,366,945 £5,134,958 £5,134,958		our unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) en unit scheme (houses) en unit scheme (houses) en unit scheme (flats) wenty unit scheme (flats) hirty unit scheme (flats) hirty unit scheme (flats with retail use on ground floor) iffy unit scheme (flats - lower density) fly unit scheme (flats - lower density) eventy unit scheme (flats - ligher density) eventy unit scheme (flats - lower density) ne hundred unit scheme (flats - lower density) wo hunded unit scheme (flats - higher density) wo hunded unit scheme (flats - ligher density) wo hunded unit scheme (flats - ligher density) wo hundred unit scheme (flats) with GF retail hree hundred unit scheme (flats) with GF retail we hundred unit scheme (flats) wo hundred unit scheme (flats)
Control of the development (160 rooms) -	175 1,809,641 1738 2,842,220 1558 4,160,938 176 2,095,845 155 5,673,422 167 3,061,652 130 4,644,026 161 7,369,477 130 7,095,711 151 4,766,675 120 8,135,265 119 11,982,719	17 2,057,879 3,222,738 3,222,738 3,222,738 4,649,355 4,649,355 5,223,330 4,6411,251 4,247,465 1,369,120 1,962,719 1,962,719 1,962,719 1,962,719 1,962,719 1,962,719 1,962,719 1,962,719 1,962,719 1,962,719 1,962,719 1,962,719 1,962,719 1,962,719 1,962,719 1,962,719 1,962,719	1,174,297 3,573,031 2,305,917 3,603,256 5,332,577 3,161,790 7,139,288 4,610,991 7,002,633 9,453,046 11,043,042 10,070,624 18,157,057 11,982,719 1,062,520 6,804,987 4,847,465	1,300,550 3,881,660 2,553,954 3,963,773 5,916,897 3,692,069 7,872,220 5,361,752 6,161,957 10,494,831 13,009,077 12,706,595 23,145,054 11,962,719 1,082,500 6,804,967 4,847,465	2,603,365 1,426,804 4,190,289 2,801,992 4,364,291 6,501,216 4,222,348 6,605,153 6,152,613 9,361,241 11,536,615 14,975,112 15,342,567 28,133,021 11,982,719 1,082,520 6,804,987 4,847,465	1,102,202 1,238,716 2,562,854 1,553,058 4,496,917 3,050,030 4,744,809 7,085,536 4,752,626 9,338,085 6,923,275 10,540,544 12,578,400 16,941,149 17,963,007 33,120,967 11,982,719 1,082,526 6,804,987 4,847,465	1,191,766 1,339,868 3,162,343 1,679,312 4,807,546 3,288,067 5,125,527 7,669,856 5,282,904 10,071,018 13,620,185 13,620,185 10,97,184 13,620,185 10,97,184 11,922,719 1,052,520 10,071,048 11,922,719 1,052,520	1,261,370 1,441,021 3,341,832 1,805,565 5,116,175 3,546,105 5,505,845 8,254,175 5,813,183 10,803,951 12,899,152 14,661,970 20,873,219 23,194,605 43,076,311 11,962,719 1,062,520 6,804,987 4,447,465	1,370,953 1,542,174 3,521,322 1,931,819 5,424,804 3,794,143 5,856,363 8,838,494 6,343,461 11,536,883 9,235,559 14,078,456 15,703,754 22,339,255 25,810,404 46,028,085 11,982,719 1,082,719 1,082,719 1,082,719 1,082,719	1,460,536 1,643,327 1,700,611 2,058,073 5,753,433 4,042,181 6,266,887 9,422,815 6,873,744 12,269,816 10,006,322 15,257,755 16,745,533 24,405,295 28,426,202 28,426,202 52,979,855 11,982,715 1,002,524 6,804,987	£138,676 £236,888 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £46,594 £954,633 £246,590 £1,051,953 £999,738 £1,435,292 £1,306,945 £5,134,958 £529,797 £3,665,943 £1,266,194 £1,266,194 £2,959,733		our unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) en unit scheme (houses) en unit scheme (houses) en unit scheme (flats) wenty unit scheme (houses and flats) wenty unit scheme (flats) intry unit scheme (flats) intry unit scheme (flats with retail use on ground floor) iffly unit scheme (flats - lower density) eventy unit scheme (flats - ligher density) eventy unit scheme (flats - ligher density) eventy unit scheme (flats - ligher density) in e hundred unit scheme (flats - ligher density) in e hundred unit scheme (flats - ligher density) wo hunded unit scheme (flats) with GF retail in ree hundred unit scheme (flats) with GF retail in ve hundred unit scheme (flats) wo hundred unit scheme (flats) wo hundred unit scheme (flats) over hundred unit scheme (flats)
Second S	175 1,809,641 1738 2,842,220 1558 4,160,938 176 2,095,845 155 5,673,422 167 3,061,652 130 4,644,026 161 7,369,477 130 7,095,711 151 4,766,675 120 8,135,265 119 11,982,719	17 2,057,879 3,222,738 3,222,738 3,222,738 4,649,355 4,649,355 5,223,330 4,6411,251 4,247,465 1,369,120 1,962,719 1,962,719 1,962,719 1,962,719 1,962,719 1,962,719 1,962,719 1,962,719 1,962,719 1,962,719 1,962,719 1,962,719 1,962,719 1,962,719 1,962,719 1,962,719 1,962,719	1,174,297 3,573,031 2,305,917 3,603,256 5,332,577 3,161,790 7,139,288 4,610,991 7,002,633 9,453,046 11,043,042 10,070,624 18,157,057 11,982,719 1,062,520 6,804,987 4,847,465	1,300,550 3,881,660 2,553,954 3,983,773 5,916,897 3,692,069 7,872,220 5,381,752 8,181,937 10,494,831 13,009,077 12,706,595 23,145,054 11,982,719 1,062,520 6,804,987 4,847,465 22,997,666 11,409,666	2,803,365 1,426,804 4,190,289 2,801,992 4,364,291 6,501,216 4,222,348 8,605,163 6,152,513 9,361,241 11,536,615 14,975,112 15,342,567 28,133,021 11,982,719 1,062,520 6,804,987 4,847,465 22,971,636 - 11,489,688	1,102,202 1,238,716 2,982,854 1,553,058 4,498,917 3,050,030 7,085,536 4,772,626 9,338,085 6,923,275 10,540,544 12,578,400 16,941,149 17,963,007 33,120,987 11,982,719 1,082,719	1,191,786 1,393,883 3,162,343 1,679,312 4,807,546 3,288,067 5,125,327 7,669,856 5,222,904 10,071,018 7,684,037 11,719,848 13,620,185 18,907,184 20,578,806 38,108,954 11,952,719 1,052,719	1,261,370 1,441,021 3,341,832 1,805,565 5,116,175 3,546,105 5,505,845 8,254,175 5,813,183 10,803,951 12,899,152 14,661,970 20,873,219 23,194,605 43,076,311 11,962,719 1,062,520 6,804,987 4,447,465	1,370,953 1,542,174 3,521,322 1,931,819 5,424,804 3,794,143 5,886,363 0,038,494 6,343,461 11,539,863 9,235,559 14,078,455 15,703,754 22,839,255 22,839,255 25,810,404 48,028,085 11,962,719 1,062,520 6,804,987 4,847,465	1,460,536 1,643,327 3,700,817 2,058,073 5,733,43 4,042,186 6,266,887 9,422,811 6,873,744 10,006,320 10,257,755 16,745,533 24,805,297 26,426,202 52,979,855 11,982,711 1,082,715	£138,676 £236,888 £200,584 £359,804 £214,593 £688,614 £399,366 £502,352 £1,285,225 £1,285,225 £46,590 £1,051,953 £1,435,292 £1,366,945 £5,134,958 £529,797 £3,565,943 £1,236,194 £2,259,733 £1,236,194		our unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) en unit scheme (houses) en unit scheme (houses) en unit scheme (houses) en unit scheme (flats) wenty unit scheme (flats) hirty unit scheme (flats) hirty unit scheme (flats with retail use on ground floor) iffy unit scheme (flats - lower density) iffy unit scheme (flats - higher density) eventy unit scheme (flats - higher density) eventy unit scheme (flats - higher density) ene hundred unit scheme (flats - higher density) wo hunded unit scheme (flats - higher density) wo hunded unit scheme (flats - higher ferstil hree hundred unit scheme (flats) with GF retail ive hundred unit scheme (flats) wo hundred unit scheme (flats) wo hundred unit co-living scheme arge retail supermarket omparison retail ata Centre effice development
### HMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) ### 6500,000 PER HA ###	175	17 2,057,879 3,222,738 3,222,738 3,222,738 4,646,355 4,646,355 5,23,330 6,8411,20 12,9,076,930 24,743,651 13,169,120 11,982,719	1,174,297 3,573,031 2,305,917 3,603,256 5,332,577 3,161,790 7,139,288 4,610,991 7,002,633 9,453,046 11,033,042 10,070,624 18,157,067 11,982,719 1,682,706 6,804,987 4,847,465 22,971,638 11,469,668	1,300,550 3,881,660 2,553,954 3,983,773 5,916,897 3,692,069 7,872,220 5,381,752 6,181,957 10,494,831 13,009,077 12,706,595 23,145,054 11,982,719 1,682,520 6,804,987 4,847,485 -22,9716,36 11,489,668 2,068,471	2,603,365 1,426,804 4,190,289 2,801,992 4,364,291 6,501,216 4,222,348 8,605,153 6,152,613 9,361,241 11,536,615 14,975,112 15,342,657 28,133,021 11,982,719 1,082,520 6,804,987 4,047,465 2,076,474,65 2,076,874	1,102,202 1,238,716 2,562,854 1,553,058 4,468,917 3,050,030 7,085,536 4,752,626 9,333,085 6,923,275 10,540,544 12,578,400 16,941,149 17,963,007 33,120,987 11,982,719 6,804,987 4,847,465 21,469,668 2,068,471	1,191,766 1,339,868 3,162,343 1,679,312 4,807,546 3,288,067 5,125,327 7,669,856 5,282,904 10,071,018 13,620,185 13,907,184 20,578,806 38,108,954 11,982,719 1062,520 6,804,987 4,847,455 22,971,636 11,489,688 2,068,471	1,261,370 1,441,021 3,341,832 1,805,565 5,116,175 3,546,105 5,505,845 8,254,175 5,813,183 10,803,951 12,699,152 14,661,970 20,873,219 23,194,605 43,076,311 11,982,719 6,804,987 4,847,465 22,971,636 1,469,666 2,068,471	1,370,953 1,542,174 3,521,322 1,931,819 5,424,804 3,794,143 5,886,363 8,838,494 6,343,461 11,530,883 9,235,559 14,078,456 15,703,754 22,639,255 25,810,404 46,028,085 11,982,719 6,804,987 4,677,465 22,971,658 6,804,987 4,677,465 22,971,658 6,804,987 4,677,465 22,971,658 6,804,987 4,677,465 22,971,658 6,804,987 4,677,465 22,971,658 6,804,987	1,460,536 1,643,327 2,700,811 2,058,073 5,753,433 4,042,181 6,673,744 12,269,816 10,006,322 15,257,755 16,745,533 24,005,295 28,426,202 28,426,202 52,979,855 11,982,716 6,804,987 4,837,465 22,971,656	£138,676 £236,888 £200,584 £359,804 £214,593 £688,614 £399,386 £502,352 £1,285,225 £46,594 £954,633 £246,590 £1,051,953 £999,738 £1,435,292 £1,366,945 £5,134,958 £529,797 £3,565,943 £1,265,943 £1,265,959,733 £1,782,971 £1,485,810 £2,959,733		our unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) en unit scheme (houses) en unit scheme (houses) en unit scheme (houses) en unit scheme (flats) wenty unit scheme (houses and flats) wenty unit scheme (flats) intry unit scheme (flats) intry unit scheme (flats with retail use on ground floor) iffy unit scheme (flats - lower density) eventy unit scheme (flats - lower density) eventy unit scheme (flats - ligher density) eventy unit scheme (flats - higher density) ine hundred unit scheme (flats - density) ine hundred unit scheme (flats - higher density) wo hunded unit scheme (flats) with GF retail here hundred unit scheme (flats) wo hundred unit scheme (flats) wo hundred unit scheme (flats) wo hundred unit Scheme flats) ive hundred unit Scheme flats) flats with GF retail ive hundred unit Scheme flats) flats development floed flo
Residual land value Rescription Resorription Resorripti	1759 1,805,841 1738 2,842,220 1738 2,842,220 1750 4,163,538 176 2,095,845 175 5,673,422 175 7,095,711 175 7,365,477 175 7,365,771 175 7,365,779 175 7,365,77	17 2,057,879 16 3,222,738 17 4,748,255 18 6,406,355 11 3,838,067 13 5,829,330 16 8,411,261 17 9,076,930 14 7,434,651 17 13,9120 19 11,982,719 10 10,827 10 10 10,827 10 10 10,827 10 10 10,827 10 10 10,827 10 10 10 10 10 10 10 1	1,174,297 3,573,031 2,305,917 3,603,256 5,332,577 3,161,790 7,139,288 4,610,991 7,002,633 9,453,046 11,043,042 10,070,624 18,157,087 11,982,719 1,062,520 6,804,987 4,847,465 2,2871,656 1,489,658 2,088,471 977,576 3,217,453	1,300,550 3,881,660 2,553,954 3,933,773 5,916,887 3,692,069 7,872,220 5,381,752 8,181,937 10,494,831 13,009,077 12,706,595 23,145,054 11,962,719 1,062,520 6,804,987 4,847,465 22,971,656 11,489,686 2,068,471 977,576 3,217,453	2,603,365 1,426,804 4,190,289 2,801,992 4,364,291 6,501,216 4,222,348 8,605,153 6,152,513 9,361,241 11,536,615 14,975,112 15,342,567 28,133,021 11,982,719 1,082,520 6,804,987 4,847,465 22,971,636 11,489,666 2,068,471 977,576 3,217,453	1,102,202 1,238,716 2,982,854 1,553,058 4,498,917 3,050,030 7,085,536 4,752,626 9,538,085 6,923,275 10,540,544 12,578,400 16,941,149 17,963,007 33,120,987 11,982,719 1,062,520 6,804,987 4,765 6,804,987 6,804,98	1,191,786 1,393,888 3,162,343 1,679,312 4,807,546 3,298,067 5,125,327 7,669,856 5,22,904 10,071,018 7,694,037 11,719,848 13,620,185 18,907,184 20,578,806 38,108,954 19,927,19 1,082,520 6,804,987 4,047,465 2,2671,636 2,1889,688,471 977,576 3,217,453	1,261,370 1,441,021 3,341,832 1,805,565 5,116,175 5,505,845 8,254,175 5,813,183 10,803,951 8,464,798 12,889,152 14,661,970 20,873,219 23,194,605 43,076,311 11,982,719 1,062,520 6,847,465 22,971,636 -11,459,665 2,068,471,977	1,370,953 1,542,174 3,521,322 1,931,819 5,424,804 3,794,143 5,886,363 8,638,494 6,343,461 11,556,883 9,235,559 14,078,456 15,703,754 22,839,255 22,839,255 25,810,404 48,028,085 11,962,719 1,062,520 6,804,987 4,047,465 22,971,636 1,489,666 2,088,471 1,489,666 2,088,471 1,489,666 2,088,471 1,489,666 2,088,471 1,489,666 2,088,471 1,775,757 3,217,453	1,460,536 1,643,327 3,700,817 2,058,073 5,733,43; 4,042,186 6,266,887 9,422,816 6,873,744 12,269,816 10,006,320 15,257,755 10,006,320 24,805,299 26,426,20,20; 52,979,856 11,682,711 1,082,520 6,804,987 4,447,465 11,469,660 2,668,477 11,469,660 2,668,477 11,469,660 2,668,477 3,217,455 3,217,455	£138,676 £236,888 £200,584 £359,804 £214,593 £688,614 £399,386 £502,352 £1,285,225 £46,590 £1,051,953 £246,590 £1,051,953 £1,435,292 £1,366,945 £3,134,958 £2,265,943 £1,236,194 £2,259,797 £3,565,943 £1,236,194 £2,599,733 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810		our unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) en unit scheme (houses) en unit scheme (houses) en unit scheme (flats) wenty unit scheme (flats) hirty unit scheme (flats) hirty unit scheme (flats with retail use on ground floor) fity unit scheme (flats - lower density) fity unit scheme (flats - lower density) eventy unit scheme (flats - lower density) wo hundred unit scheme (flats - lower density) wo hundred unit scheme (flats - lower density) wo hundred unit scheme (flats) wo hundred unit scheme (flats) wo hundred unit scheme (flats) free hundred unit scheme (flats) wo hundred unit scheme (flats) free density floor development floor development floor development (floor ooms) obtel development (floor ooms) ght industrial scheme
Rescription No of units BLV 0% AH 5% AH 10% AH 15% AH 20% AH 25% AH 30% AH 35% AH 40% AH 25% AH 20% AH 25% AH 30% AH 35% AH 40% AH 25% AH 20% AH 25% AH 30% AH 35% AH 40% AH 25% AH 20% AH 25% AH 30% AH 35% AH 40% AH 25% AH 25% AH 25% AH 30% AH 35% AH 40% AH 25% AH 25% AH 30% AH 35% AH 40% AH 25% AH 25% AH 30% AH 35% AH 40% AH 35% AH 35% AH 35% AH 30% AH 35% AH 40% AH 35% AH 35% AH 30% AH 30% AH 30% AH 35% AH 30% AH 35% AH 30% AH 35% AH 30% AH 35% AH 30%	1759 1,809,641 1738 2,842,220 1758 4,160,938 176 2,095,845 175 2,095,845 175 3,061,852 130 4,644,026 131 7,369,477 130 7,095,771 130 7,095,771 130 7,095,771 130 7,095,771 130 7,095,771 130 7,095,771 130 7,095,771 130 7,095,771 155 4,796,879 120 8,135,265 149 11,982,719 130 7,095,711 156 4,047,465 136 1,465,686 171 2,068,471 176 977,576 153 3,217,453 171 4,013,171	17 2,057,879 16 3,222,738 17 4746,258 10 2,629,876 18 6,406,355 11 3,638,067 13 3,638,067 13 5,823,330 16 8,411,261 12 9,076,930 14 9,076,930 17 13,169,120 17 13,169,120 17 13,169,120 17 14,92,719 17 1,92,719 17 1,92,719 18 2,2971,68 18 2,2971,68 18 2,2971,68 18 2,2971,68 18 2,2971,68 18 2,2971,68 18 3,247,465 17 2,068,471 18 977,576 18 977,576 18 977,576 18 3,247,465 18 3,247,465	1,174,297 3,573,031 2,305,917 3,603,256 5,332,577 3,161,790 7,139,288 4,610,991 7,002,633 9,453,046 11,053,042 10,070,624 18,157,087 11,962,719 1,062,520 6,804,987 4,847,465 22,971,635 11,469,668 2,068,471 977,576 3,217,453 4,013,171	1,300,550 3,881,660 2,553,954 3,983,773 5,916,897 3,692,069 7,872,220 5,381,752 8,181,937 10,494,831 13,009,077 12,706,595 23,145,054 11,982,719 1,062,520 6,804,987 4,847,465 211,469,688 2,068,471 977,576 3,217,453 4,013,171	2,603,365 1,426,804 4,190,289 2,801,992 4,364,291 6,501,216 4,222,348 8,605,153 6,152,513 9,361,241 11,536,615 14,975,112 15,342,567 26,133,021 11,982,719 1,082,520 6,804,987 4,847,465 2,971,638 2,068,471 9,77,576 3,217,453 4,013,171	1,102,202 1,238,716 2,982,854 1,553,058 4,456,917 3,050,030 7,085,536 4,752,626 9,338,085 6,923,275 10,540,544 12,578,400 17,963,007 33,120,967 11,962,719 10,542,544 12,578,400 17,963,007 33,120,967 11,962,719 10,542,544 12,578,400 11,963,007 33,120,967 11,962,719 10,62,520 6,804,987 4,847,465 2,971,636 2,088,471 977,576 3,217,453 4,013,177	1,191,786 1,393,888 3,162,343 1,679,312 4,807,546 3,288,067 5,125,327 7,669,856 5,282,904 10,071,018 13,620,185 11,719,848 13,620,185 18,967,184 20,578,806 38,108,954 11,962,719 1,062,520 6,804,987 4,847,465 22,971,636 21,489,688 2,068,471 977,576 3,217,453 4,013,171	1,261,370 1,441,021 3,341,832 1,805,565 5,116,175 3,546,105 5,505,845 8,254,175 5,813,183 10,803,951 10,803,951 20,873,210 23,194,605 43,076,311 11,862,719 1,082,520 6,804,987 4,847,465 22,971,635 11,469,668 2,068,471 977,576 3,217,453	1,370,953 1,542,174 3,521,322 1,931,819 5,424,804 3,794,143 5,886,363 6,333,484 6,343,461 11,550,803 9,235,559 14,078,455 15,703,754 2,839,255 25,810,404 48,028,085 11,962,719 1,082,520 6,004,967 4,847,465 2,874,686 2,068,471 977,576 2,068,471	1,460,536 1,643,327 1,700,811 2,058,073 5,733,433 4,042,186 6,266,88 9,422,815 6,873,744 12,269,816 10,006,322 15,257,756 16,745,536 2,605,257,9855 11,982,715 6,804,987 4,847,465 2,068,477 977,576 2,174,55	£136,676 £236,888 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £46,594 £954,633 £246,590 £1,051,963 £999,738 £1,435,292 £1,366,945 £5,134,958 £5,134,958 £2,599,737 £1,782,971 £1,485,810		our unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) en unit scheme (flats) en unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats) intry unit scheme (flats with retail use on ground floor) iffly unit scheme (flats with retail use on ground floor) iffly unit scheme (flats - lower density) eventy unit scheme (flats - lower density) eventy unit scheme (flats - ligher density) eventy unit scheme (flats - higher density) ine hundred unit scheme (flats - higher density) wo hundred unit scheme (flats - with GF retail here hundred unit scheme (flats) with GF retail in the hundred unit scheme (flats) wo hundred unit scheme (flats) wo hundred unit Co-living scheme arrage retail supermarket omparison retail ata Centre ffice development ffice development otel development (160 rooms) otel development (160 rooms) flight industrial scheme dustrial Scheme new build (50% plot ratio)
ne unit scheme (houses) 1 £13,438 409,933 350,030 370,127 350,223 330,320 310,418 290,514 270,611 250,7 wo unit scheme (houses) 2 £17,917 819,866 780,060 740,253 770,447 660,641 602,834 581,027 541,222 501,4 (19,447 1,447,251) 1,246,224 1,202,023 1,137,222 1,072,421 1,007,620 942,819 813,2 even unit scheme (houses) 3 £19,444 1,405,38 1,370,953 1,261,370 1,191,786 1,102,002 1,012,618 923,034 633,450 743,8 ine unit scheme (flats) 9 £28,125 1,643,327 1,542,174 1,441,021 1,339,868 1,238,716 1,137,563 1,036,410 935,256 834,1 en unit scheme (houses) 10 £50,089 2,088,073 1,931,819 1,805,555 1,679,312 1,555,058 1,426,804 1,300,550 1,174,297 1,048,00 wenty unit scheme (houses and flats) 20 £95,000 4,042,180 3,794,143 3,546,105 3,298,067 3,050,030 2,801,992 2,553,954 2,305,917 2,057,8 intry unit scheme (flats with retail use on ground floor) 30 £70,438 9,422,815 8,884,94 8,254,175 7,669,855 7,085,536 6,501,216 5,916,897 5,332,577 4,748,2 eventy unit scheme (flats - lower density) 50 £180,208 9,422,815 8,838,404 8,254,175 7,669,855 7,085,536 6,501,216 5,916,897 5,332,577 4,748,2 eventy unit scheme (flats - higher density) 70 £34,576 1,006,320 9,235,559 4,464,796 7,694,037 6,923,275 6,152,513 5,381,752 4,610,991 3,838,0 eventy unit scheme (flats - lower density) 70 £34,576 1,006,320 9,235,559 4,474,805 10,544,44 9,361,244 9,361,244 9,361,244 8,819 7,702,633 5,823,34 10,547,545 10,546,44 11,556,815 10,494,831 9,453,046 8,411,24	175	17 2,057,879 16 3,222,738 17 4746,258 10 2,629,876 18 6,406,355 11 3,638,067 13 3,638,067 13 5,823,330 16 8,411,261 12 9,076,930 14 9,076,930 17 13,169,120 17 13,169,120 17 13,169,120 17 14,92,719 17 1,92,719 17 1,92,719 18 2,2971,68 18 2,2971,68 18 2,2971,68 18 2,2971,68 18 2,2971,68 18 2,2971,68 18 3,247,465 17 2,068,471 18 977,576 18 977,576 18 977,576 18 3,247,465 18 3,247,465	1,174,297 3,573,031 2,305,917 3,603,256 5,332,577 3,161,790 7,139,288 4,610,991 7,002,633 9,453,046 11,053,042 10,070,624 18,157,087 11,962,719 1,062,520 6,804,987 4,847,465 22,971,635 11,469,668 2,068,471 977,576 3,217,453 4,013,171	1,300,550 3,881,660 2,553,954 3,983,773 5,916,897 3,692,069 7,872,220 5,381,752 8,181,937 10,494,831 13,009,077 12,706,595 23,145,054 11,982,719 1,062,520 6,804,987 4,847,465 211,469,688 2,068,471 977,576 3,217,453 4,013,171	2,603,365 1,426,804 4,190,289 2,801,992 4,364,291 6,501,216 4,222,348 8,605,153 6,152,513 9,361,241 11,536,615 14,975,112 15,342,567 26,133,021 11,982,719 1,082,520 6,804,987 4,847,465 2,971,638 2,068,471 9,77,576 3,217,453 4,013,171	1,102,202 1,238,716 2,982,854 1,553,058 4,456,917 3,050,030 7,085,536 4,752,626 9,338,085 6,923,275 10,540,544 12,578,400 17,963,007 33,120,967 11,962,719 10,542,544 12,578,400 17,963,007 33,120,967 11,962,719 10,542,544 12,578,400 11,963,007 33,120,967 11,962,719 10,62,520 6,804,987 4,847,465 2,971,636 2,088,471 977,576 3,217,453 4,013,177	1,191,786 1,393,888 3,162,343 1,679,312 4,807,546 3,288,067 5,125,327 7,669,856 5,282,904 10,071,018 13,620,185 11,719,848 13,620,185 18,967,184 20,578,806 38,108,954 11,962,719 1,062,520 6,804,987 4,847,465 22,971,636 21,489,688 2,068,471 977,576 3,217,453 4,013,171	1,261,370 1,441,021 3,341,832 1,805,565 5,116,175 3,546,105 5,505,845 8,254,175 5,813,183 10,803,951 10,803,951 20,873,210 23,194,605 43,076,311 11,862,719 1,082,520 6,804,987 4,847,465 22,971,635 11,469,668 2,068,471 977,576 3,217,453	1,370,953 1,542,174 3,521,322 1,931,819 5,424,804 3,794,143 5,886,363 6,333,484 6,343,461 11,550,803 9,235,559 14,078,455 15,703,754 2,839,255 25,810,404 48,028,085 11,962,719 1,082,520 6,004,967 4,847,465 2,874,686 2,068,471 977,576 2,068,471	1,460,536 1,643,327 2,700,811 2,058,073 5,733,43 4,042,136 6,266,88 9,422,811 6,873,74(10,006,320 10,267,756 16,745,538 24,805,297 26,426,202 52,979,856 11,982,711 1,082,711 1,082,711 1,082,520 6,804,981 4,847,465 11,469,681 2,068,477 977,576 3,217,455 3,217,455	£138,676 £236,858 £200,584 £236,858 £200,584 £214,593 £668,614 £399,386 £502,352 £1,285,225 £466,594 £954,633 £246,590 £1,051,953 £994,633 £246,590 £1,366,945 £1,366,945 £1,366,945 £2,366,943 £1,236,194 £2,959,733 £1,782,971 £1,485,810 £659,699 £41,485,810 £659,699 £41,635,810		our unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) en unit scheme (houses) en unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats) hirty unit scheme (flats with retail use on ground floor) iffy unit scheme (flats - lower density) iffy unit scheme (flats - lower density) iffy unit scheme (flats - higher density) eventy unit scheme (flats - lower density) ne hundred unit scheme (flats - lower density) ne hundred unit scheme (flats - higher density) wo hundred unit scheme (flats) with GF retail hree hundred unit scheme (flats) with GF retail ver hundred unit scheme (flats) we hundred unit scheme (flats) wo hundred unit scheme (flats) ive hundred unit scheme id unit scheme id unit scheme id unit scheme id unit scheme (flats) ive hundred unit scheme
our unit scheme (houses) 4 £19,444 1,331,625 1,266,624 1,202,023 1,137,222 1,072,421 1,007,620 942,819 676,018 613,2 even unit scheme (flats) 7 £33,211 1,460,538 1,370,953 1,281,370 1,191,786 1,102,202 1,012,618 923,034 833,450 743,8 ine unit scheme (houses) 9 £28,125 1,643,327 1,542,174 1,441,021 1,339,868 1,238,716 1,137,563 1,036,410 935,255 834,1 en unit scheme (houses) 10 £50,450 3,700,811 3,521,322 3,341,832 3,182,343 2,982,854 2,803,365 2,623,875 2,444,386 2,284,8 en unit scheme (houses and flats) 10 £30,089 2,088,073 1,931,819 1,805,565 1,679,312 1,555,058 1,426,804 1,300,550 1,174,297 1,048,0 wenty unit scheme (houses and flats) 20 £93,750 5,733,432 5,424,804 5,116,175 4,807,546 4,496,917 4,190,289 3,881,660 3,573,031 3,284,4 wenty unit scheme (flats) 20 £93,750 5,733,432 5,424,804 5,116,175 4,807,546 4,496,917 4,190,289 3,881,660 3,573,031 3,284,4 wenty unit scheme (flats with retail use on ground floor) 30 £70,438 6,266,881 5,886,363 5,505,845 5,125,327 4,744,809 4,364,291 3,983,773 3,603,256 3,222,7 iffy unit scheme (flats - lower density) 50 £180,208 9,422,815 8,838,494 8,254,175 7,669,856 7,085,536 6,501,216 5,916,897 5,332,577 4,748,29 eventy unit scheme (flats - higher density) 50 £65,417 6,873,740 6,343,461 5,813,183 5,282,904 4,752,626 4,222,348 3,692,069 3,161,790 2,629,3 eventy unit scheme (flats - higher density) 70 £34,576 10,006,320 9,255,595 8,464,798 7,694,037 6,925,275 6,152,513 5,381,752 4,610,991 3,838,00 eventy unit scheme (flats - lower density) 100 £147,500 15,257,759 14,078,466 12,899,152 11,719,848 10,540,544 9,361,241 8,181,937 7,002,633 5,823,34 wo hunded unit scheme (flats - lower density) 100 £147,500 15,257,759 14,078,466 12,899,152 11,719,848 10,540,544 9,361,241 8,181,937 7,002,633 5,823,34 wo hunded unit scheme (flats - lower density) 100 £147,500 15,257,759 14,078,466 12,899,152 11,719,848 10,540,544 9,361,256 10,494,831 9,455,040 8,411,240,440,440,440 11,440,440,440,440,440,440,440,440,440,4	175	17 2,057,879 16 3,222,738 17 4,746,253 18 6,406,355 19 3,838,067 13 3,838,067 13 6,411,261 12 9,076,930 14 1,052,719 15 11,052,719 17 1,062,529 17 1,062,529 17 1,062,529 17 1,062,529 17 1,062,529 17 1,062,529 17 1,062,529 17 1,062,529 17 1,062,529 17 1,062,529 17 1,062,529 17 1,062,529 17 1,062,529 17 1,062,529 17 1,062,529 17 1,062,529 17 1,062,529 17 1,068,471 17 1,068,471 17 1,068,471 17 1,068,471 17 1,068,471 17 1,068,471 17 1,068,471 17 1,068,471	1,174,297 3,573,031 2,305,917 3,603,256 5,332,577 3,161,790 7,139,288 4,610,991 7,002,633 9,453,046 11,043,042 10,070,624 18,157,067 11,982,719 1,082,520 6,804,987 4,847,465 22,671,638 11,499,668 2,088,471 977,576 3,217,453 4,013,171 4,815,804	1,300,550 3,881,660 2,553,954 3,983,773 5,916,897 3,692,069 7,872,220 5,381,752 8,181,937 10,494,831 13,009,077 12,706,595 23,145,054 11,982,719 1,682,520 6,804,987 4,847,485 22,971,636 2,086,471 977,576 3,217,453 4,013,171 4,815,804	2,603,365 1,426,804 4,190,289 2,801,992 4,364,291 6,501,216 6,501,216 6,505,213 5,361,241 11,536,615 14,975,112 15,342,567 28,133,021 11,982,719 1,082,820 6,804,987 4,847,465 22,871,636 -11,489,688 2,068,471 977,576 3,217,453 4,013,171 4,815,804	1,102,202 1,238,716 2,982,854 1,553,050 4,448,917 3,050,030 4,744,809 7,005,530 4,752,626 9,338,085 6,923,275 10,540,544 12,579,600 16,941,149 17,963,007 33,120,967 11,982,719	1,191,786 1,393,888 3,162,343 1,679,312 4,807,546 3,298,067 5,125,327 7,669,856 5,282,904 10,071,018 7,694,037 11,719,848 20,578,806 38,108,954 11,962,719 1,062,520 6,804,967 4,847,465 22,974,636 11,489,668 2,068,4,77 4,847,465 22,974,636 11,489,668 2,068,4,77 4,847,465 22,974,636 11,489,668 2,068,4,77 3,217,455 4,013,171 4,815,804	1,261,370 1,441,021 3,341,832 1,805,565 5,116,175 3,546,105 5,505,845 8,24,175 5,813,183 10,803,951 10,803,951 2,899,152 4,601,970 20,873,219 23,194,605 43,076,311 11,982,719 1,082,204 6,804,987 4,877,465 22,971,636 11,495,668 22,971,636 1,496,668 27,977,576 3,217,453 4,013,171 4,815,804	1,370,953 1,542,174 3,521,322 1,931,819 5,424,804 3,794,143 5,886,363 8,638,494 6,343,461 11,556,883 9,235,559 14,078,456 6,700,754 22,839,255 25,810,404 46,028,085 11,962,719 1,082,559 14,078,456 22,871,678 48,47,465 22,871,678 48,47,465 22,871,678 48,47,465 22,871,678 48,47,465 22,871,678 48,47,465 22,871,678 48,47,465 22,871,678 48,47,465 22,871,678 48,47,465 22,871,678 48,47,465 22,871,678 48,47,465 22,871,678 48,47,465 48,47,47,47,47,47,47,47,47,47,47,47,47,47,	1,460,534 1,643,327 3,700,811 2,058,073 5,733,432 4,042,136 6,266,88 3,242,811 10,006,326 11,269,816 10,006,326 15,257,756 11,469,667 1,	£138,676 £236,888 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £46,590 £1,051,953 £1,435,292 £1,366,945 £1,435,292 £1,366,945 £1,435,291 £1,782,971 £1,485,810 £2,959,733 £1,782,971 £1,782,971 £1,782,971 £3,565,943 £3,565,943		our unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) en unit scheme (flats) en unit scheme (houses) en unit scheme (houses) en unit scheme (houses and flats) wenty unit scheme (flats) hirty unit scheme (flats with retail use on ground floor) fifty unit scheme (flats - 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even unit scheme (flats) 7	1759 1,809,841 1738 2,842,220 1538 4,160,338 176 2,095,845 155 5,673,422 167 3,061,852 130 4,644,026 151 7,369,477 130 7,095,711 151 4,760,379 120 8,135,265 171 1,927,719 120 8,135,265 171 1,927,719 120 8,135,265 171 1,927,719 120 8,135,265 171 1,927,719 120 8,135,265 171 2,068,471 176 977,576 1776 977,576 1776 977,576 1771 4,013,171 104 4,015,604	17 2,057,879 16 3,222,738 17 4746 258 10 2,629,876 18 6,406,355 11 3,638,067 13 5,823,330 16 8,411,20 12 9,076,930 14 1,069,120 17 13,169,120 17 13,169,120 17 14,065,120 17 14,065,120 17 14,065,120 17 14,065,120 17 14,065,120 17 14,07,120 17 14,07,120 17 14,07,120 17 14,07,120 17 14,07,120 17 14,07,120 17 14,07,120 17 14,07,120 17 14,07,171 17 18 18 18 18 18 18 18 18 18 18 18 18 18	1,174,297 3,573,031 2,305,917 3,603,256 5,332,577 3,161,790 7,139,288 4,610,991 7,002,633 9,453,046 11,043,042 10,070,624 18,157,087 11,982,719 1,062,200 6,804,987 4,847,465 2,991,686 2,088,471 977,576 3,217,453 4,013,171 4,815,804	1,300,550 3,881,660 2,553,954 3,983,773 5,916,897 3,692,069 7,672,220 5,361,752 8,181,937 10,494,831 13,009,077 12,706,595 23,145,054 11,982,719 1,062,520 6,804,967 4,847,465 2,991,656 11,459,666 2,068,471 977,576 3,217,453 4,013,171 4,815,804	2,603,365 1,426,804 4,190,289 2,801,992 4,364,291 6,501,216 4,222,348 8,605,153 6,152,613 9,861,241 11,536,615 14,975,112 15,342,657 28,133,021 11,982,719 1,082,529 1,484,465 2,071,635 11,489,666 2,068,471 977,576 3,217,453 4,013,171 4,815,804	1,102,202 1,238,716 2,062,854 1,553,058 4,456,917 3,050,030 4,744,809 7,085,536 4,752,626 6,923,275 10,640,544 12,578,400 17,963,007 33,120,967 11,962,719 10,62,520 6,804,987 4,847,465 2,088,471 977,576 3,217,453 4,013,177 4,815,804	1,191,786 1,339,888 3,162,343 1,679,312 4,807,546 3,288,067 5,125,327 7,669,856 5,282,904 10,071,018 13,620,185 11,719,848 13,620,185 18,967,184 20,578,806 38,108,954 11,962,719 1,082,520 6,804,987 4,847,465 22,971,658 11,485,668 2,068,471 977,576 3,217,453 4,013,171 4,815,804	1,261,370 1,441,021 3,341,832 1,805,565 5,116,175 3,546,105 5,505,845 0,254,175 5,813,183 10,803,951 10,803,951 12,899,162 14,661,970 20,873,211 23,194,605 43,076,311 11,982,719 1,082,520 6,804,987 4,847,465 2,068,471 977,576 3,217,453 4,013,171 4,815,804	1,370,953 1,542,174 3,521,322 1,931,819 5,424,804 3,794,143 5,866,363 0,338,494 6,343,461 11,558,803 9,235,559 14,076,456 15,703,754 2,839,255 25,810,404 48,028,085 11,962,719 1,062,520 6,804,987 4,847,465 2,689,497 4,7453 4,013,171 4,815,804	1,460,536 1,643,327 7,700,611 2,058,073 5,733,433 4,042,160 6,266,88 9,422,611 6,873,744 10,006,320 10,257,763 16,745,539 26,426,202 52,979,856 11,382,711 1,082,712 1,082,713 1	£138,676 £236,888 £200,584 £326,808 £214,593 £668,614 £399,386 £502,352 £1,285,225 £1,285,225 £1,285,225 £1,366,945 £13,458 £2,959,733 £1,782,971 £1,485,810 £46,594 £2,959,733 £1,782,971 £1,485,810 £46,594 £2,959,733 £1,782,971 £1,485,810 £3,565,943 £56,5943	To the state of th	our unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) en unit scheme (flats) en unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats) hirty unit scheme (flats with retail use on ground floor) fifty unit scheme (flats - lower density) fifty unit scheme (flats - lower density) eventy unit scheme (flats - lower density) eventy unit scheme (flats - lower density) eventy unit scheme (flats - higher density) eventy unit scheme (flats - higher density) eventy unit scheme (flats - higher density) wo hundred unit scheme (flats - higher density) wo hundred unit scheme (flats) with GF retail hree hundred unit scheme (flats) wo hundred unit scheme (flats) wo hundred unit scheme (flats) wo hundred unit scheme (flats) free dendred unit scheme arge retail supermarket omparison retail ata Centre ffice development ffice development ffice development (flo rooms) otel development (flo rooms) otel development (flo rooms) interest (floor floor of the floor floor of the floor floor of the fl
en unit scheme (houses) 10 £50,450 3,700,811 3,521,322 3,341,832 3,162,343 2,982,854 2,803,365 2,623,875 2,444,386 2,264,88 en unit scheme (flats) 10 £30,089 2,058,073 1,931,819 1,805,565 1,679,312 1,555,058 1,426,804 1,300,550 1,174,297 1,048,0 wenty unit scheme (houses and flats) 20 £93,750 5,733,432 5,424,804 5,116,175 4,807,546 4,498,917 4,190,289 3,881,660 3,573,031 3,264,4 wenty unit scheme (flats) 20 £65,000 4,042,180 3,794,143 3,546,105 3,298,067 3,050,030 2,881,992 2,553,954 2,305,917 2,057,8 hirty unit scheme (flats with retail use on ground floor) 30 £70,438 6,266,851 5,866,363 5,505,845 5,125,327 4,744,809 4,364,291 3,983,773 3,603,256 3,222,7 fly unit scheme (flats - lower density) 50 £180,208 9,422,815 8,838,494 8,254,175 7,669,855 7,085,536 6,501,216 5,916,897 5,332,577 4,748,209 4,754,200	175	17 2,057,879 18 3,222,738 19 2,629,876 10 2,629,876 10 3,333,667 11 3,333,667 12 9,076,930 13 1,69,120 11 1,982,719 10 1,062,520 11 1,062,520 11 1,062,520 11 1,062,520 11 2,068,471 12 1,068,471 13 1,069,120 14 2,068,471 15 4,247,465 16 2,2971,636 17 2,068,471 18 40,987 19 11 3,069,120 19 11 3,069,120 10 1,062,520 11 2,068,471 11 4,063,471 12 4,068,471 13 4,068,471 14 4,815,804	1,174,297 3,573,031 2,305,917 3,603,256 5,332,577 3,161,790 7,139,288 4,610,991 7,002,633 9,453,046 11,043,042 10,070,624 16,157,067 11,932,719 162,520 6,804,987 4,847,465 22,971,636 11,489,686 11,489,686 2,088,471 977,570 3,217,453 4,013,171 4,815,804	1,300,550 3,881,660 2,553,954 3,983,773 5,916,897 3,692,099 7,872,220 5,381,752 8,181,937 10,494,831 13,009,077 12,706,595 23,145,054 11,982,719 1,682,520 4,887,485 2,987,485 2,987,485 2,987,485 2,987,485 4,013,171 4,815,804	2,603,365 1,426,804 4,190,289 2,801,992 4,364,291 6,501,216 6,505,153 6,152,613 5,361,241 11,536,615 14,975,112 15,342,567 28,133,021 11,982,719 1,082,520 6,804,987 4,847,465 -22,971,636 -11,489,666 2,068,471 977,576 3,217,453 4,013,171 4,815,804	1,102,202 1,238,716 2,982,854 1,553,053 4,448,917 3,050,030 4,744,809 7,095,538 4,752,626 9,338,085 6,923,275 10,540,544 12,578,400 16,941,149 17,963,007 33,120,967 11,982,719 6,804,987 11,982,807 11,982,807 11,982,807 11,982,807 11,982,807 11,982,807 11,982,807 11,982,807 11,982,807 11,982,807 11,982,	1,191,786 1,339,888 3,162,343 1,679,312 4,807,546 3,298,067 5,125,327 7,669,856 5,262,904 10,071,018 7,694,037 11,719,848 20,578,806 38,108,954 11,962,719 1062,520 6,804,967 4,847,465 22,974,636 11,489,688 2,088,471 977,576 3,217,453 4,013,171 4,815,804	1,261,370 1,441,021 3,341,832 1,305,565 5,116,175 3,546,105 5,505,845 8,264,175 5,813,183 10,803,951 2,899,152 23,194,605 43,076,311 11,962,719 6,804,967 43,076,311 11,962,719 6,804,967 2,2071,636 2,208,4367 4,847,465 2,2071,636 21,469,666 2,208,667 2,3217,453 4,013,177 4,815,804	1,370,953 1,542,174 3,521,322 1,931,819 5,424,804 3,794,143 5,866,363 6,638,494 6,343,461 11,536,883 9,235,559 14,078,456 15,703,754 22,839,255 25,810,404 48,023,085 11,962,719 1062,506 11,962,719 1062,506 11,962,719 1062,506 11,962,719 1062,506 11,962,719 1062,506 11,962,719 1062,506 11,962,719 1062,506 11,962,719 1062,506 11,962,719 1062,506 11,963,717 1063,7	1,460,538 1,643,327 3,700,817 3,700,817 2,056,073 5,733,432 4,042,183 9,422,818 10,006,326 15,257,758 10,745,533 24,305,296 28,426,20,297 88,426,20,20,297 88,426,20,20,20,20,20,20,20,20,20,20,20,20,20,	£138,676 £236,888 £200,584 £336,808 £214,593 £668,614 £399,386 £502,382 £1,285,225 £46,590 £1,051,953 £999,738 £1,435,292 £1,366,945 £529,797 £3,665,943 £1,782,971 £4,485,810 £650,699 £416,027 £7,782,971 £3,565,943		our unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) en unit scheme (houses) en unit scheme (houses) en unit scheme (houses) en unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats) intry unit scheme (flats with retail use on ground floor) fly unit scheme (flats - lower density) eventy unit scheme (flats - loigher density) wo hundred unit scheme (flats) with GF retail eventy durit scheme (flats) with GF retail eventy entured unit scheme (flats) wo hundred unit scheme (flats) wo hundred unit scheme (flats) wo hundred unit scheme (flats) eventy enturies eventy ent
wenty unit scheme (flats) 20 £93,750 5,733,432 5,424,804 5,116,175 4,807,546 4,496,917 4,190,289 3,881,660 3,573,031 3,264,4 wenty unit scheme (flats) 20 £56,000 4,042,180 3,794,143 3,546,105 3,298,067 3,050,030 2,801,992 2,553,954 2,305,917 2,057,8 hirty unit scheme (flats with retail use on ground floor) 30 £70,438 6,266,881 5,886,363 5,505,845 5,125,327 4,744,809 4,364,291 3,983,773 3,603,256 3,227,7 hirty unit scheme (flats - lower density) 50 £180,208 9,422,815 8,838,494 8,254,175 7,669,856 7,085,536 6,501,216 5,916,897 5,332,577 4,748,2 hirty unit scheme (flats - ligher density) 50 £85,417 6,873,740 6,343,461 5,813,183 5,282,904 4,752,626 4,222,348 3,692,099 3,161,790 2,629,8 eventy unit scheme (flats - higher density) 70 £133,854 12,269,816 11,536,853 10,803,951 10,071,018 9,338,085 8,605,153 7,872,220 7,139,288 6,406,3 eventy unit scheme (flats - higher density) 70 £34,576 10,006,320 9,235,559 8,464,798 7,694,037 6,923,275 6,152,513 5,381,752 4,610,991 3,838,0 ne hundred unit scheme (flats - higher density) 100 £147,500 15,257,759 14,078,456 12,899,152 11,719,848 10,540,544 9,361,241 8,181,937 7,002,633 5,823,0 ne hundred unit scheme (flats - higher density) 100 £140,179 16,745,559 15,703,754 14,661,970 13,620,185 12,578,400 11,536,615 10,498,831 9,453,048 8,411,2 wo hunded unit scheme (flats - higher density) 100 £201,250 24,805,290 22,839,255 20,873,219 16,907,184 16,941,149 14,975,112 13,009,077 11,043,042 9,076,9	175	17 2,057,879 16 3,222,738 17 4,748,258 20 2,629,876 18 6,406,355 21 3,633,067 23 5,823,330 46 8,411,261 42 9,076,930 10 10,020 11,962,719 11,96	1,174,297 3,573,031 2,305,917 3,603,256 5,332,577 3,161,790 7,139,288 4,610,991 7,002,633 9,453,046 11,043,042 10,070,624 18,157,087 11,982,719 1,082,520 6,847,465 2,088,471 977,576 3,217,453 4,013,177 4,815,804	1,300,550 3,881,660 2,553,954 3,983,773 5,916,887 3,692,069 7,872,220 5,381,752 8,181,937 10,494,331 13,009,077 12,706,555 23,145,054 11,982,719 1,082,520 6,84,71 1,982,719 1,082,520 6,84,74,65 2,971,536 11,459,668 2,068,471 9,77,576 3,217,453 4,013,177 4,815,804	2,603,365 1,426,804 4,190,289 2,801,992 4,364,291 6,501,216 6,501,216 6,501,216 1,501,	1,102,202 1,238,716 2,992,854 1,553,058 4,498,917 3,050,030 7,085,536 4,774,809 7,085,536 4,775,626 9,538,085 6,923,275 10,540 12,578,400 16,941,149 17,963,007 33,120,987 11,962,719 1,082,520 6,804,987 4,847,455 2,971,636 11,459,666 11,459,666 11,459,666 33,217,453 4,013,177 4,815,804	1,191,786 1,339,888 3,162,343 1,679,312 4,807,546 3,288,067 5,125,327 7,669,856 5,222,904 10,071,018 7,684,037 11,719,848 13,620,185 18,907,184 20,578,806 38,108,954 11,962,719 1,062,200 6,804,967 4,847,465 2,297,1636 2,068,471 977,576 3,217,453 4,013,171 4,815,804	1,261,370 1,441,021 3,341,832 1,805,565 5,116,175 3,546,105 5,505,845 0,254,175 5,813,183 10,803,951 14,661,970 20,873,219 20,194,605 43,076,311 11,922,719 1,022,520 6,804,987 4,847,465 2,991,636 11,459,666 2,068,471 977,576 3,217,453 4,013,171 4,815,804	1,370,953 1,542,174 3,521,322 1,931,819 5,424,804 3,794,143 5,886,363 6,538,494 6,343,461 11,539,885 9,235,559 14,078,456 15,703,754 22,839,255 25,810,404 48,028,085 11,962,719 1,062,520 6,804,987 4,847,455 22,971,536 21,489,666 2,068,471 977,576 3217,453 4,013,177 4,815,804	1,460,536 1,643,327 3,700,811 2,058,073 5,733,43 4,042,186 6,266,88 9,422,811 6,873,74(10,006,32(15,257,755 10,745,532 28,426,202 28,426,202 52,979,855 11,402,511 1,082,52(6,804,981 4,847,455 6,804,981 4,847,455 6,804,981 4,847,455 6,804,981 4,847,455 6,804,981 4,847,455 6,804,981 4,847,455 6,804,981 4,847,455 6,804,981 4,847,455 6,804,981 4,847,455 6,804,981 6	£138,676 £236,888 £200,584 £326,888 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £1,285,225 £1,285,225 £1,366,544 £999,738 £1,435,292 £1,366,945 £2,959,733 £1,736,945 £1,365,943 £1,265,943 £1,265,943 £1,265,943 £1,265,943 £1,265,943 £1,265,943		our unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) en unit scheme (flats) en unit scheme (flats) en unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats with retail use on ground floor) ffly unit scheme (flats with retail use on ground floor) ffly unit scheme (flats - lower density) eventy unit scheme (flats - ligher density) eventy unit scheme (flats - ligher density) eventy unit scheme (flats - ligher density) in en hundred unit scheme (flats - ligher density) in en hundred unit scheme (flats - ligher density) wo hundred unit scheme (flats) with GF retail here hundred unit scheme (flats) with GF retail we hundred unit scheme (flats) wo hundred unit Co-living scheme arge retail supermarket omparison retail ata Centre ffice development ffice development otel development (160 rooms) otel development (160 rooms) otel development (160 rooms) otel development (160 rooms) dustrial scheme enw build (50% plot ratio) dustrial scheme intensification (60% plot ratio) HMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER U escription ne unit scheme (houses) wor unit scheme (houses) even unit scheme (flats)
wenty unit scheme (flats) 20 £56,000 4,042,180 3,794,143 3,546,105 5,298,067 3,050,030 2,801,992 2,553,954 2,305,917 2,057,8 1,000 1	175	17 2,057,879 16 3,222,738 17 4,746,263 10 2,629,876 18 6,406,355 11 3,333,067 13 5,223,330 16 3,411,251 12 9,076,930 16 11,932,710 17 19,076,930 17 13,169,120 10 11,932,710 10 11,932,710 10 11,932,7	1,174,297 3,573,031 2,305,917 3,603,256 5,332,577 3,161,790 7,139,288 4,610,991 7,002,633 9,453,046 11,043,042 10,070,624 11,1043,042 10,1070,624 11,1043,042 10,1070,624 10,1	1,300,550 3,881,660 2,553,954 3,963,773 5,916,897 3,692,069 7,872,220 5,361,752 8,181,937 10,494,831 13,009,077 12,706,595 23,145,054 11,962,719 1,082,500 6,804,987 4,847,485 -22,971,656 2,068,471 4,815,804 2,068,471 4,815,804 2,068,471 4,815,804	2,603,365 1,426,804 4,190,289 2,801,992 4,364,291 6,501,216 6,501,216 6,505,213 5,361,241 11,536,615 14,975,112 15,342,567 28,133,021 11,982,719 1,082,820 6,804,987 4,847,465 22,871,636 - 11,489,683 2,068,471 977,576 3,217,453 4,013,171 4,815,804	1,102,202 1,238,716 2,982,854 1,553,050 4,744,809 7,065,530 4,774,809 7,065,530 4,774,809 7,065,530 4,774,809 7,065,530 1,540,544 1,2,579,400 16,941,149 17,963,007 33,120,967 11,982,719 1,062,520 6,804,987 11,982,719 1,062,520 6,804,987 2,77,576 3,217,460 4,013,177 4,815,804	1,191,786 1,339,888 3,162,343 1,679,312 4,807,546 3,298,067 5,125,327 7,669,856 5,282,904 10,071,018 7,694,037 11,719,848 13,620,185 18,907,184 20,578,866 38,108,954 11,982,719 1,062,520 6,84,987 4,847,455 -22,971,636 -11,489,688 2,068,471 977,576 3,217,453 4,013,171 4,815,804	1,261,370 1,441,021 3,341,832 1,805,565 5,116,175 5,505,845 6,254,175 5,813,183 10,803,951 10,803,951 10,803,951 10,803,951 10,803,951 10,803,951 11,902,719 10,02,203 11,902,719 10,02,203 11,902,719 10,02,203 11,902,719 10,02,203 11,902,719 10,02,203 11,902,719 10,02,203 11,902,719 10,02,203 11,902,719 10,02,203 11,902,719 10,02,719 1	1,370,953 1,542,174 3,521,322 1,931,819 5,424,804 3,794,143 5,866,363 6,363,494 6,343,461 11,556,863 9,235,559 14,078,456 16,703,754 22,839,255 25,810,404 48,028,085 11,962,719 1,062,920 6,847,465 22,971,656 11,962,719 1,062,920 1,465,666 2,068,471 977,576 3,217,465 4,013,171 4,815,804	1,460,534 1,643,327 3,700,811 2,058,073 5,733,432 4,042,130 6,266,88 9,422,811 6,673,740 12,269,811 10,006,320 15,257,755 10,465,33 24,805,290 28,426,20 28,426,20 28,426,20 29,426,20 21,485,297 88,426,20 20,426,20 21,485,297 88,426,20 20,426,20 2	£138,676 £236,888 £200,584 £336,808 £214,593 £668,614 £399,386 £502,352 £1,285,225 £46,590 £1,051,953 £954,633 £246,590 £1,051,953 £1,435,292 £1,366,945 £1,435,292 £1,366,945 £1,435,291 £1,782,971 £1,485,810 £2,959,733 £1,782,971 £1,782,971 £1,782,971 £1,855,810 £505,943 £505,943 £506,943 £506,943 £507,997 £1,782,971 £1,485,810 £17,917 £1,435,810 £1,782,971 £1,485,810 £1,782,971 £1,485,810 £1,782,971 £1,485,810 £1,782,971 £1,485,810 £1,782,971 £1,485,810 £1,782,971 £1,485,810 £1,782,971 £1,485,810 £1,782,971 £1,485,810 £1,782,971 £1,485,810 £1,782,971 £1,485,810 £1,782,971 £1,485,810 £1,782,971 £1,485,810 £1,782,971		over unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) en unit scheme (flats) en unit scheme (houses) en unit scheme (houses) en unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats) hirty unit scheme (flats with retail use on ground floor) fly unit scheme (flats - lower density) fly unit scheme (flats - loigher density) eventy unit scheme (flats - loigher density) eventy unit scheme (flats - loigher density) en hundred unit scheme (flats - loigher density) en hundred unit scheme (flats - loigher density) wo hunded unit scheme (flats - loigher density) wo hundred unit scheme (flats) with GF retail hiree hundred unit scheme (flats) wo hundred unit scheme (flats) but hundred unit scheme (flats) wo unit scheme (flats) wo unit scheme (flats) ine unit scheme (flats)
figure scheme (flats - lower density) 50 £180,208 9 422,815 8,384,404 8,254,175 7,669,856 7,085,536 6,501,216 5,916,897 5,332,577 4,748,2 figure scheme (flats - lower density) 50 £65,417 6,873,740 6,343,461 5,813,83 5,282,904 4,752,626 4,222,348 3,692,099 3,161,790 2,632,800 4,752,626 4,222,348 3,692,099 3,161,790 2,632,800 4,752,626 4,222,348 3,692,099 3,161,790 2,632,800 4,752,626 4,222,348 3,692,099 3,161,790 2,632,800 4,752,626 4,222,348 3,692,099 3,161,790 2,632,800 4,752,626 4,222,348 3,692,099 3,161,790 2,632,800 4,752,626	175	17 2,057,879 16 3,222,738 17 4748,258 20 2,629,876 18 6,406,355 21 3,639,667 13 5,823,330 16 8,411,261 12 9,076,930 10 2,622 17,434,651 27 13,1199,120 10 10 2,622 11,982,719	1,174,297 3,573,031 2,305,917 3,603,256 5,332,577 3,161,790 7,139,288 4,610,991 7,002,633 9,453,046 11,043,042 10,070,624 18,157,067 11,962,520 6,804,987 4,847,465 2,2871,856 1,489,666 2,068,471 977,576 3,217,453 4,013,171 4,815,804	1,300,550 3,881,660 2,553,954 3,983,773 5,916,887 3,992,099 7,872,220 5,381,752 8,181,937 10,494,831 13,009,077 12,706,595 23,145,054 11,962,719 1,062,520 6,804,987 4,847,465 22,971,856 1,489,686 2,088,471 977,576 3,217,453 4,013,171 4,815,804	2,003,365 1,426,804 4,190,289 2,001,992 4,364,291 6,501,216 6,501,216 6,501,216 1,52,513 9,361,241 11,536,615 14,975,112 15,342,567 26,133,021 11,982,719 1,082,520 6,804,987 4,847,465 22,971,686 2,068,471 977,576 3,217,453 4,013,171 4,815,804	1,102,202 1,238,716 2,592,354 1,553,058 4,498,917 3,050,030 4,752,626 9,538,686 6,923,275 10,540,544 12,579,400 16,941,149 17,963,007 33,120,987 11,592,710 1,062,520 6,847,455 22,671,636 11,696,636 22,671,636 11,696,636 23,277,400 16,941,149 17,963,007 33,120,987 11,592,710 1,062,520 6,8471 11,592,710 1,062,520 6,8471 1,592,710 1,062,520 6,847,455 2,068,471 1,577,777 3,217,453 4,013,171 4,615,004	1,191,786 1,339,888 3,162,343 1,679,312 4,807,546 3,288,067 5,125,327 7,669,856 5,22,904 1,071,018 7,694,037 11,719,848 13,620,185 18,907,184 20,578,806 38,108,954 19,92,719 1,082,520 6,804,987 4,407,465 2,671,636 2,088,471 1,982,719 1,082,520 6,804,987 4,407,465 3,117,576 3,217,453 4,013,171 4,815,804	1,261,370 1,441,021 3,341,832 1,805,565 5,116,175 5,505,845 8,254,175 5,813,183 10,803,951 8,464,798 12,899,152 14,661,970 20,873,219 23,194,605 43,076,311 11,982,719 1,062,520 6,847,465 22,971,636 -11,459,663 2,068,471 4,613,171 4,815,004	1,370,953 1,542,174 3,521,322 1,931,819 5,424,804 3,794,143 5,886,363 8,638,494 6,343,461 11,556,883 9,235,559 14,078,456 15,703,754 22,839,255 25,810,404 48,028,085 22,839,255 25,810,404 48,028,085 22,839,255 25,810,404 48,028,085 22,839,255 25,810,404 48,028,085 22,839,255 25,810,404 48,028,085 22,839,255 25,810,404 48,028,085 22,839,255 26,810,404 48,028,085 22,839,255 26,810,404 48,028,085 22,839,255 24,031,731,731,731,731,731,731,731,731,731,7	1,460,534 1,643,327 1,700,811 2,058,073 5,733,43; 4,042,180 6,266,881 9,422,811 6,873,744 12,269,811 10,006,320 15,257,755 10,006,320 15,257,755 11,002,207 15,257,755 11,002,207 11,002,20	£138,676 £236,888 £200,584 £236,888 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £4,285,225 £1,285,225 £1,386,945 £1,435,292 £1,366,945 £5,134,958 £529,797 £3,565,943 £1,435,810 £2,959,733 £1,782,971 £1,485,810 £2,595,943 £2,595,943 £1,782,971 £1,485,810 £2,595,943 £1,782,971 £1,485,810 £2,595,943 £2,595,943 £3,565,943 £3,565,943 £3,565,943		our unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) en unit scheme (houses) en unit scheme (houses) en unit scheme (houses) en unit scheme (flats) wenty unit scheme (flats) hirty unit scheme (flats with retail use on ground floor) fifty unit scheme (flats - lower density) fifty unit scheme (flats - lower density) eventy unit scheme (flats - higher density) wo hundred unit scheme (flats - lower density) wo hunded unit scheme (flats - lower density) wo hunded unit scheme (flats) with GF retail hree hundred unit scheme (flats) wo hundred unit scheme (flats) wo hundred unit scheme (flats) from the flats - lower density floor development floor development floor development floor development (100 rooms) otel development (100 rooms) otel development (100 rooms) ight industrial scheme dustrial scheme intensification (60% plot ratio) HMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER U escription ne unit scheme (houses) our unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) en unit scheme (flats) en unit scheme (flats) en unit scheme (flats)
eventy unit scheme (Industrial/employment led scheme) 70 £133,854 12,269,816 11,536,883 10,803,951 10,071,018 9,338,085 8,605,153 7,872,220 7,139,288 6,406,3 eventy unit scheme (flats - higher density) 70 £34,576 10,006,320 9,235,559 8,464,798 7,694,037 6,923,275 6,152,513 5,381,752 4,610,991 3,838,0 6,405,400	175	17 2,057,879 18 3,222,738 19 2,629,876 10 2,629,876 10 3,333,667 11 3,333,667 12 9,076,930 13 5,823,330 14 9,076,930 15 1,625,20 16 1,625,20 17 1,048,947 18 1,047,465 18 1,047,465 19 1,048,043 19 1,048,043 10 1,048,043 11 250,708 12 250,708 13 3,217,453 14 4,815,804	1,174,297 3,573,031 2,305,6917 3,603,256 5,332,577 3,161,790 7,139,288 4,610,991 7,002,633 9,453,046 11,043,042 10,070,624 18,157,067 11,982,719 1,682,520 6,804,987 4,847,465 22,971,638 21,469,688 2,088,471 977,576 3,217,453 4,013,171 4,815,804	1,300,550 3,881,660 2,553,954 3,983,773 5,916,897 3,692,069 7,872,220 5,381,752 8,181,937 10,494,831 13,009,077 12,706,595 23,145,054 11,962,719 1,682,520 6,804,937 4,847,465 2,267,1686 2,088,471 977,576 3,217,453 4,013,171 4,815,804	2,603,365 1,426,804 4,190,289 2,801,992 4,364,291 6,501,216 6,501,216 6,605,153 6,152,513 9,561,241 11,536,615 14,975,112 15,342,567 28,133,021 11,982,719 1,082,520 6,804,987 4,847,465 -22,971,636 -11,489,666 2,068,471 977,576 3,217,453 4,013,171 4,815,804	1,102,202 1,238,716 2,982,854 1,553,053 4,448,917 3,050,030 4,744,809 7,095,530 4,752,626 9,338,085 6,923,275 10,540,544 12,576,400 16,941,149 17,963,007 33,120,967 11,982,719 10,922,719 10,922,719 10,922,719 10,922,719 11,982,884 11,553,058 11,553,058 11,553,058 11,553,058 11,553,058 11,553,058 11,553,058 11,553,058 11,553,058 11,553,058 11,553,058 11,553,058	1,191,786 1,393,888 3,162,343 1,679,312 4,807,546 3,298,067 5,125,327 7,669,856 5,282,904 10,071,018 7,694,037 11,719,848 20,578,806 38,108,954 11,962,719 1,062,520 6,804,967 4,847,465 22,971,636 21,488,668 2,068,4,967 4,847,465 22,971,636 21,488,668 2,068,4,977 4,847,465 22,971,636 21,488,668 2,068,4,977 4,847,465 22,971,636 21,488,668 2,068,4,777 4,815,804	1,261,370 1,441,021 3,341,832 1,805,565 5,116,175 5,505,845 6,264,175 5,813,183 10,803,951 6,464,798 12,899,152 20,873,219 23,194,605 43,077,311 1,962,520 6,804,987 14,605 20,873,219 23,194,605 43,077,311 1,962,719 1,062,520 6,804,987 4,807,465 4,071,317 4,815,804	1,370,953 1,542,174 3,521,322 1,931,819 5,424,804 3,794,143 5,866,363 8,638,494 6,343,461 11,556,863 9,225,559 14,078,456 6,700,754 22,839,255 25,810,404 46,028,085 11,962,719 1,062,520 6,84,987 4,877,465 22,971,036 -11,485,666 22,971,036 -11,485,666 24,131,771 4,815,804	1,460,534 1,643,327 3,700,811 2,058,073 5,733,432 4,042,180 6,266,88 9,422,811 10,006,320 15,257,755 12,465,20 24,805,290 8,426,20 25,279,855 11,982,711 1,662,327 1,663,343 11,982,711 1,663,327 1,663,343 1,664,343 1,	£138,676 £236,888 £200,584 £336,808 £214,593 £668,614 £399,386 £502,352 £1,285,225 £1,285,225 £1,285,225 £1,366,945 £1,366,945 £2,979 £3,665,943 £1,236,1945 £2,979 £3,665,943 £1,236,1945 £2,959,738 £1,236,1945 £2,959,738 £1,236,1945 £2,559,733 £1,782,971 £1,366,945 £2,565,943 £2,565,943 £3,565,943 £3,565,943 £50,000	NDEVELOPED LAND) No of units	our unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) en unit scheme (houses) en unit scheme (houses) en unit scheme (houses) en unit scheme (houses) en unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats) hirty unit scheme (flats with retail use on ground floor) fifty unit scheme (flats - lower density) eventy unit scheme (flats - loigher density) eventy unit scheme (flats - higher density) me hundred unit scheme (flats - higher density) me hundred unit scheme (flats - higher density) wo hunded unit scheme (flats - higher density) wo hunded unit scheme (flats - higher density) wo hunded unit scheme (flats) with GF retail hree hundred unit scheme (flats) wo hundred unit scheme flats) wo hundred unit flats free development old development ffice development ffice development ffice development (160 rooms) otel
ne hundred unit scheme (flats - lower density) 100 £147,500 15,257,759 14,078,456 12,899,152 11,719,848 10,540,544 9,361,241 8,181,937 7,002,633 5,823,3 ne hundred unit scheme (flats - higher density) 100 £140,179 16,745,539 15,703,754 14,661,970 13,620,185 12,578,400 11,536,615 10,494,831 9,453,046 8,411,2 wo hunded unit scheme (flats) with GF retail 200 £201,250 24,805,290 22,839,255 20,873,219 18,907,184 16,941,149 14,975,112 13,009,077 11,043,042 9,076,9	179 1,809,841 1738 2,842,220 1538 4,166,338 176 2,095,845 155 5,673,422 157 3,061,852 1530 4,644,026 155 1,736,477 1300 7,095,711 1551 4,796,679 120 8,135,265 179 11,982,719 1 1982,719 1 1982,719 1 1982,719 1 1982,719 1 1002,520 187 6,804,987 165 4,847,465 130 2,977,576 155 4,847,465 130 2,977,576 155 4,847,465 131 2,066,471 176 977,576 157 4,115 104 4,815,804 145% AH 504	17	1,174,297 3,573,031 2,305,917 3,603,256 5,332,577 3,61,790 7,139,288 4,610,991 7,002,633 9,453,046 11,043,042 10,070,624 18,157,087 11,982,719 1,082,520 6,847,465 2,088,471 977,576 3,217,453 4,013,177 4,815,604 35%,AH 270,611 \$41,222 878,018 833,450 935,256 2,444,306 935,256 2,444,306 1,174,297 3,673,031 2,305,917 3,673,051 2,305,917 3,673,055 5,332,577	1,300,550 3,881,660 2,553,954 3,983,773 5,916,887 3,692,069 7,872,220 5,381,752 8,181,937 10,494,831 13,009,077 12,706,555 23,145,054 11,982,719 1,082,520 6,8471 1,982,719 1,082,520 6,8471 1,982,719 1,082,520 6,8471 1,982,719 1,082,520 6,8471 1,982,719 1,082,520 6,8471 1,982,719 1,082,520 1,484,644 1,084,641 1,084,	2,603,365 1,426,804 4,190,289 2,801,992 4,364,291 6,501,216 8,605,153 6,152,513 9,361,241 11,536,615 14,975,112 15,542,567 28,133,021 11,982,719 1,602,520 6,804,987 4,547,465 2,267,133 4,013,171 4,815,804 310,418 620,834 1,007,620 1,012,618 1,137,563 2,803,365 1,426,804 4,190,289 2,801,992 4,564,291	1,102,202 1,238,716 2,992,854 1,553,058 4,498,917 3,050,030 4,744,809 7,085,536 4,775,626 9,538,085 6,923,275 10,540,541 12,578,400 16,941,149 17,963,007 33,120,987 11,962,719 1,082,520 6,804,987 4,847,455 22,971,636 11,459,636 11,	1,191,766 1,339,868 3,162,343 1,679,312 4,807,546 3,288,067 5,125,327 7,669,856 5,222,904 10,071,018 17,694,037 11,719,848 13,620,185 18,907,184 20,578,806 38,108,954 11,962,719 1,062,200 6,804,967 4,847,465 2,267,1836 2,068,471 977,576 3,217,453 4,013,171 4,815,804 15% AH 350,223 700,447 1,137,222 1,191,768 1,339,868 3,162,343 1,679,312 4,807,546 3,388,067 1,398,868 3,162,343 1,679,312 4,807,546 3,388,067 1,191,768 1,339,868 3,162,343 1,679,312 4,807,546 3,288,067 1,191,768 1,339,868 3,162,343 1,679,312 4,807,546 3,288,067 1,769,3868	1,261,370 1,441,021 3,341,832 1,805,565 5,116,175 3,546,105 5,505,845 0,254,175 5,813,183 10,803,951 14,661,970 20,873,219 20,194,605 43,076,311 11,922,719 1,022,520 6,804,987 4,847,465 2,991,636 11,459,666 2,068,471 977,576 3,217,453 4,013,171 4,815,804	1,370,953 1,542,174 3,521,322 1,931,819 5,424,804 3,794,143 5,886,363 6,538,494 6,343,461 11,536,883 9,235,559 14,078,456 15,703,754 28,839,255 25,810,404 48,028,085 11,962,719 1,062,520 6,804,987 4,847,455 29,71,536 21,458,464 300,030 777,576 3217,453 4,013,177 4,815,804	1,460,536 1,643,327 3,700,811 2,058,073 5,733,433 4,042,186 6,266,881 9,422,815 6,873,744 12,269,616 11,000,6,320 15,357,755 16,745,538 16,745,538 16,745,538 16,745,538 16,745,538 16,745,538 16,426,202 18,426,202 19,978,556 11,402,715 1,002,711 1	£138,676 £236,888 £200,584 £359,804 £214,593 £688,614 £399,386 £502,352 £1,285,225 £1,285,225 £1,285,225 £1,366,945 £1,615,1953 £51,314,958 £529,797 £3,565,943 £1,485,810 £46,599 £416,027 £1,782,971 £1,485,810 £55,134,958 £1,236,194 £2,959,733 £1,782,971 £1,485,810 £3,565,943 £5,615,943 £5,615,943 £5,615,943 £5,615,943 £17,917 £19,444 £33,211 £28,125 £50,450 £30,089 £93,750 £56,000 £70,438 £180,208	NDEVELOPED LAND) NO of units 1 2 4 7 7 8 9 10 20 20 30 30 30 50	our unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats with retail use on ground floor) iffly unit scheme (flats - lower density) eventy unit scheme (flats) eventy unit scheme (flats) eventy unit scheme (flats) eventy unit scheme (flats) eventy unit scheme edustrial Supermarket omparison retail ata Centre effice development flice development flice development (floo rooms) otel development (floo rooms) otel development (floo rooms) otel development (floo rooms) otel development (floo rooms) dustrial scheme intensification (60% plot ratio) HMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER U escription en unit scheme (houses) even unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme
ne hundred unit scheme (flats - higher density) 100 £140,179 16,745,539 15,703,754 14,661,970 13,620,185 12,578,400 11,536,615 10,494,831 9,453,046 8,411,2 wo hunded unit scheme (flats) with GF retail 200 £201,250 24,805,290 22,839,255 20,873,219 18,907,184 16,941,149 14,975,112 13,009,077 11,043,042 9,076,9	175	17 2,057,879 18 3,222,738 19 2,629,876 10 2,629,876 10 3,333,057 11 3,333,057 11 3,333,057 12 9,076,930 13 169,120 10 1,062,520 11 1,062,520 11 1,062,520 11 2,068,471 12 2,07,879 13 4,874,855 14 4,815,804 15 4,847,455 16 22,971,636 17 2,068,471 18 13 2,17 19 14 4,815,804	1,174,297 3,573,031 2,305,917 3,603,256 5,332,577 3,161,790 7,139,288 4,610,991 7,002,633 9,453,046 11,043,042 10,070,624 11,1943,042 10,177,067 11,982,719 1,082,630 11,982,719 1,082,630 11,982,719 1,082,630 11,982,719 1,082,630 1,1982,719 1,082,630 1,1982,719 1,082,630 1,1982,719 1,082,630 1,1982,630 1,174,653 4,013,171 4,815,804 355,464 355,636 1,174,297 3,573,031 3,603,256 5,332,577 3,161,790 7,139,288	1,300,550 3,881,660 2,553,954 3,983,773 5,916,897 3,692,099 7,872,220 5,381,752 8,181,937 10,494,831 13,009,077 12,706,595 23,145,054 11,982,719 1,082,520 4,847,465 22,971,656 21,149,668	2,603,365 1,426,804 4,190,289 2,801,992 4,364,291 6,501,216 6,501,216 6,505,213 6,152,613 5,361,241 11,536,615 14,975,112 15,342,567 28,133,021 11,982,719 1,082,520 6,804,987 4,847,465 22,971,636 21,449,625 21,449,625 21,449,625 21,449,625 21,426,804 25% AH 310,418 620,834 1,007,620 1,012,618 1,137,563 2,801,992 4,364,291 6,501,216 6,804,987	1,102,202 1,238,716 2,982,854 1,553,050 4,744,809 7,005,530 4,774,809 7,005,530 4,774,809 7,005,530 4,774,809 7,005,530 10,540,544 12,579,400 16,941,149 17,963,007 33,120,967 11,962,520 6,804,987 11,962,719 1002,520 6,804,987 11,962,719 1002,520 6,804,987 207,576 32,77,650 4,013,177 4,815,804 20% AH 330,320 660,641 1,072,421 1,102,022 1,288,716 2,982,854 1,553,056 4,498,917 3,050,030 4,744,809 7,085,536	1,191,786 1,339,888 3,162,343 1,679,312 4,807,546 3,298,067 5,125,327 7,669,856 5,282,904 1,071,018 7,694,037 11,719,848 13,620,185 18,907,184 20,578,866 38,108,954 11,982,719 1,062,520 6,84,967 1,1489,688 2,068,471 977,576 3,217,453 4,013,171 4,815,804	1,261,370 1,441,021 3,341,832 1,805,565 5,116,175 3,546,105 5,505,845 8,264,175 5,813,183 10,803,951 8,464,798 12,899,152 23,194,605 43,076,311 11,962,719 1,042,371 11,962,719 1,042,371 1,465,663 2,068,471 2,771 4,815,804 1,465,663 1,465,663 1,465,663 1,465,663 1,263,777,576 3,217,453 4,013,177 4,815,804 1,021,377 1,441,021 3,341,832 1,020,203 1,261,370 1,441,021 3,341,832 1,005,565 5,116,175 3,546,105 5,505,845 8,264,175 5,813,183	1,370,953 1,542,174 3,521,322 1,931,819 5,424,804 6,343,461 1,556,863 9,235,559 14,078,456 15,703,754 22,839,255 25,810,404 48,028,085 15,703,754 22,839,255 25,810,404 48,028,085 11,982,719 1,082,220 6,844,987 4,647,465 22,971,636 1,456,666 22,971,636 1,456,666 1,266,8471 977,576 3,217,453 4,013,177 4,015,803	1,460,536 1,643,327 2,700,811 2,058,073 5,733,432 4,042,180 6,266,881 9,422,811 6,266,881 10,006,320 11,257,755 10,745,533 24,805,290 25,297,855 27,465 11,489,667 2,068,471 1,489,667 2,068,471 1,489,667 2,068,471 1,489,667 2,068,471 1,489,667 1,481,673 1,4	£138,676 £236,888 £200,584 £336,808 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £46,590 £1,051,953 £994,633 £246,590 £1,435,292 £1,366,945 £1,435,292 £1,366,945 £1,782,971 £1,485,810 £2,959,733 £1,782,971 £1,485,810 £2,659,430 £1,782,971 £1,485,810 £2,659,430 £1,782,971 £1,485,810 £2,859,733 £1,782,971 £1,485,810 £2,859,733 £1,782,971 £1,485,810 £2,8125 £50,450 £30,089 £416,027 £13,438 £17,917 £19,444 £33,211 £28,125 £50,450 £30,089 £93,750 £50,000 £70,438 £180,208	NDEVELOPED LAND) No of units	our unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) en unit scheme (houses) en unit scheme (houses) en unit scheme (houses) en unit scheme (houses) en unit scheme (flats) wenty unit scheme (flats) hirty unit scheme (flats with retail use on ground floor) fifty unit scheme (flats - lower density) fifty unit scheme (flats - higher density) eventy unit scheme (flats - higher density) eventy unit scheme (flats - higher density) en hundred unit scheme (flats - higher density) wo hunded unit scheme (flats - higher density) wo hunded unit scheme (flats - higher density) wo hunded unit scheme (flats) wo hundred unit scheme (flats) wo bundred unit scheme (flats) wo hundred unit scheme (flats) wo bundred unit scheme (flats) wo hundred unit scheme (flats) hotel development (100 rooms) gibt industrial scheme intensification (60% plot ratio) HMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER U escription ne unit scheme (houses) our unit scheme (houses) our unit scheme (flats) ine unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) wenty unit scheme (flats) inity unit scheme (flats) hirty unit scheme (flats) hirty unit scheme (flats) hirty unit scheme (flats) weventy unit scheme (flats) hirty unit scheme (flats) eventy unit scheme (flats) hirty unit scheme (flats) hirty unit scheme (flats) eventy unit scheme (flats) eventy unit scheme (flats) eventy unit scheme (flats)
	175	17 2,057,879 16 3,222,738 17 4,748,258 18 6,406,355 19 3,633,330 16 8,411,261 12 9,076,930 10 10,0220 17 43,651 17 13,169,120 19 11,962,719 19 11,962,719 11,962,719 11,962,719 11,962,719 11,962,719 11,962,719 11,962,719 11,962,719 11,962,719 11,962,719 11,962,719 11,962,719 11,962,719 11,962,719 11,962,719 11,962,719 11,962,719 11,963,717 11,40,40,40,40,40,40,40,40,40,40,40,40,40,	1,174,297 3,573,031 2,305,917 3,603,256 5,332,577 3,161,790 7,139,288 4,610,991 7,002,633 9,453,046 11,043,042 10,070,624 18,157,067 11,962,520 6,804,987 4,847,465 2,068,471 977,576 3,217,453 4,013,171 4,815,804 35% AH 270,611 4,815,804	1,300,550 3,881,660 2,553,954 3,983,773 5,916,897 3,692,069 7,872,220 5,381,752 8,181,937 10,494,831 13,009,077 12,706,595 23,145,054 11,962,719 1,062,520 6,804,987 4,847,465 22,971,856 1,489,686 2,088,471 4,745 3,217,453 4,013,171 4,815,804 280,514 290,514 551,027 942,819 923,034 1,036,410 2,623,875 1,300,550 3,881,660 2,553,954 3,983,773 5,916,897 3,682,069 7,872,220 5,381,752	2,603,365 1,426,804 4,190,289 2,801,992 4,364,291 6,501,216 4,222,348 8,605,153 6,152,513 9,361,241 11,536,615 14,975,112 15,542,567 26,133,021 11,982,719 1,082,520 6,804,987 4,847,465 2,297,1628 2,068,471 977,576 3,217,453 4,013,171 4,815,804 25% AH 310,418 620,834 1,007,620 1,012,618 1,137,653 2,003,365 1,426,804 4,190,289 2,801,992 2,801,992 4,364,291 6,501,216 4,222,348 8,605,153 6,162,513	1,102,202 1,238,716 2,592,354 1,553,058 4,498,917 3,050,030 4,774,809 7,085,536 4,774,809 7,085,536 6,923,275 10,540,544 12,579,400 16,941,149 17,963,007 33,120,987 11,592,710 1,082,520 6,84,71 11,592,710 1,082,520 6,84,71 11,592,710 1,082,520 6,84,71 1,592,710 1,082,520 6,84,71 1,592,710 1,082,520 6,84,71 1,593,031 1,159,032 1,238,716 1,102,202 1,238,716 1,553,058 4,498,917 3,055,030 4,754,809 7,065,530 4,744,809 7,065,530 4,755,626	1,191,786 1,339,888 3,162,343 1,679,312 4,807,546 3,288,067 5,125,327 7,669,856 5,22,904 1,071,018 7,694,037 11,719,848 13,620,185 18,907,184 20,578,806 38,108,954 19,927,19 1,082,520 6,804,987 4,407,465 2,671,636 2,088,471 4,7465 3,114,89,688 2,088,471 4,817,546 3,217,453 4,013,171 4,815,804 15% AH 350,223 700,447 1,137,222 1,191,788 1,339,888 1,679,312 4,807,546 3,298,067 5,125,327 7,669,856 5,22,904 10,071,018 7,694,037	1,261,370 1,441,021 3,341,832 1,805,565 5,116,175 5,505,845 8,254,175 5,813,183 10,803,951 8,464,798 12,899,152 14,661,970 20,873,219 23,194,605 43,076,311 11,992,719 1,062,520 6,847,465 22,971,636 -11,459,663 -2,971,636 -11,459,663 -2,971,636 -11,459,663 -1,977,776 3,217,453 4,013,171 4,815,004	1,370,953 1,542,174 3,521,322 1,931,819 5,424,804 3,794,143 5,886,363 8,638,494 6,343,461 11,556,883 9,235,559 14,078,456 15,703,754 22,839,255 25,810,404 48,028,085 15,703,754 17,082,520 6,847,455 17,082,710 1,082,520 6,847,453 1,932,711 1,082,520 6,847,453 1,932,711 1,082,520 6,847,453 1,947,4	1,460,536 1,643,327 3,700,811 2,058,073 5,733,43; 4,042,180 6,266,881 9,422,811 6,873,744 12,269,811 10,006,320 15,257,755 11,002,207 52,979,855 24,805,297 26,426,207 52,979,855 11,862,711 1,082,520 6,804,981 4,647,465 11,469,632 11,453 11,	£138,676 £236,888 £200,584 £326,888 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £1,285,225 £1,285,225 £1,366,544 £999,738 £1,435,292 £1,366,945 £2,959,733 £1,736,945 £1,858,810 £2,959,733 £1,736,743 £1,436,5810 £13,438 £17,917 £19,444 £33,211 £28,125 £50,450 £30,089 £93,750 £56,043 £180,208 £93,750 £56,043	NDEVELOPED LAND) No of units 1	our unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) en unit scheme (flats) en unit scheme (flats) en unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats with retail use on ground floor) iffy unit scheme (flats - lower density) iffy unit scheme (flats - lower density) eventy unit scheme (flats - lower density) eventy unit scheme (flats - lower density) ine hundred unit scheme (flats - nigher density) ine hundred unit scheme (flats - higher density) ine hundred unit scheme (flats - higher density) ine hundred unit scheme (flats - lower density) ine hundred unit scheme (flats) with GF retail here hundred unit scheme (flats) with GF retail ive hundred unit Scheme (flats) ive hundred unit Co-living scheme arge retail supermarket omparison retail ata Centre 'ffice development otel development otel development (floo rooms) otel development (floo rooms) otel development (floo rooms) idustrial scheme new build (50% plot ratio) HMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER U esscription ine unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) ine unit scheme (flats) ine unit scheme (flats) ine unit scheme (flats) ine unit scheme (flats) iventy unit scheme (flats - higher density) iffy unit scheme (flats - higher density) iffy unit scheme (flats - higher density) eventy unit scheme (flats - higher density)
	175	17 2,057,879 3,222,738 3,222,738 40,6258 40,6355 3,523,330 40,6355 41,338,67 43,405 40,47,455 40,47,	1,174,297 3,573,031 2,305,917 3,603,256 5,332,577 3,161,790 7,139,288 4,610,991 7,002,633 9,453,046 11,043,042 10,070,624 18,197,067 11,982,719 1,682,520 6,804,967 4,847,465 22,971,638 -11,469,668 2,068,471 977,576 3,217,453 4,013,171 4,815,804 355,41,222 878,018 333,450 935,256 2,444,356 1,174,297 3,573,031 2,305,917 3,603,256 5,332,577 3,161,790 7,139,288 4,610,991 7,139,288 4,610,991 7,139,288 4,610,991 7,139,288 4,610,991 7,139,288 4,610,991 7,139,288 4,610,991 7,139,288 4,610,991	1,300,550 3,881,660 2,553,964 3,983,773 5,916,897 3,692,069 7,872,220 5,381,752 8,181,937 10,494,831 13,009,077 12,706,595 23,145,054 11,962,719 1,682,520 6,804,937 4,847,465 2,267,1689 2,168	2,003,365 1,426,804 4,190,289 2,801,992 4,364,291 6,501,216 6,501,216 6,605,153 6,152,613 3,9561,241 11,536,615 14,975,112 15,342,567 28,133,021 11,982,719 1,082,520 6,804,987 4,847,465 -22,971,656 3,217,453 4,013,171 4,815,804	1,102,202 1,238,716 2,982,854 1,553,050 4,498,917 3,050,030 4,774,809 7,095,530 4,774,809 7,095,530 1,540,544 12,578,400 16,941,149 17,963,007 33,120,967 11,982,719 1,092,820 6,804,987 11,982,719 1,092,820 6,804,987 2,971,058 22,971,058 21,465 4,013,177 4,815,804 Ree 20% AH 330,320 660,641 1,072,421 1,102,202 1,102,023 1,102,002 1,288,716 2,982,854 1,553,058 4,498,917 3,050,030 4,744,809 7,085,536 6,923,275 3,050,030 4,744,809 7,085,536 6,923,275 6,933,905 6,93	1,191,786 1,339,888 3,162,343 1,679,312 4,807,546 3,298,067 5,125,327 7,669,856 5,282,904 10,071,018 7,694,037 11,719,848 13,622,185 18,907,184 20,578,806 38,108,954 11,982,719 1,062,520 6,804,987 4,847,455 22,971,636 11,489,688 1,189,674 1,137,222 1,191,786 3,217,453 4,013,171 4,815,804	1,261,370 1,441,021 3,341,832 1,805,565 5,116,175 5,505,845 6,224,175 5,813,183 10,803,951 14,601,970 20,873,219 23,194,605 43,077,311 1,992,719 1,062,520 6,804,987 14,070,311 1,992,719 1,062,520 1,460,4987 1,47,675 3,217,453 4,013,171 4,815,804	1,370,953 1,542,174 3,521,322 1,931,819 5,424,804 3,794,143 5,866,363 8,638,494 6,343,461 11,506,863 11,506,863 11,506,863 11,506,863 11,902,719 11,902,71	1,460,534 1,643,327 3,700,811 2,058,073 5,733,432 4,042,180 6,266,881 9,422,811 10,006,320 15,257,755 10,745,533 24,805,290 28,426,20 29,426,811 1,982,711 1,002,622 6,804,983 11,982,711 1,002,622 6,804,983 11,982,711 1,002,622 6,804,983 11,982,711 1,002,622 6,804,983 11,982,711 1,002,622 6,804,983 11,982,711 1,002,622 1,463,627 1,463,627 1,463,632 1,464,632 1,464,532 1,464,	£138,676 £236,888 £200,584 £326,888 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £466,544 £954,633 £246,590 £1,051,953 £999,738 £1,435,292 £1,386,945 £5,314,988 £529,797 £3,665,943 £1,236,194 £2,959,733 £1,782,971 £1,485,810 £650,000 BLV £13,438 £17,917 £3,565,943 £566,943 £566,943 £566,943 £566,943 £566,943 £566,943	NDEVELOPED LAND) No of units	our unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) en unit scheme (houses) en unit scheme (houses) en unit scheme (houses) en unit scheme (houses and flats) wenty unit scheme (flats with retail use on ground floor) iffy unit scheme (flats - lower density) iffy unit scheme (flats - lower density) eventy unit scheme (flats - loigher density) ine hundred unit scheme (flats) with GF retail ince hundred unit scheme (flats) wo hundred unit scheme (flats) wo hundred unit scheme (flats) wo hundred unit scheme (flats) ince hundred unit scheme (flats) ince development out development out development out development (160 rooms) otel development (160 roo
	175	17	1,174,297 3,573,031 2,305,917 3,603,256 5,332,577 3,161,790 7,139,288 4,610,991 7,002,633 9,453,046 11,043,042 11,043,042 11,070,624 11,062,520 6,804,987 4,847,485 2,088,471 977,576 3,217,453 4,013,177 4,815,804 35% AH 270,611 541,222 878,018 833,450 935,256 2,444,386 935,256 2,444,386 935,256 3,174,297 3,573,031 2,305,917 3,003,256 5,332,577 3,161,790 7,39,288 4,610,991 7,002,633 9,453,044 11,043,042 11,070,624	1,300,550 3,881,660 2,553,954 3,963,773 5,916,897 3,692,069 7,872,220 5,381,752 6,161,937 10,494,831 13,009,077 12,706,595 11,962,719 1,062,520 6,864,987 4,847,465 2,997,656 11,962,719 1,062,520 6,864,987 4,847,465 2,997,656 11,996,688 11,996	2,603,365 1,426,804 4,190,289 2,801,992 4,364,291 6,501,216 4,222,348 8,605,153 6,152,613 9,861,241 11,536,615 14,975,112 15,342,567 28,133,021 11,982,719 1,082,529 1,1489,666 2,068,471 977,576 3,217,453 4,013,171 4,815,804	1,102,202 1,238,716 2,982,854 1,553,053 4,448,917 3,050,030 4,744,809 7,085,536 4,752,626 9,338,085 6,623,77 10,540,544 12,578,400 16,941,149 17,963,007 4,847,465 2,947,465 2,947,465 2,947,467 3,120,987 11,982,719 4,847,465 2,947,465 2,947,465 2,947,465 2,947,465 2,947,465 2,947,465 2,947,465 2,947,465 2,947,465 2,947,465 2,947,465 2,947,465 2,947,465 2,947,465 2,947,465 2,947,467 3,217,453 4,013,77 4,815,804 2,947,465 2,9	1,191,786 1,339,888 3,162,343 1,679,312 4,807,546 3,298,067 5,125,327 7,669,856 5,222,904 10,071,018 7,694,037 11,719,848 31,622,185 11,962,719 1,625,20 6,804,967 4,847,465 22,971,636 21,149,636 21,	1,261,370 1,441,021 3,341,832 1,805,565 5,116,175 3,546,105 5,505,845 8,264,175 5,813,183 10,803,951 8,464,798 12,899,152 14,661,970 20,673,219 23,194,605 5,105,184 11,982,719 1,082,520 11,982,719 1,082,520 11,982,719 1,082,520 11,982,719 1,082,520 1,466,987 4,847,465 2,088,471 977,576 3,217,453 4,013,377 4,815,804	1,370,953 1,542,174 3,521,322 1,931,819 5,424,804 3,794,143 5,86,383 6,838,494 6,343,461 11,536,883 9,235,555 14,078,456 11,932,719 102,520 6,804,987 1,932,719 102,520 6,804,987 1,942,719 102,520 6,804,987 1,942,719 102,520 6,804,987 1,942,719 102,520 1,942,719 102,520 1,942,719 102,520 1,942,719 102,520 1,942,719 102,520 1,942,719 1,942,719 1,943,74 1,943,74 1,943,74 1,943,74 1,943,74 1,943,74 1,943,74 1,943,74	1,460,532 1,643,327 1,700,811 2,058,073 5,733,432 4,042,181 6,266,881 9,422,815 10,006,322 15,257,755 11,982,713 1,464,981 4,847,465 11,469,653 11,469,653 11,469,653 11,469,653 11,469,653 11,469,653 1,460,531 1,643,327 3,700,811 2,269,816 1,269,332 3,700,817 2,269,318 1,269,332 3,700,817 2,269,318 1,269,332 3,700,817 2,269,318 1,269,332 3,700,817 2,269,318 1,269,332 3,700,817 2,269,318 1,269,332 3,700,817 2,269,318 1,269,332 3,700,817 2,269,318 1,269,332 3,700,817 2,269,318 1,269,332 3,700,817 2,269,318 1,269,332 3,700,817 2,269,318 1,269,332 3,700,817 2,269,318 1,269,3	£138,676 £236,888 £200,584 £359,804 £214,593 £688,614 £399,386 £502,352 £1,285,225 £1,285,225 £1,285,225 £1,366,945 £1,051,953 £51,34,958 £529,797 £3,565,943 £1,485,810 £2,959,733 £1,782,971 £1,485,810 £55,140,509 £11,657 £13,438 £17,917 £13,438 £17,917 £19,444 £33,211 £28,125 £50,450 £13,438 £17,917 £19,444 £33,211 £28,125 £50,450 £13,438 £17,917 £19,444 £33,211 £28,125 £50,450 £13,438 £17,917 £19,444 £33,211 £28,125 £50,450 £13,438 £17,917 £19,444 £33,211 £28,125 £50,450 £147,500 £147,500 £147,500 £147,500 £147,500 £147,500	NOEVELOPED LAND) No of units	our unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats) hirty unit scheme (flats with retail use on ground floor) iffy unit scheme (flats - lower density) eventy unit scheme (flats - lower density) eventy unit scheme (flats - lower density) eventy unit scheme (flats - ligher density) eventy unit scheme (flats - ligher density) inch hundred unit scheme (flats - ligher density) inch hundred unit scheme (flats - ligher density) inch hundred unit scheme (flats - ligher density) wo hunded unit scheme (flats) with GF retail hive hundred unit scheme (flats) with GF retail ive hundred unit scheme (flats) wo hundred unit scheme (flats) wo hundred unit flats) wo hundred unit flats) wo hundred unit flats) wo hundred unit flats) ive hundred unit flats) wo hundred unit flats) wo hundred unit flats) ive development fliftice development fliftice development fliftice development (flor rooms) otel development (flor rooms) otel development (flor rooms) ive flats with retail use on ground floor) industrial scheme intensification (60% plot ratio) idustrial scheme (houses) wo unit scheme (houses) wor unit scheme (flats) ine unit scheme (flats) ine unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats with retail use on ground floor) iffy unit scheme (flats - lower density) ine hundred unit scheme (flats - ligher density) ine hundred unit scheme (flats) with GF retail hree hundred unit scheme (flats) with GF retail
arge retail supermarket - £500,000 1,082,520 1	175	17 2,057,879 16 3,222,738 17 4,746,253 18 6,406,355 19 3,538,067 13 5,823,330 16 8,411,251 12 9,076,930 13 5,823,330 14 13,169,120 15 13,169,120 17 13,169,120 17 13,169,120 18 14,987 18 14,987 18 14,987 18 14,987 18 14,987 18 14,987 18 14,987 18 14,987 18 14,987 18 14,987 18 14,987 18 18 18,171 18 18 18 18 18 18 18 18 18 18 18 18 18 1	1,174,297 3,573,031 2,305,917 3,603,256 5,332,577 3,161,790 7,139,288 4,610,991 7,002,633 9,453,046 11,043,042 10,070,624 18,157,067 11,982,719 1682,520 6,804,987 4,847,465 22,971,638 11,489,668 2,068,471 977,576 3,217,453 4,013,177 4,815,804 3554,41,222 878,018 353,450 935,256 2,444,356 1,174,297 3,613,3450 935,256 2,444,356 1,174,297 3,613,256 5,332,577 3,161,790 7,139,288 4,810,991 7,002,633 9,453,046 11,043,042 10,070,622 18,157,087	1,300,550 3,881,660 2,553,964 3,983,773 5,916,897 3,692,099 7,872,220 5,381,752 8,181,937 10,494,831 13,009,077 12,706,595 2,3145,054 11,982,719 1,682,520 11,982,719 1,682,520 11,982,719 1,682,520 11,982,719 1,682,520 11,982,719 1,682,520 1,182,719 1,682,520 1,182,719 1,682,620 1,182,719 1,182,7	2,003,365 1,426,804 4,190,289 2,801,992 4,384,291 6,501,216 6,501,216 6,605,153 6,152,613 3,961,241 11,536,615 14,975,112 6,804,987 4,847,465 - 22,971,636 - 11,489,686 - 11,489,686 - 11,489,686,471 597,576 3,217,453 4,013,171 4,815,804	1,102,202 1,238,716 2,982,854 1,553,050 4,448,917 3,050,030 4,774,809 7,095,536 4,752,626 9,338,085 6,923,275 10,540,544 1,578,620 16,941,149 17,963,007 33,120,967 11,982,719 17,963,007 33,120,966 11,982,719 17,963,007 33,120,966 11,982,719 17,963,007 3,120,966 11,982,719 17,963,007 11,982,719 18,982,719 18,982,719 18,983,716 22,971,636 22,971,636 23,277,453 4,013,177 4,815,804 Re 20% AH 300,320 660,641 1,722,421 1,102,202 1,238,716 2,982,854 1,553,058 4,752,626 9,338,085 6,923,275 10,540,544 12,578,400 16,941,149 17,963,007 3,3120,967	1,191,786 1,339,888 3,162,343 1,679,312 4,807,546 3,298,067 5,125,327 7,669,856 5,282,904 10,071,018 7,694,037 11,719,848 13,620,165 18,907,184 20,578,806 11,982,719 10,62,520 6,804,967 4,847,465 22,971,636 11,489,668 12,087,737 4,847,465 22,971,636 14,489,668 14,489,668 14,489,668 15,489,678 16,789,789 17,789 18,788 18,789 18,78	1,261,370 1,441,021 3,341,832 1,805,565 5,116,175 3,546,105 5,505,845 8,224,175 5,803,951 10,803,951 10,803,951 11,902,719 10,903,713,219 23,194,605 43,076,311 11,902,719 10,903,713,219 11,902,719 10,903,713,219 11,902,719 10,903,713,171 11,902,719 10,903,713,171 11,902,719 10,903,713,171 11,902,719 10,903,713,171 11,902,719 10,903,713,171 11,903,71 11,903,71	1,370,953 1,542,174 3,521,322 1,931,819 5,424,804 3,794,143 5,863,363 8,838,494 6,343,461 11,556,883 9,225,559 14,078,456 6,703,754 22,839,255 25,810,404 44,028,085 11,962,719 1,962,719	1,460,534 1,643,327 3,700,811 2,058,073 5,733,432 4,042,180 6,266,881 9,422,811 10,006,320 15,257,756 10,745,533 24,805,290 8,426,20 25,279,855 11,982,711 4,815,804 PER HA PER HA PER HA PER HA PER HA PO HA 1,464,327 1,464,332 1,46	£138,676 £236,888 £200,584 £336,808 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £4,689 £4,630 £7,689,938 £1,435,292 £1,366,945 £5,343,958 £529,797 £3,565,943 £1,782,971 £1,485,810 £1,26,194 £2,959,733 £1,782,971 £1,485,810 £1,26,194 £2,959,733 £1,782,971 £1,485,810 £1,26,194 £2,959,733 £1,782,971 £1,485,810 £2,859,639 £416,027 £1,782,971 £1,438,810 £1,201,201,201,201,201,201,201,201,201,20	NDEVELOPED LAND) No of units	our unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) en unit scheme (houses) en unit scheme (houses) en unit scheme (houses) en unit scheme (houses) en unit scheme (flats) wenty unit scheme (flats) hirty unit scheme (flats with retail use on ground floor) iffy unit scheme (flats - lower density) eventy unit scheme (flats - lower density) ine hundred unit scheme (flats - lower density) ine hundred unit scheme (flats - lower density) ine hundred unit scheme (flats) with GF retail ince hundred unit scheme (flats) with GF retail ince hundred unit scheme (flats) wo hundred unit scheme (flats) wo hundred unit scheme (flats) wo hundred unit follower (flats) wo hundred unit follower (flats) wo hundred unit scheme (flats) wo hundred unit scheme didustrial scheme iffice development otel development otel development (flo rooms) wotel development (flo rooms) otel developme
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4,042,180 6,266,887 9,422,811 6,873,744 12,269,811 10,006,320 15,257,755 11,082,520 11,083,775 11,082,520 11,082,520 11,082,520 11,082,520 11,082,520 11,082,520 11,082,520 11,082,520 11,082,520 11,082,520 11,082,520 11,082,520 11,082,520 11,082,520	£138,676 £236,888 £200,584 £326,888 £200,584 £359,004 £214,593 £668,614 £399,386 £502,352 £4,285,225 £4,285,225 £4,365,245 £50,450 £13,458 £529,797 £3,565,943 £7,266,945 £7,267,71 £1,485,810 £4,659,999 £416,027 £1,782,971 £1,485,810 £13,458 £17,917 £13,854 £17,917 £19,444 £33,211 £28,125 £50,450 £30,089 £3,750 £56,000 £70,438 £180,208 £65,417 £133,854 £140,179 £133,854 £147,500 £147,500 £147,500 £147,500 £147,500 £19,667 £21,33,854	NDEVELOPED LAND) No of units 1 2 4 7 7 9 10 10 20 20 300 500 500 500	our unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) en unit scheme (houses) en unit scheme (houses) en unit scheme (houses) en unit scheme (houses) en unit scheme (flats) wenty unit scheme (flats) intry unit scheme (flats - lower density) iffy unit scheme (flats - lower density) eventy unit scheme (flats - lower density) eventy unit scheme (flats - lower density) eventy unit scheme (flats - ligher density) eventy unit scheme (flats - ligher density) inte hundred unit scheme (flats) with GF retail here hundred unit scheme (flats) with GF retail ive hundred unit scheme (flats) wo hundred unit scheme (flats) ive hundred unit scheme (flats) ive hundred unit colling scheme arge retail supermarket omparison retail ata Centre iffice development iffice development otel development (160 rooms) otel development (160 rooms) otel development (160 rooms) idustrial scheme intensification (60% plot ratio) idustrial scheme intensification (60% plot ratio) idustrial scheme intensification (60% plot ratio) idustrial scheme (houses) wo unit scheme (houses) word unit scheme (flats) ine unit scheme (flats) ine unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats - lower density) inthy unit scheme (flats - lower density) inthy unit scheme (flats - lower density) inthe hundred unit scheme (flats - lower density) inthe hundred unit scheme (flats) with GF retail intere hundred unit scheme (flats) with GF retail
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	179 1,809,841 178 2,842,220 158 4,163,938 176 2,095,845 155 5,673,422 167 3,061,852 130 4,644,026 161 7,369,477 130 7,095,717 130 7,095,717 130 7,095,717 130 1,982,719 1	17	1,174,297 3,573,031 2,305,917 3,603,256 5,332,577 3,161,790 7,139,288 4,610,991 7,002,633 9,453,046 11,043,042 10,070,624 18,157,067 11,962,719 1,062,520 6,804,967 4,847,465 2,971,636 2,174,637 4,815,804 35% AH 270,611 541,222 878,018 833,450 83	1,300,550 3,881,660 2,553,954 3,983,773 5,916,897 3,692,069 7,872,220 5,381,752 8,181,937 10,464,831 13,009,077 12,706,565 23,145,054 11,962,719 1,082,520 6,84,711 4,874,465 22,971,836 11,489,668 2,068,471 4,757 4,647,455 4,013,171 4,815,804 290,514 103,171 4,815,804 290,514 103,171 10	2,603,365 1,426,804 4,190,289 2,801,992 4,364,291 6,501,216 4,222,348 8,605,153 6,152,613 9,361,241 11,536,615 14,975,112 15,342,567 28,133,021 11,982,719 1,082,520 1,012,618 1,149,568 1,149,568 1,149,289 1,012,618 1,177,553 1,013,171 1,015,616 1,177,553 1,013,171 1,015,616 1,07,620 1,012,618 1,137,563 2,034 1,007,620 1,012,618 1,137,563 2,034 1,007,620 1,012,618 1,137,563 2,035,65 1,266,804 1,190,289 2,01,992 1,366,801 1,175,661 1,175,671 1,182,507 1,182,507 1,182,507 1,182,507 1,182,507	1,102,202 1,238,716 2,982,854 1,553,053 4,448,917 3,050,030 4,744,809 7,095,536 4,752,626 9,338,085 6,923,275 10,540,544 12,578,400 16,941,149 17,963,007 4,847,465 22,971,636 11,882,719 6,804,987 4,847,465 22,971,636 21,102,987 11,982,719 4,847,465 22,088,471 277,576 3,217,453 4,013,177 4,815,804 860,641 1,072,421 1,102,202 1,238,716 2,982,854 1,553,053 4,748,917 3,000,030 4,744,809 7,085,536 4,752,626 9,338,085 6,023,277 10,540,541 17,963,007 11,982,719 10,540,541 17,963,007 3,100,687 17,963,007 3,100,687 17,963,007 3,100,687 17,963,007 3,100,687 17,963,007 3,100,687 17,963,007 3,100,687 17,963,007 3,100,687 17,963,007 3,100,687 17,963,007 3,100,687 17,963,007 3,100,687 17,963,007 3,100,687 17,963,007 3,100,687 11,982,719 1,082,520 6,004,987 4,847,465	1,191,786 1,339,888 3,162,343 1,679,312 4,807,546 3,288,067 5,125,327 7,669,856 5,22,904 1,071,018 7,694,037 11,719,848 13,620,185 18,907,184 20,578,806 38,108,954 11,982,719 1,082,520 6,844,947,465 22,971,658 14,896,684 20,684,711 4,815,804 15% AH 350,223 1,1453 4,013,171 4,815,804 15% AH 350,223 1,1453 4,013,171 4,815,804 15% AH 350,223 1,1453 4,013,171 4,815,804 1,137,222 1,191,786 1,339,688 1,348,067 5,125,327 7,669,856 5,282,904 1,171,984	1,261,370 1,441,021 3,341,832 1,805,565 5,116,175 5,505,845 8,254,175 5,813,183 10,803,951 8,464,798 12,899,152 14,661,970 20,873,219 23,194,605 43,076,311 1,982,719 1,062,520 6,804,987 4,647,465 22,971,636 1,686,668 2,063,471 4,615,604 10%,AH 370,127 700,253 1,217,453 4,013,171 4,615,604	1,370,953 1,542,174 3,521,322 1,931,819 5,424,804 3,794,143 5,886,363 8,638,494 6,343,461 11,556,883 9,235,559 14,078,456 15,703,754 22,839,255 25,810,404 48,028,085 11,962,719 1,062,520 6,847,465 22,871,453 4,013,171 4,815,804 5% AH 380,030 700,060 1,266,824 1,370,953 1,421,745 4,013,171 4,815,804 5% AH 380,030 700,060 1,266,824 1,370,953 1,421,74 3,521,322 1,931,819 5,424,804 1,370,953 1,421,74 5,886,363 8,838,494 6,343,461 11,536,883 9,235,555 14,078,456 22,839,255 25,810,404 46,028,085 11,962,719 1,062,520 6,849,987	1,460,534 1,643,327 1,700,811 2,058,073 5,733,43; 4,042,100 6,266,883 9,422,811 6,6873,744 12,269,816 10,006,326 12,269,816 10,006,326 13,826,716 10,006,326 11,982,716 10,006,326 11,982,716 10,006,326 11,982,717 10,006,326 11,982,717 10,006,326 11,982,718	£138,676 £236,888 £200,584 £359,804 £214,593 £688,614 £399,386 £502,352 £1,285,225 £1,285,225 £1,285,225 £1,366,945 £1,351,968,945 £1,351,968,945 £1,351,968,945 £1,368,945 £1,368,945 £1,368,945 £1,368,945 £1,368,945 £1,368,945 £1,368,945 £1,368,945 £1,368,945 £1,368,947 £1,368,948 £1,368,949 £1,3	NDEVELOPED LAND) No of units	our unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (flats) en unit scheme (houses) en unit scheme (houses) en unit scheme (houses) en unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats with retail use on ground floor) iffy unit scheme (flats - lower density) eventy unit scheme (flats - loigher density) eventy unit scheme (flats - loigher density) eventy unit scheme (flats - loigher density) ine hundred unit scheme (flats - loigher density) wo hunded unit scheme (flats) with GF retail here hundred unit scheme (flats) wo hundred unit scheme (flats) wo hundred unit scheme (flats) wo hundred unit scheme (flats) ive hundred unit scheme (flats) wo hundred unit colling scheme arge retail supermarket onparison retail ata Centre 'ffice development 'ffice development otel development (160 rooms) otel development (160 rooms) otel development (160 rooms) otel development (160 rooms) ingth industrial scheme intensification (60% plot ratio) dustrial scheme intensification (60% plot ratio) dustrial scheme (houses) wo unit scheme (flouses) wor unit scheme (flouses) wor unit scheme (flats) ine unit scheme (flats) ine unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats) ine hundred unit scheme (flats - lower density) ine hundred unit scheme (flats) with GF retail hree hundred uni
ight industrial Scheme new build (50% plot ratio) - \$500,000 4,013,171 4,013,171 4,013,171 4,013,171 4,013,171 4,013,171 4,013,171 4,013,171 4,013,171 4,013,171 4,013,171 4,013,171 4,013,171 4,013,171 4,013,171 4,013,171	1,009,841 1,38	17 2,057,879 18 3,222,738 19 2,629,876 18 6,406,355 19 3,333,067 13 3,623,330 16 8,411,251 17 13,169,120 19 11,962,719 11,962,719 11,962,719 11,962,719 11,962,719 11,962,719 11,962,719 11,962,719 11,962,719 11,962,719 11,962,719 11,962,719 11,962,719 11,962,719 11,962,719 11,962,719 11,962,719 11,962,719 11,963,717 12,068,471 12,068,471 12,068,471 13,171 14,115,804 14,115,804 14,115,804 15,115,804 16,115,804 17,115,804 18,115,804 18,115,804 19,115	1,174,297 3,573,031 2,305,917 3,603,256 5,332,577 3,161,790 7,139,288 4,610,991 7,002,633 9,453,046 11,043,042 10,070,624 18,157,067 11,982,719 1,682,520 6,804,967 4,847,465 2,2971,636 2,1469,686 2,068,471 3,161,790	1,300,550 3,881,660 2,583,954 3,983,773 5,916,897 3,692,099 7,872,220 5,381,752 8,181,937 10,494,831 13,009,077 12,706,595 23,145,054 11,982,719 1,682,520 1,487,655 2,581,752 2,581,752 2,581,752 2,581,752 3,682,069 7,672,220 5,381,752 3,682,069 7,672,220 5,381,752 3,682,069 7,672,220 5,381,752 3,145,054 11,992,719 1,005,501 1,000,501	2,003,365 1,426,804 4,190,289 2,801,992 4,384,291 6,501,216 6,501,216 6,501,216 6,501,216 1,505,31 1,506,55 1,608,57 1,608,55	1,102,202 1,238,716,4 1,253,053 4,448,917 3,050,030 4,744,809 7,095,530 4,752,626 9,338,085 6,923,275 10,540,544 12,576,400 16,941,149 17,963,007 33,120,967 11,982,719 1092,820 6,804,987 4,847,465 22,971,636 21,469,668 2,068,471 4,815,804	1,191,786 1,339,888 3,162,343 1,679,312 4,807,546 3,298,067 5,125,327 7,669,856 5,282,904 10,071,018 7,694,037 11,719,848 13,620,185 18,907,184 20,578,806 20,684,987 4,847,465 11,192,719 1,062,520 6,804,987 4,815,804	1,261,370 1,441,021 3,341,832 1,805,565 5,116,175 3,546,105 5,505,845 6,224,175 5,803,361 10,803,951 10,803,951 11,992,719 1,002,203 14,007,311 1,992,719 1,002,203 1,461,003 1,	1,370,953 1,542,174 3,521,322 1,931,819 5,424,804 3,794,143 5,866,363 8,638,494 6,343,461 11,506,863 9,225,559 14,078,456 6,700,754 22,839,255 25,810,404 48,028,085 11,962,719 1,062,620 6,84,987 4,871,453 4,013,171 4,815,804	1,460,534 1,643,327 3,700,811 2,058,073 5,733,432 4,042,180 6,266,881 9,422,811 10,006,320 15,257,755 10,745,533 24,805,290 8,426,20 8,426,40 8,447,466 8,446,466 8,446,466 8,446,466 8,446,466 8,446,466 8,446,466 8,446,466 8,446,466 8,446,466 8,446,466 8,466 8,466 8,	£138,676 £236,888 £200,584 £336,888 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £1,285,225 £1,285,225 £1,366,945 £1,435,292 £1,366,945 £1,366,945 £1,366,945 £1,366,945 £1,366,945 £1,366,945 £1,366,945 £1,366,945 £1,366,945 £1,366,945 £1,366,945 £1,366,945 £1,366,943 £1,366,945 £1,366,943 £1,366,94	NDEVELOPED LAND) No of units	our unit scheme (houses) even unit scheme (flats) ine unit scheme (flats) en unit scheme (houses) en unit scheme (houses) en unit scheme (houses) en unit scheme (houses and flats) wenty unit scheme (flats) hirty unit scheme (flats - with retail use on ground floor) iffy unit scheme (flats - ligher density) eventy unit scheme (flats) eventy unit scheme (flats - ligher density) eventy unit scheme (fla



Table 6.11.6: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £9,450 per square metre)

EALING LOCAL PLAN VIABILITY TESTING BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)	Sales value £9,450 ps	sm £10,175,259	DED HA	AH tenure	Rented 70%	SO 30%	Frst Hms 0%						
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH		sidual land valu 25% AH		35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses) 2 Two unit scheme (houses)		1 £273,460 2 £364,613	441,940 883,878		398,932 797,865	377,428 754,858	355,925 711,850	334,422 668,843	312,918 625,836	291,415 582.829	269,911 539,823	248,408 496,816	
3 Four unit scheme (houses) 4 Seven unit scheme (flats)		4 £395,705 7 £675,863	1,435,831 1,607,385	1,365,820	1,295,808 1,413,533	1,225,797 1,316,607	1,155,785 1,219,680	1,085,774 1,122,753	1,015,763 1,025,827	945,752 928,901	875,741 831,975	805,729 735,048	9 735,7
5 Nine unit scheme (flats)		9 £572,358	1,809,139	1,699,695	1,590,252	1,480,808	1,371,364	1,261,921	1,152,478	1,043,035	933,591	824,148	8 714,70
6 Ten unit scheme (houses) 7 Ten unit scheme (flats)	1	0 £1,026,684 0 £612,333	3,992,408 2,265,030	2,128,429	3,604,271 1,991,828	3,410,201 1,855,225	3,216,132 1,718,624	3,022,063 1,582,022	2,827,994 1,445,421	2,633,924 1,308,819	2,439,856 1,172,217	2,245,786 1,035,616	6 899,0°
8 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (flats)		20 £1,907,861 20 £1,139,629	6,237,396 4,448,769		5,569,743 3,912,035	5,235,915 3,643,667	4,902,089 3,375,300	4,568,261 3,106,933	4,234,435 2,838,566	3,900,607 2,570,199	3,566,781 2,301,832	3,232,953 2,033,465	
10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density)		0 £1,433,440 50 £3,667,333	6,894,587 10,404,553		6,070,780 9,137,739	5,658,878 8,504,333	5,246,975 7,870,926	4,835,072 7,237,520	4,423,168 6,604,114	4,011,265 5,970,707	3,599,362 5,337,300	3,187,459 4,703,893	
12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (Industrial/employment led scheme)		50 £1,331,263 70 £2,724,002	7,764,681 13,500,794		6,615,030 11,912,237	6,040,204 11,117,732	5,465,378 10,323,228	4,890,554 9,528,724	4,315,728 8,734,220	3,740,903 7,939,716	3,166,077 7,145,212	2,590,955 6,350,708	
14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - lower density)		70 £703,635	11,301,307 17,240,133	10,465,796	9,630,285	8,794,774 13,413,840	7,959,264 12,134,890	7,123,753 10,855,940	6,288,242 9,576,989	5,452,731 8,298,039	4,617,221 7,019,089	3,781,497 5,740,139	7 2,939,8
16 One hundred unit scheme (flats - higher density)	10	00 £2,852,706	18,498,076	17,368,664	16,239,253	15,109,841	13,980,430	12,851,018	11,721,606 15,380,882	10,592,195 13,245,431	9,462,783 11.109.981	8,333,372 8,974,531	2 7,203,9
17 Two hunded unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) with GF retail	30	00 £3,900,516	28,189,768 32,941,919	30,100,334	27,258,750	21,787,232 24,417,165	19,651,782 21,575,581	17,516,331 18,733,996	15,892,411	13,037,707	10,173,499	7,309,289	
19 Five hundred unit scheme (flats) 20 Two hundred unit Co-living scheme	50	£1,511,753	61,146,708 11,982,719		50,430,899 11,982,719	45,070,537 11,982,719	39,710,175 11,982,719	34,325,897 11,982,719	28,925,072 11,982,719	23,524,248 11,982,719	18,123,422 11,982,719		7 7,275,2 9 11,982,7
21 Large retail supermarket 22 Comparison retail	-	£10,175,259 £3,527,423	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	0 1,082,5 7 6,804,9
23 Data Centre 24 Office development	-	£8,445,465 £5,087,629	4,847,465 - 22,971,636	4,847,465 - 22,971,636	4,847,465 - 22.971.636	4,847,465 - 22,971,636	4,847,465 - 22.971.636	4,847,465 - 22.971.636	4,847,465 - 22,971,636	4,847,465 - 22,971,636	4,847,465 - 22,971,636	4,847,465 - 22,971,636	5 4,847,4 6 - 22,971,6
25 Office development 26 Hotel development (160 rooms)	-	£4,239,691 £1,882,423	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	8 - 11,489,6 1 2,068,4
27 Hotel development (100 rooms) 28 Light industrial scheme	-	£1,187,114 £5,087,629	977,576 3 247,453	977,576 3 217 453	977,576 3,217,453	977,576 3 247 453	977,576 3,217,453	977,576 3 217 453	977,576 3 217 453	977,576 3.217.453	977,576 3.217,453	977,576	6 977,5
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	1 4,013,1
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,015,004	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4 4,815,8
ENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	00/ 411	isa	1400/ 411	larry au		sidual land valu		incar au	1400/ 411		
Description 1 One unit scheme (houses)		BLV 1 £178,889	0% AH 441,940		10% AH 398,932	15% AH 377,428	355,925	25% AH 334,422	312,918	35% AH 291,415	40% AH 269,911	45% AH 248,408	
2 Two unit scheme (houses) 3 Four unit scheme (houses)		2 £238,519 4 £258,858	883,878 1,435,831	1,365,820	797,865 1,295,808	754,858 1,225,797	711,850 1,155,785	668,843 1,085,774	625,836 1,015,763	582,829 945,752	539,823 875,741	496,816 805,729	9 735,7
4 Seven unit scheme (flats) 5 Nine unit scheme (flats)		7 £442,129 9 £374,419	1,607,385 1,809,139		1,413,533 1,590,252	1,316,607 1,480,808	1,219,680 1,371,364	1,122,753 1,261,921	1,025,827 1,152,478	928,901 1,043,035	831,975 933,591	735,048 824,148	
6 Ten unit scheme (houses) 7 Ten unit scheme (flats)	1	0 £671,625 0 £400,569	3,992,408 2,265,030	3,798,339	3,604,271 1,991,828	3,410,201 1,855,225	3,216,132 1,718,624	3,022,063 1,582,022	2,827,994 1,445,421	2,633,924 1,308,819	2,439,856 1,172,217	2,245,786 1,035,616	6 2,051,7
8 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (flats)	2	20 £1,248,065 20 £745,511	6,237,396 4,448,769	5,903,569	5,569,743 3,912,035	5,235,915 3,643,667	4,902,089 3,375,300	4,568,261 3,106,933	4,234,435 2,838,566	3,900,607 2,570,199	3,566,781 2,301,832	3,232,953 2,033,465	3 2,899,1
10 Thirty unit scheme (flats with retail use on ground floor)	3	80 £937,713	6,894,587	6,482,684	6,070,780	5,658,878	5,246,975	4,835,072	4,423,168	4,011,265	3,599,362	3,187,459	9 2,775,5
11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - higher density)	5	50 £2,399,057 50 £870,872	10,404,553 7,764,681	7,189,855	9,137,739 6,615,030	8,504,333 6,040,204	7,870,926 5,465,378	7,237,520 4,890,554	6,604,114 4,315,728	5,970,707 3,740,903	5,337,300 3,166,077	4,703,893 2,590,955	5 2,011,9
13 Seventy unit scheme (Industrial/employment led scheme) 14 Seventy unit scheme (flats - higher density)	7	70 £1,781,959 70 £460,296	13,500,794 11,301,307	10,465,796	11,912,237 9,630,285	11,117,732 8,794,774	10,323,228 7,959,264	9,528,724 7,123,753	8,734,220 6,288,242	7,939,716 5,452,731	7,145,212 4,617,221	6,350,708 3,781,497	7 2,939,86
15 One hundred unit scheme (flats - lower density) 16 One hundred unit scheme (flats - higher density)	10		17,240,133 18,498,076			13,413,840 15,109,841	12,134,890 13,980,430	10,855,940 12,851,018	9,576,989 11,721,606	8,298,039 10,592,195	7,019,089 9,462,783	5,740,139 8,333,372	
17 Two hunded unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) with GF retail	20 30		28,189,768 32,941,919		23,922,682 27,258,750	21,787,232 24,417,165	19,651,782 21,575,581	17,516,331 18,733,996	15,380,882 15,892,411	13,245,431 13,037,707	11,109,981 10,173,499	8,974,531 7,309,289	1 6,827,03
19 Five hundred unit scheme (flats) 20 Two hundred unit Co-living scheme	50		61,146,708 11,982,719	55,791,261	50,430,899	45,070,537 11,982,719	39,710,175 11,982,719	34,325,897 11,982,719	28,925,072 11,982,719	23,524,248 11,982,719	18,123,422 11,982,719		7,275,2
21 Large retail supermarket		£6,656,344		1,082,520	1,082,520	1,082,520	1,082,520	1,082,719	1,082,520	1,082,719	1,082,520	1,082,520	0 1,082,5
22 Comparison retail 23 Data Centre	-	£2,307,533 £5,524,766	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	7 6,804,90 5 4,847,40
24 Office development 25 Office development	-	£3,328,172 £2,773,477	- 22,971,636 - 11,489,668	- 22,971,636 - 11,489,668	- 22,971,636 - 11,489,668	- 22,971,636 - 11,489,668	- 22,971,636 - 11,489,668	- 22,971,636 - 11,469,668	- 22,971,636 - 11,489,668	- 22,971,636 - 11,489,668	- 22,971,636 - 11,489,668	- 22,971,636 - 11,489,668	6 - 22,971,6 8 - 11,489,6
26 Hotel development (160 rooms) 27 Hotel development (100 rooms)	-	£1,231,424 £776,574	2,068,471 977,576		2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	
28 Light industrial scheme 29 Industrial Scheme new build (50% plot ratio)	-	£3,328,172 £6,656,344	3,217,453 4,013,171		3,217,453 4,013,171	3,217,453 4,013,171		3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171		3 3,217,45
30 Industrial scheme intensification (60% plot ratio)		£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4 4,815,80
Description	No of units	£3,565,943 BLV	0% AH	5% AH	10% AH	15% AH	20% AH	sidual land valu 25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
Description 1 One unit scheme (houses) 2 Two unit scheme (houses)		BLV 1 £95,835 £127,780	441,940 883,878	420,435 840,871	398,932 797,865	377,428 754,858	20% AH 355,925 711,850	25% AH 334,422 668,843	30% AH 312,918 625,836	291,415 582,829	269,911 539,823	248,408 496,816	8 226,9 6 453,8
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats)		BLV 1 £95,835 £127,780 £138,676 £236,858	441,940 883,878 1,435,831 1,607,385	420,435 840,871 1,365,820 1,510,459	398,932 797,865 1,295,808 1,413,533	377,428 754,858 1,225,797 1,316,607	20% AH 355,925 711,850 1,155,785 1,219,680	25% AH 334,422 668,843 1,085,774 1,122,753	30% AH 312,918 625,836 1,015,763 1,025,827	291,415 582,829 945,752 928,901	269,911 539,823 875,741 831,975	248,408 496,816 805,729 735,048	8 226,9 6 453,8 9 735,7 8 638,1
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (houses)		BLV 1 £95,835 £127,780 £138,676 £236,858 £200,584 £359,804	441,940 883,878 1,435,831 1,607,385 1,809,139 3,992,408	420,435 840,871 1,365,820 1,510,459 1,699,695 3,798,339	398,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271	377,428 754,858 1,225,797 1,316,607 1,480,808 3,410,201	20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 3,216,132	25% AH 334,422 668,843 1,085,774 1,122,753 1,261,921 3,022,063	30% AH 312,918 625,836 1,015,763 1,025,827 1,152,478 2,827,994	291,415 582,829 945,752 928,901 1,043,035 2,633,924	269,911 539,823 875,741 831,975 933,591 2,439,856	248,408 496,816 805,729 735,048 824,148 2,245,786	8 226,9 6 453,8 9 735,7 8 638,1 8 714,7 6 2,051,7
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats)		BLV 1 £95,835 £127,780 £138,676 £236,858 £200,584 £359,804 £214,593	441,940 883,878 1,435,831 1,607,385 1,809,139	420,435 840,871 1,365,820 1,510,459 1,699,695 3,798,339 2,128,429 5,903,569	398,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271 1,991,828 5,569,743	377,428 754,858 1,225,797 1,316,607 1,480,608 3,410,201 1,855,225 5,235,915	20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364	25% AH 334,422 668,843 1,085,774 1,122,753 1,261,921	30% AH 312,918 625,836 1,015,763 1,025,827 1,152,478 2,627,994 1,445,421 4,234,435	291,415 582,829 945,752 928,901 1,043,035	269,911 539,823 875,741 831,975 933,591 2,439,856 1,172,217 3,566,781	248,400 496,816 805,725 735,046 824,146 2,245,786 1,035,616 3,232,955	8 226,9 6 453,8 9 735,7 6 638,1 8 714,7 6 2,051,7 6 899,0 3 2,899,1
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (houses) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats)		BLV 1 £95,835 £127,780 £138,676 £236,858 £200,584 £359,804 £214,593	441,940 883,878 1,435,831 1,607,385 1,809,139 3,992,408 2,265,030	420,435 840,871 1,365,820 1,510,459 1,699,695 3,798,339 2,128,429 5,903,569	398,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271 1,991,828	377,428 754,858 1,225,797 1,316,607 1,480,808 3,410,201 1,855,225	20% AH 355,925 711,650 1,155,785 1,219,680 1,371,364 3,216,132 1,716,624	25% AH 334,422 668,843 1,085,774 1,122,753 1,261,921 3,022,063 1,582,022	30% AH 312,918 625,836 1,015,763 1,025,827 1,152,478 2,827,994 1,445,421	291,415 582,829 945,752 928,901 1,043,035 2,633,924 1,308,819	269,911 539,823 875,741 831,975 933,591 2,439,856 1,172,217	248,408 496,818 805,729 735,048 824,148 2,245,786 1,035,618	8 226,9 6 453,8 9 735,7 8 638,1 8 714,7 6 2,051,7 6 899,0 3 2,899,1 5 1,785,0
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 3 Four unit scheme (flouses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (houses) 7 Ten unit scheme (flats) 8 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 11 Fifty unit scheme (flats - lower density) 12 Thirty unit scheme (flats - lower density) 13 Thirty unit scheme (flats - lower density) 13 Thirty unit scheme (flats - lower density) 14 Thirty unit scheme (flats - lower density) 15 Thirty unit scheme (flats - lower density) 16 Thirty unit scheme (flats - lower density) 17 Thirty unit scheme (flats - lower density) 18 Thirty unit scheme (flats - lower density)		BLV 1 £95,835 £127,780 £138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,352 £1,285,225	441,940 883,678 1,435,831 1,607,385 1,809,139 3,992,408 2,265,030 6,237,396 4,448,769 6,894,587 10,404,553	420,435 840,871 1,365,820 1,510,459 1,699,695 3,798,339 2,128,429 5,903,569 4,180,401 6,482,684 9,771,146	396,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271 1,991,828 5,569,743 3,912,035 6,070,780 9,137,739	377,426 754,858 1,225,797 1,316,607 1,480,808 3,410,201 1,855,225 5,235,915 5,235,915 5,658,878 8,504,333	20% AH 355,925 711,050 1,155,785 1,219,680 1,371,364 3,216,192 1,718,624 4,902,089 3,375,300 5,246,975 7,670,926	25% AH	30% AH 312,918 625,836 1,015,763 1,025,827 1,152,478 2,827,594 1,445,421 4,234,435 2,838,566 4,423,168 6,604,114	291,415 502,629 945,752 928,901 1,043,035 2,633,924 1,308,619 3,900,607 2,570,199 4,011,265 5,970,707	269,911 539,823 875,741 831,975 933,591 2,439,856 1,172,217 3,566,781 2,301,832 3,599,362 5,337,300	248,406 496,816 805,722 735,048 824,146 2,245,786 1,035,616 3,222,955 2,033,466 3,187,455 4,703,895	8 226,9 45,8 9 735,7 8 638,1 8 714,7 6 399,0 3 2,899,1 5 1,765,0 9 2,775,5 3 4,070,4
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats unit scheme (flats) 17 Ten unit scheme (flats) 18 Twenty unit scheme (flats) 19 Twenty unit scheme (flats unit use on ground floor) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - scheme)		BLV 1	441,940 883,678 1,435,831 1,607,385 1,809,139 3,992,408 2,265,030 6,237,396 4,448,769 6,894,887 10,404,553 7,764,681	420,435 840,871 1,365,820 1,510,459 1,699,695 3,798,339 2,128,429 5,903,569 4,180,401 6,482,684 9,771,146 7,189,855 12,706,741	398,932 797,865 1,295,806 1,413,533 1,590,252 3,604,271 1,991,826 5,569,743 3,912,035 6,070,780 9,137,739 6,615,030 11,912,237	577,428 754,858 1,225,797 1,316,607 1,480,808 3,410,201 1,655,225 5,255,915 3,643,667 5,658,878 6,504,333 6,504,333	20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 3,216,132 1,716,624 4,902,089 3,375,300 5,246,975 7,870,926 5,465,378 10,323,228	25% AH	30% AH 312,918 625,836 1,015,763 1,025,827 1,152,478 2,827,994 1,445,421 4,234,435 2,838,566 4,423,168 6,004,114 4,315,728 8,734,220	291,415 582,829 945,752 928,901 1,043,035 2,633,924 1,308,619 2,570,199 4,011,265 5,970,707 3,740,903 7,939,716	269,911 539,823 675,741 831,975 933,591 2,439,856 1,172,217 3,566,781 2,301,832 3,599,362 5,337,300 3,166,077 7,145,212	248,406 496,816 805,729 735,046 224,144 2,245,786 1,035,616 3,232,955 2,033,465 3,167,455 4,703,895 2,590,955 6,350,706	8 226,9 6 453,8 9 735,7 6 338,1 8 714,7 6 2,051,7 6 2,051,7 6 3,051,7 6 2,051,7 7 3,051,7 8 3,051,7 9 3,051,7
Description One unit scheme (houses) Two unit scheme (houses) Seven unit scheme (houses) Seven unit scheme (flats) Nine unit scheme (flats) Nine unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Titry unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Seventy unit scheme (flats - higher density) Seventy unit scheme (flats - higher density) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - higher density)		BLV 1 £95,835 £127,780 £138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,352 £1,285,225 £466,544 £954,639 £1,051,953	441,940 883,878 1,435,631 1,607,385 1,809,139 3,992,408 2,265,030 6,237,396 4,448,769 6,694,587 7,764,681 13,500,794 11,301,307 17,240,133	420,435 840,871 1,365,620 1,510,459 1,669,655 3,798,339 2,128,429 5,903,569 4,180,401 6,482,684 9,771,146 7,189,855 12,706,741 10,465,766	398,932 797,865 1,295,608 1,413,533 1,590,252 3,604,271 1,991,828 5,569,743 3,912,035 6,070,780 9,137,739 6,615,030 11,912,237 9,630,265	577,428 754,888 1,225,797 1,316,607 1,460,606 3,410,201 1,885,225 5,235,915 3,643,667 5,658,878 8,504,333 6,040,204 11,117,732 8,794,774	20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 3,216,132 1,716,624 4,902,089 3,375,300 5,246,975 7,870,926 5,465,378 10,323,228 7,959,264 12,134,880	25% AH 334,422 334,423 1,085,774 1,122,753 1,261,921 3,022,033 1,582,022 4,568,261 3,106,933 4,835,072 7,237,520 4,890,554 9,528,724 7,123,753 10,655,940	30% AH 312,918 025,636 1,015,763 1,025,627 1,152,478 2,827,564 1,445,421 4,234,435 2,838,566 4,422,168 6,604,114 4,315,728 8,734,220 6,288,242 9,576,989	291,415 582,829 945,752 928,901 1,043,035 2,633,924 1,308,819 3,900,607 2,570,199 4,011,265 5,970,707 3,740,903 7,939,716 5,452,731 8,298,039	269,911 539,823 675,741 831,975 933,591 2,439,856 1,172,217 3,566,781 2,301,832 5,337,300 3,166,077 7,145,212 4,617,221 7,019,069	248,406 496,816 805,722 735,044 824,144 2,245,786 3,107,455 2,033,466 3,167,455 4,703,895 2,650,955 6,350,705 3,711,495 3,714,915	5 226,9 6 453,8 9 756,7 8 638,1 8 714,7 6 899,0 3 2,099,1 5 1,765,0 9 2,775,0 3 4,070,4 6 2,011,0 8 5,556,2 9 4,461,11
Description One unit scheme (houses)		BLV 1	441,940 883,878 1,435,831 1,607,385 1,609,139 3,992,408 2,265,030 6,237,396 4,446,769 6,894,587 10,404,553 7,764,681 13,500,794 11,301,307 17,240,133 18,498,076 20,189,768	420,435 840,871 1,365,820 1,510,459 1,699,695 3,798,339 2,128,429 5,903,569 4,180,401 6,482,684 9,771,146 7,189,855 12,706,741 10,465,796 15,966,643 17,368,664 26,056,132	398,932 797,865 1,295,808 1,413,533 1,590,252 1,590,252 1,991,828 5,569,743 3,912,035 6,070,780 9,137,739 6,615,030 11,912,237 9,630,285 14,692,790 16,239,253 23,922,682	577,428 754,858 1,225,797 1,316,607 1,480,808 3,410,201 1,655,225 5,235,915 3,643,667 5,658,878 6,504,333 6,040,204 11,117,732 8,794,774 13,413,640 15,109,841 21,787,232	20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 4,902,089 3,375,300 5,246,975 7,870,926 5,465,376 10,323,228 7,959,264 12,134,890 13,980,430 19,651,762	25% AH	30% AH 312,918 625,636 1,015,763 1,025,827 1,152,476 2,827,994 1,445,421 4,234,435 2,838,566 4,423,168 6,604,114 4,315,728 8,734,220 6,288,242 9,576,989 11,723,606 15,380,882	291,415 582,829 945,752 928,901 1,043,035 2,633,924 1,308,619 2,570,199 4,011,265 5,970,707 3,740,903 7,939,716 5,452,731 8,286,039 10,592,195 13,245,431	269,911 539,823 675,741 831,975 933,591 2,439,856 1,172,217 3,566,781 2,301,832 3,599,362 5,337,300 3,166,077 7,145,212 4,617,221 7,019,089 9,462,783 11,109,861	248,406 496,816 805,725 735,044 624,146 2,245,786 1,035,616 3,232,955 2,033,466 4,703,083 2,590,956 6,350,706 3,781,497 5,740,138 8,333,377 8,974,531	225,96 6 453,81 9 735,7 8 638,12 8 714,70 6 2,051,7 6 29,00 3 2,899,12 5 1,765,00 9 2,775,51 5 2,011,9 6 5,556,20 7 2,939,84 9 4,461,11 9 4,461,11 9 4,461,11 9 4,627,01
Description One unit scheme (houses) Two unit scheme (houses) Four unit scheme (houses) Seven unit scheme (flats) Nine unit scheme (flats) Nine unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Tity unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Seventy unit scheme (flats - higher density) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) Two hunded unit scheme (flats - higher density) None hundred unit scheme (flats - higher density)		BLV 1 £95,835 £127,780 £138,676 £236,858 £200,584 £235,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £466,544 £954,633 £246,590 £1,051,953 £999,738 £1,435,292 £1,386,945	441,940 883,878 1,435,631 1,607,365 1,809,139 3,992,408 2,265,030 6,237,396 4,448,769 6,84,587 10,404,553 7,764,681 13,500,794 13,500,794 17,240,133 16,498,076 28,189,768 32,941,919 61,146,708	420,435 840,871 1,365,620 1,510,459 1,659,655 3,798,339 5,903,569 4,180,401 6,482,684 9,771,146 7,189,655 12,706,741 10,465,796 15,666,648 17,368,664 26,058,132 30,100,334 55,791,261	390,932 797,865 1,295,008 1,413,533 1,590,252 3,604,271 1,991,528 5,569,743 3,912,035 6,070,780 9,137,739 6,615,030 11,912,237 9,630,265 14,692,790 15,239,258 23,922,682 27,258,750 50,430,689	577,428 754,888 1,225,797 1,316,607 1,460,606 3,410,201 1,855,225 5,235,915 3,643,667 5,650,876 8,504,333 6,040,204 11,117,732 8,794,774 13,413,840 15,109,841 21,787,232 24,417,185	20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 4,902,089 3,375,300 5,246,975 7,870,926 5,465,378 10,323,228 7,959,264 12,134,890 13,980,430 19,651,782 21,575,581 39,710,175	25% AH 334,422 34,423 1,085,774 1,122,753 1,261,921 3,022,063 1,582,022 4,568,261 3,106,933 4,635,072 7,237,520 4,590,554 9,528,724 7,123,753 10,855,940 12,851,018 17,516,331 18,733,3996 34,325,997	30% AH 312,918 225,656 1,015,763 1,025,627 1,152,478 2,627,594 1,445,421 4,234,435 2,838,566 6,604,114 4,315,728 8,734,220 6,288,244 9,576,989 11,721,606 15,330,882 15,809,2411 28,925,072	291,415 582,829 945,752 928,901 1,040,035 2,633,924 1,300,819 3,900,607 2,570,199 4,011,265 5,970,707 3,740,903 7,939,716 5,452,731 8,298,039 0,592,195 13,245,431 13,037,707 23,524,248	269,911 539,823 675,741 831,975 933,591 2,439,856 1,772,217 3,566,761 2,301,832 3,599,362 5,337,300 3,166,077 7,145,212 4,617,221 7,019,089 9,662,783 111,109,981 10,173,459	248,406 496,816 805,722 735,046 824,144 2,245,786 1,035,616 3,232,955 2,033,466 4,703,897 2,590,955 6,350,706 3,761,493 5,740,138 8,974,531 7,399,538	5 226,9 6 453,8 9 755,7 8 638,1 6 714,7 6 899,0 3 2,899,1 5 1,765,0 9 2,775,5 3 4,070,4 5 2,011,9 8 5,556,2 7 2,203,9 9 4,461,1 2 7,203,9 1 6,827,0 7 7,275,2 7 7,275,2
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - light et density) 13 Seventy unit scheme (flats - light et density) 14 Seventy unit scheme (flats - light et density) 15 One hundred unit scheme (flats - light et density) 16 One hundred unit scheme (flats - light et density) 17 Two hunded unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) 19 Five hundred unit scheme (flats) 19 Five hundred unit Scheme (flats) 10 Two hundred unit Co-living scheme		BLV 1 £95,835 £127,780 £138,676 £236,856 £200,584 £239,804 £214,593 £668,614 £399,306 £502,352 £1,285,225 £466,544 £995,738 £246,590 £1,051,953 £999,738	441,940 883,878 1,435,631 1,607,385 1,809,139 2,265,030 6,237,396 4,448,769 6,894,587 10,404,553 7,764,661 11,301,307 11,301,307 17,240,133 18,498,076 8,189,788 32,941,919	420,435 840,871 1,365,620 1,510,459 1,659,655 3,798,339 5,903,569 4,180,401 6,482,684 9,771,146 7,189,655 12,706,741 10,465,796 15,666,648 17,368,664 26,058,132 30,100,334 55,791,261	390,932 797,865 1,295,008 1,413,533 1,590,252 3,604,271 1,991,528 5,569,743 3,912,035 6,070,780 9,137,739 6,615,030 11,912,237 9,630,265 14,692,790 15,239,258 23,922,682 27,258,750 50,430,689	577,428 754,888 1,225,797 1,316,607 1,450,808 3,410,201 1,855,225 5,235,915 3,643,667 5,656,676 8,504,333 6,040,204 11,117,732 8,794,774 13,413,640 15,109,841 21,767,732 24,417,165	20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 4,902,089 3,375,300 5,246,975 7,870,926 5,465,378 10,323,228 12,134,850 13,380,430 19,651,782 21,575,581	25% AH 334,422 668,043 1,085,774 1,122,753 1,261,921 3,022,663 1,582,022 4,568,261 3,106,933 4,835,072 7,237,920 4,890,554 9,528,724 7,123,753 10,855,940 12,851,018 17,516,331 16,733,996	30% AH 312,918 625,656 1,015,763 1,025,627 1,152,478 2,827,594 1,445,421 4,234,435 2,335,566 4,423,168 6,604,114 4,315,728 6,734,220 6,288,242 9,576,959 11,721,606 5,369,682	291,415 582,829 946,752 928,901 1,043,035 2,633,924 1,308,819 3,900,607 2,570,199 4,011,265 5,970,707 3,740,903 7,939,716 5,452,731 8,299,039 10,592,195 13,266,431 13,037,707	269,911 539,823 675,741 831,975 933,591 2,439,696 1,172,217 3,566,761 2,301,832 3,599,362 5,337,300 3,166,077 1,145,212 7,019,089 9,462,783 11,109,981 10,173,499	248,406 496,816 805,722 735,046 824,144 2,245,786 3,252,955 2,033,465 4,703,893 2,550,955 6,350,706 3,781,497 5,740,138 8,333,377 5,740,138	5 226,9 6 453,8 9 755,7 8 638,1 6 714,7 6 899,0 3 2,899,1 5 1,765,0 9 2,775,5 3 4,070,4 5 2,011,9 8 5,556,2 7 2,203,9 9 4,461,1 2 7,203,9 1 6,827,0 7 7,275,2 7 7,275,2
Description		BLV 1	441,940 883,878 1,435,631 1,607,365 1,609,139 3,992,408 2,265,009 6,237,396 4,448,769 6,894,587 7,764,681 13,500,794 11,301,307 17,240,133 18,498,076 28,189,768 52,941,019 61,146,708	420,435 840,871 1,395,820 1,510,459 1,699,695 3,798,339 2,128,429 5,903,569 4,180,401 6,482,684 9,771,146 7,189,855 12,706,741 10,465,796 15,966,640 17,368,664 26,058,132 30,100,334 55,791,261 11,982,719	390,932 797,865 1,295,008 1,413,533 1,590,252 3,604,271 1,991,528 5,569,743 3,912,035 6,070,780 9,137,739 6,615,030 11,912,237 9,630,265 14,692,790 15,239,258 23,922,682 27,258,750 50,430,689	577,428 754,888 1,225,797 1,316,607 1,460,606 3,410,201 1,855,225 5,235,915 3,643,667 5,650,876 8,504,333 6,040,204 11,117,732 8,794,774 13,413,840 15,109,841 21,787,232 24,417,185	20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 4,902,089 3,375,300 5,246,975 7,870,926 5,465,378 10,323,228 7,959,264 12,134,890 13,980,430 19,651,782 21,575,581 39,710,175	25% AH 334,422 34,423 1,085,774 1,122,753 1,261,921 3,022,063 1,582,022 4,568,261 3,106,933 4,635,072 7,237,520 4,590,554 9,528,724 7,123,753 10,855,940 12,851,018 17,516,331 18,733,3996 34,325,997	30% AH 312,918 225,656 1,015,763 1,025,627 1,152,478 2,627,594 1,445,421 4,234,435 2,838,566 6,604,114 4,315,728 8,734,220 6,288,244 9,576,989 11,721,606 15,330,882 15,809,2411 28,925,072	291,415 582,829 945,752 928,901 1,040,035 2,633,924 1,300,819 3,900,607 2,570,199 4,011,265 5,970,707 3,740,903 7,939,716 5,452,731 8,298,039 0,592,195 13,245,431 13,037,707 23,524,248	269,911 539,823 675,741 831,975 933,591 2,439,856 1,772,217 3,566,761 2,301,832 3,599,362 5,337,300 3,166,077 7,145,212 4,617,221 7,019,089 9,662,783 111,109,981 10,173,459	248,406 496,816 805,722 735,046 824,144 2,245,786 1,035,616 3,232,955 2,033,466 4,703,897 2,590,955 6,350,706 3,761,493 5,740,138 8,974,531 7,399,538	5 226,9 6 453,8 9 756,7 8 638,1 8 714,7 6 899,0 3 2,099,1 5 1,765,0 9 2,775,5 3 4,070,4 6 5,556,2 7 2,939,8 9 4,461,1 1 7,203,9 9 4,45,0 9 4,45,0 9 4,45,0 9 4,45,0 9 1,982,7 7 7,275,2 9 1,982,7 7 7,275,2 9 1,982,7 7 6,604,9
Description One unit scheme (houses)		BLV 1 695,835 6127,780 6138,676 6236,886 6200,584 6359,804 6254,593 6668,614 6299,366 6502,352 61,285,225 6466,544 6954,633 6246,590 61,051,953 699,738 61,435,292 61,366,945 6529,797 63,565,943 61,236,945 61,236,945	441,940 883,878 1,435,631 1,607,385 1,809,139 3,992,408 2,265,030 6,237,396 4,448,769 6,694,567 10,404,553 7,764,681 13,500,794 11,301,307 17,240,133 18,498,076 32,941,919 61,146,708 11,982,719 61,146,708 11,982,719 68,804,987	420,435 840,871 1,395,820 1,510,459 1,699,695 3,798,339 2,128,429 5,903,569 4,180,401 6,482,684 9,771,146 7,189,855 12,706,741 10,465,796 15,966,640 17,368,664 26,058,132 30,100,334 55,791,261 11,982,719	390,932 797,865 1,295,606 1,413,533 1,590,252 3,604,271 1,991,828 5,569,743 3,912,035 6,707,780 9,137,739 6,615,030 11,912,237 9,630,285 14,692,790 16,239,253 23,922,682 27,258,750 50,430,699 11,982,719	577,428 775,488 1,225,797 1,316,607 1,460,606 3,410,201 1,885,225 5,235,915 3,643,667 5,658,878 8,504,333 6,040,204 11,117,732 1,7413,840 15,109,841 21,767,232 24,417,165 45,070,537 11,982,719 1,682,560	20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 4,902,089 3,375,300 5,246,975 7,870,926 5,465,378 10,323,228 1,178,624 12,134,890 13,980,430 19,651,782 21,575,581 39,710,175 11,982,719 10,825,780 10,825,78	25% AH 334,422 686,643 686,643 1,085,774 1,122,753 1,261,921 3,022,063 1,582,022 4,568,261 3,106,933 4,835,072 7,237,520 4,890,554 9,526,724 7,123,753 10,655,940 12,851,018 17,516,331 16,733,996 34,325,897 11,982,719 1682,560 6,604,987	30% AH 312,918 625,656 1,015,763 1,025,627 1,152,478 2,827,504 1,445,421 4,234,435 2,838,566 4,422,168 6,604,114 4,315,728 6,734,220 6,288,242 9,576,989 11,721,606 6,288,242 9,576,989 11,721,606 6,288,242 9,576,989 11,721,606 6,288,242 9,576,989 11,721,606 6,288,242 9,576,989 11,721,606 6,288,242 9,576,989 11,721,606 6,288,242 9,576,989 11,721,606 6,288,242 9,576,989 11,721,606 6,888,242 9,576,989 11,721,606 6,888,242 9,576,989 6,804,987	291,415 582,829 945,752 928,901 1,043,035 2,633,924 1,308,819 3,900,607 2,570,199 4,011,265 5,970,707 3,740,503 7,939,716 5,452,731 8,295,039 10,592,195 13,245,431 13,037,707 23,524,248 11,982,719 6,804,987	269,911 539,823 675,741 831,975 933,591 2,439,856 1,172,217 3,566,781 2,301,832 3,599,362 5,337,300 3,166,077 7,145,212 7,019,089 9,462,783 11,109,981 10,173,499 16,123,422 11,982,719 66,564,987	248,406 496,816 806,722 735,046 824,144 2,245,786 3,252,955 2,033,466 3,167,455 4,703,895 2,500,506 6,350,706 8,333,377 8,974,531 7,309,288 12,722,599 11,982,718	5 220,9 6 453,8 6 453,8 6 3,14 7 6 899,0 3 2,399,1 5 1,765,0 3 4,770,4 6 7,715,2 7 2,939,8 9 4,461,1 2 7,203,9 9 4,445,0 7 7,225,2 9 1,982,7 7 5,004,9 9 4,445,0 7 7,225,2 9 1,982,7 7 6,004,9 9 4,450,0 7 7,225,2 9 1,982,7 7 6,004,9 9 7,755,2 9 1,982,7 7 7,275,2 9 1,982,7 7 6,004,9 9
Description One unit scheme (houses)		BLV 1	441,940 883,878 1,435,631 1,607,385 1,809,139 3,992,408 2,265,030 6,237,396 4,448,769 6,694,537 10,404,553 7,764,681 13,500,794 11,301,307 17,240,133 18,498,076 20,189,768 32,941,919 61,146,708 11,982,719 1	420,435 840,871 1,355,820 1,510,459 1,659,655 3,798,339 2,128,429 5,903,569 4,180,401 6,482,684 9,771,146 7,189,855 12,706,741 10,465,766 15,966,848 17,368,664 26,056,132 30,100,334 55,791,261 11,982,719 1,082,520 6,804,987 4,847,655 2,2571,636 2,367,656 2,266,471	390,932 797,865 1,295,608 1,413,533 1,590,252 3,604,271 1,991,822 5,569,743 3,912,035 6,070,780 9,137,739 6,615,030 11,912,237 16,639,253 23,922,682 27,258,750 50,430,899 11,982,719 1,082,520 6,804,987 4,647,465 22,971,638	577,428 754,888 1,225,797 1,316,607 1,460,606 3,410,201 1,865,225 5,235,915 3,643,667 5,656,878 8,504,333 6,040,204 11,117,732 8,774,774 13,413,840 15,109,841 21,787,232 24,417,165 45,070,537 11,982,719 1,062,620 6,804,967 4,847,465 22,971,636	20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 3,216,132 1,718,624 4,902,089 3,375,300 5,246,975 7,870,926 5,465,378 10,323,228 7,959,264 12,134,890 13,980,430 19,651,782 21,575,581 39,710,175 11,982,719 1,082,520	25% AH	30% AH 312,918 625,836 1,015,763 1,025,627 1,152,478 2,827,994 1,445,421 4,234,335 2,838,566 4,422,168 6,604,114 4,315,728 6,734,220 6,288,242 9,576,989 11,721,606 15,380,862 15,892,411 28,925,072 11,982,719 1	291,415 582,829 945,752 928,901 1,043,035 2,633,924 1,308,819 3,900,607 2,570,199 4,011,265 5,970,707 3,740,903 7,939,716 5,452,731 8,298,039 10,592,195 13,245,431 13,037,707 23,524,240 11,982,719 10,982,719 1	269,911 539,823 675,741 831,975 933,591 2,439,856 1,172,217 3,566,761 2,301,832 3,599,362 5,337,300 3,166,077 7,145,212 7,019,089 9,462,763 11,109,861 10,173,459 16,123,422 11,982,719 1,062,520 6,804,987 4,847,465 2,297,636 2,066,471	248,406 446,816 806,722 735,046 824,144 2,245,786 3,167,455 4,703,895 2,650,955 6,350,706 3,371,499 5,740,138 8,333,377 8,974,531 7,309,288 12,722,597 11,982,711 1,982,711 1,982,711 1,982,712 1,982,782 6,884,987 4,847,465 2,2971,638	5 220,9 6 453,8 755,7 75,7 75,7 75,7 75,7 75,7 75,7 7
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats - higher density) 18 Time hundred unit scheme (flats) 19 Five hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 11 Two hundred unit scheme (flats) 12 Two hundred unit scheme (flats) 13 Three hundred unit scheme (flats) 14 Two hundred unit scheme (flats) 15 Two hundred unit scheme (flats) 16 Tree hundred unit scheme (flats) 17 Two hundred unit scheme (flats) 18 Tree hundred unit scheme (flats) 19 Five hundred unit scheme (flats) 10 Two hundred unit scheme 21 Large retail supermarket 22 Comparison retail 23 Data Centre 24 Office development 25 Office development 26 Hotel development (160 rooms) 27 Hotel development (160 rooms) 28 Light industrial scheme		BLV 1	441,940 883,878 1,435,631 1,607,385 1,809,139 3,992,408 2,265,030 6,237,396 4,448,769 6,894,587 10,404,553 7,764,681 13,500,794 11,301,307 12,40,133 18,498,076 28,189,768 32,541,919 61,146,708 1,982,762 6,804,987 1,082,520 6,804,987 4,947,465 2,947,465 2,947,465 2,947,465 2,947,465 2,947,465 2,947,465 2,947,465 2,947,465 3,217,453	420,435 840,871 1,355,820 1,510,459 1,699,695 3,798,339 2,128,429 5,903,559 4,180,401 7,189,855 12,706,741 10,465,796 15,966,848 17,368,664 26,058,132 30,100,334 55,791,261 11,962,520 6,804,987 4,47,455 11,499,568 2,068,471 9,775,56 3,217,453	398,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271 1,991,828 5,669,743 3,912,035 6,070,780 9,137,739 6,615,030 11,912,237 9,630,285 14,692,790 16,239,253 23,922,682 27,256,750 50,430,889 11,962,779 11,082,520 6,804,987 4,477,465 11,469,660 2,068,477,455 3,217,453	577,428 775,488 1,225,797 1,316,607 1,316,607 1,480,808 3,410,201 1,855,225 5,235,916 3,643,637 6,040,204 11,117,732 8,794,774 13,413,840 15,109,841 21,787,232 24,417,165 45,070,537 11,982,719 1,982,719 1,982,719 1,982,719 1,982,719 1,982,520 6,804,987 4,847,465 11,469,668 2,068,471 77,7576 3,217,453	20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 4,902,089 3,375,300 5,266,975 7,870,926 5,466,975 7,870,926 5,466,975 7,870,926 13,980,430 13,980,430 19,651,782 21,576,581 39,710,175 11,982,719 1062,520 6,804,987 4,847,465 11,489,688 2,088,471 147,756 11,489,688 2,088,471 1977,576 3,217,453	25% AH 334,422 668,643 1,085,774 1,22,753 1,261,921 3,022,663 1,582,022 4,568,261 3,06,933 4,835,072 7,237,520 4,890,554 7,123,753 10,855,940 12,851,018 17,516,331 16,733,996 34,325,897 11,982,719 1,082,719	30% AH 312,918 625,636 1,015,763 1,025,627 1,152,478 2,827,994 1,445,421 4,234,435 2,833,566 4,423,168 6,600,114 4,315,728 6,282,242 9,576,989 11,721,606 15,380,882 15,892,411 28,925,072 1982,719 1,082,520 6,847,465 2,847,465 3,217,453	291,415 582,829 94-07-52 928,901 1,043,035 2,633,924 1,308,819 3,900,607 2,570,199 4,011,265 5,970,707 3,740,903 7,939,716 5,452,731 8,298,039 10,592,195 13,245,431 13,037,707 23,524,248 11,962,719 1,082,524 6,804,987 4,947,463 1,480,668,471 1,977,676 3,217,453	269,911 539,823 775,741 831,975 933,591 2,439,856 1,172,217 3,566,761 2,301,832 5,337,300 3,166,077 7,145,212 4,617,221 7,019,089 9,462,783 11,109,981 10,173,499 18,123,422 11,982,701 1,082,520 6,804,987 4,647,465 2,267,636 11,469,666 2,068,471 7,7756 3,217,453	248,406 446,816 805,722 735,046 824,144 2,245,706 3,022,055 2,033,465 4,703,83 2,550,706 3,781,497 5,740,138 6,333,37,7 1,092,287 1,722,597 1,1082,527 6,804,987 4,447,453 1,1082,527 6,804,987 4,447,456 1,1082,527 6,804,987 4,447,457 1,1082,527 6,804,987 4,447,457 1,1082,527 6,804,987 4,447,457 1,1082,527 6,804,987 4,447,457 1,1082,527 6,804,987 4,447,457 1,1082,527 6,808,477 1,777 7,777 7,777 3,217,455	5 220,9 6 453,8 6 453,8 6 453,8 6 714,7 6 899,0 6 2,775,5 6 7 2,939,8 9 4,611 1 6,627,0 9 4,445,0 7 7,775,2 6 7 6,804,9 6 2,277,5 6 804,9 6 2,277,5 6 804,9 6 2,277,5 6 804,9 6 2,277,5 6 804,9 6 2,277,5 6 804,9 6 2,277,5 6 804,9 6 2,277,5 6 804,9 6 2,277,5 7 6,804,9 6 2,277,5 7 6,804,9 6 2,277,5 7 6,804,9 6 2,277,5 7 6,804,9 6 2,277,5 7 6,804,9 6 2,277,5 7 6,804,9 6 2,277,5 7 6,804,9 6 2,277,5 7 6,804,9 6 2,277,5 7 6,804,9 6 2,277,5 7 6,804,9 6 2,277,5 7 6,804,9 6 2,277,5 7 6,804,9 6 2,277,5 7 6,804,9 7 7 7,275,2 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7
Description		BLV 1 695,835 6127,780 6138,676 6236,885 6200,584 6359,804 6254,550 668,614 6399,386 6502,352 61,285,225 6466,544 6954,633 6246,590 61,051,953 6599,738 61,435,292 61,366,945 65,134,958 6529,797 63,665,943 61,782,971 61,485,810 6659,609 6416,027	441,940 883,878 1,435,631 1,607,385 1,809,139 9,992,408 2,265,030 6,237,596 4,442,769 6,894,587 10,404,653 7,764,681 13,500,794 11,301,307 17,240,133 14,980,076 28,189,768 32,941,919 61,146,708 11,146,708 6,804,987 4,847,465 22,971,698	420,435 840,871 1,955,820 1,510,459 1,699,695 3,798,339 2,128,429 5,903,569 4,180,401 1,642,684 9,771,146 7,189,855 12,706,741 10,465,796 15,906,648 17,368,664 26,058,132 30,100,334 55,791,261 11,982,719 1,982,719 1,982,719 1,982,500 6,804,967 4,847,465 22,971,696 2,068,471 977,576 3,217,453 4,013,171	390,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271 1,991,828 5,560,743 3,912,035 6,913,739 6,913,739 6,913,739 6,913,739 6,913,739 6,913,739 6,913,739 6,913,739 6,913,739 6,913,739 6,913,739 6,913,739 6,913,739 6,913,739 6,913,739 6,913,913,913 6,913,913,913 6,	577,420 754,888 1,225,797 1,316,607 1,480,808 3,410,607 1,480,808 3,410,607 3,643,667 3,643,667 3,643,667 4,744 11,117,732 8,794,774 13,413,840 15,109,841 21,787,232 24,417,185 45,070,537 11,982,719 1,082,620 6,804,937 4,847,465 22,971,636 1,489,668 1,499,674 1,489,668 1,489,684,847	20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 4,902,089 3,375,300 5,246,975 7,870,926 5,465,378 10,323,228 11,34,890 13,980,430 19,651,762 21,575,581 39,710,175 11,962,719 1,662,520 6,804,987 4,847,465 -22,971,636	25% AH	30% AH 312,918 622,636 1,015,763 1,025,827 1,152,470 2,827,994 1,445,421 4,234,435 2,833,566 4,423,168 6,604,114 4,315,726 6,288,242 9,576,989 11,721,606 15,380,882 11,721,606 15,380,882 11,721,606 15,380,482 11,721,606 15,380,482 11,721,606 15,380,482 11,721,606 15,380,482 11,721,606 15,380,482 11,721,606 15,380,482 11,982,719 1088,223,072 11,982,719 1088,241 11,982,719 1088,241 1088,242 11,982,719 1088,242 11,982,719 1088,242 11,982,719 1088,242 11,982,719 1088,242 11,982,719 1088,242 11,982,719 1088,243 1088,243 1088	291,415 582,829 946,752 926,901 1,043,035 2,633,924 1,308,819 3,900,607 2,570,199 4,011,265 5,970,707 3,740,903 7,740,903 1,980,399 10,592,196 13,245,431 13,037,707 23,524,248 11,982,719 6,804,987 4,847,465 22,971,636 21,485,668 20,668,671	269,911 539,823 575,741 631,975 933,591 2,439,956 1,172,217 3,566,781 2,301,832 5,337,300 3,166,077 7,145,212 4,617,221 7,019,089 11,109,981 10,173,499 18,123,422 11,982,719 1,082,520 6,804,987 4,647,465 2,2971,636 2,068,471	248,406 446,816 805,722 735,046 824,144 2,245,786 3,232,955 2,033,466 3,167,455 4,703,895 2,500,506 6,350,706 8,333,377 8,974,531 7,309,288 12,722,599 11,982,718 6,804,987 4,847,466 2,068,477 977,576 3,217,469,666 2,068,47	5 226,9 6 453,8 7 755,7 8 638,1 8 714,7 6 899,0 3 2,899,1 5 1,765,0 9 2,775,5 3 4,070,4 6 2,011,8 7 2,939,8 9 4,461,1 2 7,203,9 1 7,203,9 1 1,827,7 7 6,804,9 9 1,982,7 7 6,804,9 1 1,882,7 7 6,804,9 1 1,882,7 7 6,804,9 1 1,882,7 7 6,804,9 1 1,882,7 7 6,804,9 1 1,882,7 7 6,804,9 1 1,882,7 7 6,804,9 1 1,882,7 7 6,804,9 1 1,882,7 7 6,804,9 1 1,882,7 7 6,804,9 1 1,882,7 7 6,804,9 1 1,882,7 7 6,804,9 1 1,882,7 7 6,804,9 1 1,882,7 7 6,804,9 1 2,2071,8 8 1,487,4 8 22,971,8 8 1,487,4 8 3,277,4 1 4,013,1
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats) 12 Fifty unit scheme (flats - higher density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hundred unit scheme (flats - higher density) 18 Three hundred unit scheme (flats - higher density) 19 Two hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) 20 Two hundred unit scheme (flats) 21 Two hundred unit scheme (flats) 22 Comparison retail 23 Data Centre 24 Office development 25 Office development 26 Hotel development (160 rooms) 27 Hotel development (160 rooms) 28 Light industrial scheme new build (50% plot ratio) 30 Industrial scheme new build (50% plot ratio)		BLV 1 £95,835 £127,780 £138,676 £236,885 £200,584 £339,804 £214,593 £668,614 £399,804 £502,352 £1,285,225 £466,544 £954,633 £246,590 £1,051,953 £999,738 £1,435,292 £1,366,945 £5,134,958 £55,134,958	441,940 883,878 1,435,631 1,607,385 1,809,139 3,992,408 2,265,030 6,237,096 4,448,769 10,404,553 7,764,681 11,301,307 17,240,133 18,498,076 32,941,919 61,146,708 11,902,719 61,192,719 1,082,520 6,604,967 4,847,465 4,847,465 11,469,666 11,469,	420,435 840,871 1,955,820 1,510,459 1,699,695 3,798,339 2,128,429 5,903,569 4,180,401 1,642,684 9,771,146 7,189,855 12,706,741 10,465,796 15,906,648 17,368,664 26,058,132 30,100,334 55,791,261 11,982,719 1,982,719 1,982,719 1,982,500 6,804,967 4,847,465 22,971,696 2,068,471 977,576 3,217,453 4,013,171	390,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271 1,991,828 5,560,743 3,912,035 6,913,739 6,913,739 6,913,739 6,913,739 6,913,739 6,913,739 6,913,739 6,913,739 6,913,739 6,913,739 6,913,739 6,913,739 6,913,739 6,913,739 6,913,739 6,913,913,913 6,913,913,913 6,	577,428 775,488 1,225,797 1,316,607 1,460,606 3,410,201 1,865,225 5,235,915 3,643,667 5,658,878 8,504,333 6,040,204 11,117,732 24,417,165 45,070,637 11,982,719 1,662,500 6,804,907 4,847,465 22,971,655 21,7465 22,971,655 11,489,668 2,068,471 977,576 3,217,453 4,013,171	20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 4,902,089 3,375,300 5,246,975 7,870,926 5,465,378 10,323,228 11,34,890 13,980,430 19,651,762 21,575,581 39,710,175 11,962,719 1,662,520 6,804,987 4,847,465 -22,971,636	25% AH	30% AH 312,918 625,636 1,015,763 1,025,627 1,152,478 2,827,994 1,445,421 4,234,435 2,035,566 4,423,168 6,604,114 4,315,728 6,734,220 6,288,242 9,576,939 11,721,606 6,788,242 9,576,939 11,721,606 6,788,242 9,576,939 11,721,606 6,288,242 9,576,939 11,721,606 6,288,242 9,576,939 11,721,606 6,288,242 9,576,939 11,721,606 13,802,411 28,925,072 11,922,713 1,062,520 6,804,987 4,847,465 22,077,655 11,488,668 2,068,471 9,77,576 3,277,565 4,013,177	291,415 582,829 94,5752 928,901 1,043,035 2,633,924 1,308,819 3,900,607 2,570,199 4,011,265 5,970,707 3,740,903 7,939,716 5,452,731 8,298,039 10,592,195 13,245,431 13,037,707 22,524,248 11,982,719 6,804,987 4,847,465 2,971,636 2,088,471 977,576 3,217,453 4,013,171	269,911 539,823 675,741 831,975 933,591 2,439,856 1,172,217 3,566,781 2,301,832 3,599,362 2,337,300 3,166,077 7,145,212 7,019,089 9,462,783 11,109,981 10,173,499 16,123,422 11,982,719 6,604,987 4,847,465 2,068,471 977,576 2,068,471 977,576 3,217,453 4,013,171	248,406 446,816 805,722 735,046 824,144 2,245,786 3,232,955 2,033,466 3,167,455 4,703,895 2,500,506 6,350,706 8,333,377 8,974,531 7,309,288 12,722,599 11,982,718 6,804,987 4,847,466 2,068,477 977,576 3,217,469,666 2,068,47	5 220,9 6 453,8 6 453,8 6 7,5 7 6 899,0 7,5 7 7 2,2 7 7 7 2,2 7 7 7 7 7 7 7 7 7 7 7
Description One unit scheme (houses)	UNDEVELOPED LAND)	BLV 1 695,835 6127,780 6138,676 6236,885 6200,584 6359,804 6359,804 6359,804 6359,804 6359,804 6359,806 6502,352 61,285,225 6466,544 6954,633 6246,590 61,051,953 659,737 61,366,945 6529,797 63,565,943 61,485,810 6659,609 651,782,971 61,782,971	441,940 883,878 1,435,631 1,607,385 1,809,139 3,992,408 2,265,030 6,337,366 4,442,769 6,894,587 7,764,681 13,500,794 11,301,307 17,240,133 13,500,794 11,301,307 17,240,133 13,500,794 11,301,307 17,240,133 13,500,794 11,402,088 32,941,919 61,146,708 32,941,919 61,146,708 32,941,919 61,146,708 32,941,919 61,146,708 32,941,919 61,146,708 32,941,919 61,146,708 32,941,919 61,146,708 32,941,919 61,146,708 32,941,919 61,146,708 32,941,919 61,146,708 32,941,919 61,146,708 32,941,919 61,146,708 61,1	420,435 840,871 1,365,820 1,510,459 1,699,695 3,798,339 2,128,429 5,003,559 4,180,401 10,465,796 12,706,741 10,465,796 15,966,848 17,368,664 26,058,132 30,100,334 55,791,261 11,982,719 1,002,520 6,84,987 4,847,465 22,971,606 11,489,668 11,489,688 11,489,688 11,489,688 11,489,688 11,489,688 11,489,688 11,489,688 11,489,688 11,489,688 11,489,688 11,489,688 11,489,688 11,489,688 11,489,688 11,489,688 11,489,688 11,489 11,489 11,489 11,489 11,489 11,489 11,489 11,489 11,489 11,489 11,489 11,489 11,489 11,	390,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271 1,991,828 5,569,743 3,912,035 6,615,030 9,137,739 6,615,030 11,812,237 9,630,285 14,692,790 10,232,53 23,922,682 27,258,750 50,430,899 11,982,719 1,082,520 6,804,987 4,647,465 22,971,638 11,489,658 2,086,471 977,576 3,217,453 4,013,171 4,815,804	577,428 754,888 1,225,797 1,316,607 1,480,808 3,410,207 1,855,225 5,225,915 3,643,637 6,640,204 11,117,732 8,794,774 13,413,840 15,109,641 21,787,232 24,417,165 45,070,537 11,982,719 1,082,520 6,804,987 4,847,465 22,971,836 21,489,666 2,086,477 97,576 3,217,453 4,013,171 4,815,804	20% AH 355.925	25% AH	30% AH 312,918 625,636 1,015,763 1,025,827 1,152,470 1,152,470 2,827,994 1,445,421 4,234,435 2,833,666 4,423,168 6,604,114 4,315,728 8,734,220 6,286,242 9,576,989 11,721,606 15,330,882 11,721,606 15,380,487 11,721,606 15,380,487 11,721,606 15,380,487 11,721,606 15,380,487 11,721,606 15,380,487 11,721,606 15,380,487 11,982,719 18,827,1	291,415 582,829 96-752 926,901 1,043,035 2,633,924 1,308,819 3,900,607 2,570,199 4,011,265 5,970,707 3,740,903 3,740,903 3,740,903 1,524,248 1,303,707 23,524,248 1,303,707 23,524,248 1,1982,719 1,006,520 6,804,987 4,847,665 22,971,638 1,489,686 2,068,471 977,576 3,217,453 4,013,171 4,815,804	269,911 539,823 775,741 831,975 933,591 2,439,956 1,172,217 3,566,781 2,301,832 5,337,300 3,166,077 7,145,212 4,617,221 7,119,089 11,109,981 10,173,499 18,123,422 11,198,2719 1,082,520 6,804,987 2,464,765 2,297,836 2,068,471 977,576 3,217,633 4,013,771 4,815,804	248,406 496,816 805,722 735,046 824,144 2,245,705 1,035,616 3,322,505 2,033,466 4,703,835 2,550,956 6,350,706 3,761,497 5,740,138 7,309,265 12,722,597 11,962,716 11,662,526 6,804,981 4,637,666 2,066,647 977,576 3,277,656 4,013,177 4,815,804	220.9 5
Description One unit scheme (houses)	UNDEVELOPED LAND)	BLV 1	441,940 883,878 1,435,631 1,607,385 1,809,139 3,992,408 2,265,030 6,237,396 4,448,769 10,404,553 7,64,681 13,500,794 11,301,307 17,240,133 18,498,076 32,941,919 61,146,708 11,982,719 61,146,708 11,982,719 61,146,708 11,982,719 61,146,708 11,982,719 61,146,708 11,982,719 61,146,708 11,483,688 2,048,471 977,576 3,217,453 4,013,171 4,815,804	420,435 840,871 1,955,820 1,510,459 1,955,820 1,510,459 1,969,655 3,798,339 4,180,401 1,480,401 1,480,401 1,480,401 1,480,401 1,480,401 1,388,614 2,058,614 2,058,614 2,058,614 2,058,614 2,058,614 2,058,614 2,058,614 2,058,614 2,058,614 2,058,614 2,058,614 2,058,614 2,058,614 2,058,614 2,058,614 3,171,455 4,013,171 4,815,804	390,932 797,865 1,295,600 1,413,533 1,590,252 3,604,271 1,991,628 5,560,743 3,912,035 6,707,0700 9,137,739 6,315,030 11,912,237 9,630,285 14,692,790 16,239,253 12,932,682 27,258,750 50,430,859 11,982,719 16,239,253 27,258,750 50,430,859 11,982,719 6,604,987 4,847,465 2,068,471 977,576 5,11,48,668 2,068,471 977,576 5,11,48,668 2,068,471 977,576 5,11,48,668 2,068,471 977,576 5,11,48,668 2,068,471 977,576 5,11,48,668 2,068,471 977,576 5,11,48,668	577,428 775,488 1,225,797 1,316,607 1,316,607 1,480,606 3,410,201 1,885,225 5,235,915 3,643,667 3,658,678 8,504,333 6,000,204 11,117,732 2,4417,165 45,070,637 11,982,719 1,982,	20% AH 355,925 711,850 711,8	25% AH	30% AH 312,918 622,636 1,015,763 1,025,827 1,152,476 2,827,994 1,446,421 4,224,435 4,234,566 6,64,114 4,315,728 6,734,220 6,288,242 9,576,959 11,721,606 15,360,882 11,721,606 15,360,882 11,721,606 15,360,882 11,721,606 15,360,882 11,721,606 15,360,882 11,721,606 15,360,882 11,721,606 15,360,882 11,721,606 15,360,882 11,721,606 15,360,882 11,721,606 15,360,882 11,721,606 15,360,882 11,721,606 15,360,882 11,721,606 15,360,882 11,721,606 15,360,882 11,721,606 15,360,882 11,721,606 1	291,415 582,829 94,901 1,043,035 2,633,924 1,308,819 3,900,607 2,570,199 4,011,265 5,970,707 3,740,003 7,939,716 5,452,731 8,298,039 10,592,195 13,245,431 13,037,707 22,524,248 11,982,719 6,804,987 4,847,465 2,088,471 977,5763 4,013,171 4,815,804	269,911 539,823 675,741 831,975 933,591 2,439,856 1,172,217 3,566,781 2,301,832 4,617,221 7,019,089 9,462,783 11,109,981 10,173,459 11,982,199 10,173,459 11,982,199 6,604,987 4,847,465 2,068,471 9,77,576 11,48,668 2,068,471 9,77,576 3,177,45,312 4,013,171 4,815,804	248,406 446,816 805,722 735,046 824,144 2,245,786 3,232,955 2,033,466 3,337,376 4,703,895 2,300,306 6,350,706 8,333,377 8,3781,497 5,740,138 8,333,377 8,974,531 7,309,288 1,772,597 11,982,718 2,207,632 6,804,987 4,847,466 2,068,477 977,576 3,217,577 3,217,577 3,217,577 3,217,577 3,217,577 3,217,577 3,217,577 3,217,577 3,217,	220,9 6 453,8 7 9 7 9 7 9 9 4,451,1 7 7 203,1 9 1,982,7 7 6,304,9 1 1,982,7 7 6,304,9 1 1,982,7 7 7 1,982,7 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Description One unit scheme (houses)	UNDEVELOPED LAND)	BLV 1	441,940 883,878 1,435,631 1,607,385 1,809,139 3,992,408 2,265,030 6,237,366 4,448,769 6,894,587 10,404,553 7,764,681 135,500,794 11,301,307 77,240,133 13,500,794 11,301,307 77,240,133 13,827,764,681 13,827,764,681 13,827,764,681 13,827,764,681 13,827,764,681 13,827,764,681 13,827,764,681 13,827,764,681 13,827,764,681 13,827,764,681 13,827,765,681 13,827,765,681 14,840,878 14,840,841 14,840,841 14,840,841 14,840,841 14,840,841 14,840,841 14,841,840 14,843,843 14,343,831	420,435 840,871 1,365,620 1,510,459 1,699,695 3,793,339 2,128,429 5,903,559 4,180,401 7,189,855 12,706,741 10,465,796 15,966,686 17,368,664 17,368,664 17,368,664 17,368,664 17,368,664 17,368,664 17,368,664 17,368,664 17,368,664 17,368,664 17,368,664 17,368,664 17,368,664 17,368,664 17,368,664 17,368,664 17,368,664 17,368,664 18,47,465 18,47,465 18,47,465 18,47,455 3,217,453 4,013,171 4,013,171 4,015,004	390,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271 1,991,828 5,569,743 3,912,035 6,070,780 9,137,739 6,615,030 11,912,237 9,630,285 14,692,790 16,239,253 23,922,682 27,250,750 50,430,889 11,862,770 1,082,520 6,804,987 4,647,465 11,469,660 2,068,471 1,77,576 3,217,453 4,013,171 4,615,004	377,428 754,858 724,858 1,2316,607 1,480,808 3,410,201 1,855,225 5,225,916 3,643,637 6,040,204 11,117,732 11,17,732 24,417,165 45,070,537 11,592,719 1,682,520 6,804,967 4,27,455 2,267,1656 11,469,668 2,068,471 577,576 3,217,453 4,013,171 4,013,004	20% AH 355,925 355,925 355,925 1,155,785 1,219,680 1,371,364 4,902,089 3,375,300 5,266,975 7,870,926 5,465,376 10,323,228 7,959,264 12,134,890 13,980,430 19,851,782 21,575,581 39,710,175 1,982,719 1,082,520 6,804,987 4,847,465 2,2971,536 2,2	25% AH 334,422 668,643 1,085,774 1,22,753 1,261,921 3,022,663 1,502,022 4,568,261 5,106,933 4,835,072 7,237,520 4,090,554 7,123,753 10,855,940 12,651,018 17,516,331 16,733,996 34,325,997 11,982,719 11,082,520 6,804,987 11,982,719 11,082,520 6,804,987 11,982,719 11,082,520 6,804,987 11,982,719 11,082,520 6,804,987 11,982,719 11,082,520 6,804,987 4,817,675 2,068,471 3,077,776 3,217,453 4,013,171 4,815,804	30% AH 312,918 625,636 1,015,763 1,025,627 1,132,479 1,445,421 4,234,435 2,833,566 4,423,168 6,604,114 4,315,728 6,268,242 9,576,989 11,72,606 15,380,882 15,892,411 28,925,072 11,982,719 1,002,520 6,844,987 1,72,666 2,2971,638 1,486,666 2,068,471 9,77,576 3,217,453 4,013,171 4,615,604	291,415 582,829 90,752 928,901 1,043,035 2,633,924 1,308,819 3,900,607 2,570,199 4,011,265 5,970,707 3,740,903 7,939,716 5,452,731 8,289,039 10,552,195 13,245,431 13,037,707 23,524,248 11,987,163 1,987,163 24,947,463 2,988,471 1,987,163 2,988,471 4,713,171 4,815,604	265,911 539,823 775,741 831,975 933,551 1,172,217 3,566,761 2,301,832 5,337,300 3,166,077 1,45,212 4,617,221 7,019,089 11,109,981 10,173,499 18,123,472 11,082,520 6,804,987 4,617,451 1,082,520 6,804,987 4,013,171 4,615,004	248,400 496,805,722 735,046 824,144 2,245,705 1,035,616 3,223,255 2,033,465 4,703,83 2,550,955 3,167,453 4,703,83 12,722,597 1,062,526 6,804,987 4,447,453 1,062,526 6,804,987 4,447,453 1,062,526 6,804,987 4,447,453 1,062,526 6,804,987 4,071,455 4,071,457 3,217,455 4,013,177 4,015,804	220,94 6 453,81 8 73,77 8 638,12 8 714,77 6 899,0 8 2,999,11 6 899,0 8 2,999,11 6 2,011,9 9 2,775,52 9 4,445,00 7 7,275,27 9 1,682,57 6 6,804,91 6 22,07,10 9 1,082,57 7 6,804,91 6 22,07,10 9 1,082,57 7 6,804,91 6 22,07,10 9 1,082,57 7 6,804,91 6 22,07,10 9 1,082,57 7 6,804,91 7 7,275,27 9 1,082,57 9 1,083,11 1 4,013,11 1 4,013,11 1 4,013,11
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - lower density) 15 One hundred unit scheme (flats - lower density) 16 One hundred unit scheme (flats - lower density) 17 Two hunded unit scheme (flats - lower density) 18 Three hundred unit scheme (flats - lower density) 19 Three hundred unit scheme (flats - lower density) 10 Three hundred unit scheme (flats - lower density) 11 Two hunded unit scheme (flats) with GF retail 12 Three hundred unit scheme (flats) with GF retail 13 Three hundred unit scheme (flats) 20 Two hundred unit colliving scheme 21 Large retail supermarket 22 Comparisor retail 23 Data Centre 24 Office development 26 Hotel development (160 rooms) 27 Hotel development (160 rooms) 28 Light industrial scheme new build (50% plot ratio) 30 Industrial scheme intensification (60% plot ratio) 31 Pure unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats)	UNDEVELOPED LAND)	BLV 1	4-1,940 883,878 1-455,631 1-607,385 1-809,139 3,992,408 2,265,030 6,237,396 4,448,769 10,404,553 7,764,681 13,500,794 11,301,307 17,240,133 18,498,076 20,183,768 32,941,919 61,146,708 11,982,719 6,804,987 4,847,465 2,068,471 977,576 3,217,453 11,488,668 2,068,471 977,576 3,217,453 4,013,171 4,015,804	420,435 840,871 1,365,820 1,510,459 1,595,650 1,510,459 1,699,655 3,798,339 2,128,429 5,903,569 4,180,401 1,480,401 1,198,855 12,706,741 10,465,766 15,966,848 17,368,664 26,056,132 30,100,334 55,791,261 11,982,719 6,804,987 4,647,455 22,971,656 2,068,471 977,576 2,217,453 4,013,171 4,615,804	390,932 797,865 1,295,808 1,413,533 1,590,252 1,991,828 5,569,743 3,912,035 6,615,030 9,137,739 6,615,030 11,912,237 9,630,285 11,982,739 11,982,739 11,982,719 11,982,719 11,489,688 2,068,431 977,576 3,217,453 4,013,171 4,815,804	577,428 754,888 1,225,797 1,316,607 1,460,606 3,410,201 1,885,225 5,235,915 3,643,667 3,656,878 8,504,333 6,040,204 11,117,732 4,417,165 45,070,537 11,982,719 1,982,7	20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 4,902,089 3,375,300 5,246,975 7,870,926 6,865,378 10,323,228 7,959,264 12,124,890 13,980,430 19,651,782 21,575,581 3,9710,175 11,962,719 1,682,520 1,380,430 1,480,688 1,371,364 1,55765	25% AH	30% AH 312,918 622,636 1,015,763 1,025,827 1,152,470 2,827,994 1,445,421 4,234,435 2,838,566 4,423,163 6,604,114 4,315,728 8,734,220 6,288,242 9,76,939 11,721,606 15,380,662 15,882,411 28,922,072 11,922,719 1,022,719	291,415 582,829 945,752 928,901 1,043,035 2,633,924 1,308,819 3,900,607 2,570,199 4,011,285 5,970,707 3,740,903 7,939,716 5,457,731 8,296,039 10,592,195 13,245,431 13,037,707 23,524,248 11,982,719 6,804,987 4,847,465 2,068,471 977,576 3,217,453 4,013,171 4,015,004	269,911 539,823 675,741 831,975 933,591 2,439,856 1,172,217 3,566,761 2,301,832 3,599,362 5,337,300 3,166,077 7,145,212 7,019,089 9,462,763 11,109,881 10,173,499 16,123,422 11,982,719 10,173,499 16,123,422 11,982,719 10,173,499 16,123,422 11,982,719 10,173,499 16,123,422 11,982,719 10,173,499 16,123,422 11,982,719 10,173,499 16,123,422 11,982,719 16,123,422 11,982,719 17,576 17,7765 17,7765 17,7765 17,7765 17,7765 17,7765 17,7765 17,7765 17,7766 17,7	248,400 496,816 806,702 735,046 824,146 2,245,786 3,232,955 2,033,465 3,167,455 4,703,895 2,500,656 6,350,706 3,776,137 8,774,57 8,774,57 11,982,716 10,98	220,99 6 453,81 9 7597 8 638,13 8 714,77 6 899,0 1 765
Description	UNDEVELOPED LAND) No of units	BLV 1	441,940 883,878 1,435,631 1,607,385 1,809,139 3,992,408 2,265,030 6,237,396 4,448,769 6,894,587 10,404,553 7,764,661 11,301,307 17,240,133 18,498,076 32,941,919 61,146,708 11,902,719 1,062,520 6,804,987 4,847,465 2,068,471 9,77,576 11,469,666 2,068,471 9,77,576 11,469,666 2,068,471 9,77,453 4,013,171 4,615,804 PER HA O% AH 441,940 803,878 1,149,40 803,878 1,1	420,435 840,871 1,365,820 1,510,459 1,699,695 3,790,339 2,128,429 5,903,569 4,180,401 10,465,796 12,706,741 10,465,796 15,966,848 17,368,664 17,368,664 17,368,664 17,368,664 17,368,664 17,368,679 11,982,719 10,662,520 6,804,967 4,847,465 11,982,719 10,662,520 6,804,967 4,847,465 11,489,668 2,068,471 9,77,576 3,217,453 4,013,171 4,615,804	398,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271 1,991,828 5,569,743 3,912,035 6,070,760 9,137,739 6,615,030 1,1912,237 9,630,285 14,692,750 16,239,253 23,922,682 27,253,750 50,430,889 11,962,770 6,804,967 4,847,465 1,498,960 2,068,471 977,566 3,217,453 4,013,171 4,615,004	577,428 754,888 1,225,797 1,316,607 1,480,808 3,410,201 1,885,225 5,235,915 3,643,667 5,568,678 8,504,333 6,040,204 11,117,732 24,417,165 45,070,537 11,982,719 1,082,520 6,804,987 4,874,65 2,071,656 2,084,717 5,77,576 3,217,453 4,013,171 4,615,804	20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 4,902,089 3,375,300 5,266,975 7,870,926 5,465,378 10,323,228 7,959,264 12,134,890 13,980,430 19,651,782 21,576,581 39,710,175 1,982,719 1,082	25% AH 334,422 668,643 1,085,774 1,22,753 1,261,921 3,022,663 1,582,022 4,568,261 3,106,933 4,835,072 7,237,520 4,890,554 7,123,753 10,855,940 12,851,018 17,516,331 16,733,996 34,325,897 11,982,719 1,082,7	30% AH 312,918 625,636 1,015,763 1,025,627 1,152,478 2,827,994 1,445,421 4,234,435 2,833,566 4,423,168 6,600,114 4,315,728 8,734,220 6,288,242 9,576,989 11721,606 15,380,882 15,892,411 28,925,072 1,982,719 1,092,520 6,84,74,655 22,977,638 -1,453,688,471 4,413,171 4,615,604	291,415 582,829 94-0752 928,901 1,043,035 2,633,924 1,308,819 3,900,607 2,570,199 4,011,265 5,970,707 3,740,903 7,740,903 10,592,195 10,592,195 13,245,431 13,037,707 23,524,248 11,962,713 10,62,520 6,804,987 4,847,465 2,971,636 2,11469,603 2,068,471 9,77,763 3,77,763 4,013,171 4,815,604 35% AH 291,415 502,629 945,752 926,901 1,043,035 2,633,924 1,308,819	265,911 539,823 575,741 831,975 933,551 2,439,656 2,439,656 2,430,656 2,301,832 5,337,300 3,166,077 1,45,212 4,617,221 7,019,059 9,462,83 11,109,951 10,173,459 18,123,422 11,962,719 1,082,520 6,804,967 4,847,465 2,068,471 977,576 3,217,453 4,013,171 4,615,804	248,406 446,816 805,722 735,046 824,144 2,245,786 1,035,616 3,232,955 2,033,464 4,703,893 2,550,956 6,350,700 3,781,497 5,740,133 8,333,377 5,740,133 8,333,377 1,309,288 12,722,597 11,952,711 1,062,521 6,804,967 4,847,458 2,068,477 977,577 4,815,804 458,816 458,416 248,406 458,616 805,722 735,044 824,146 22,045,414 24,446 456,816 805,722 735,044 824,146 22,045,414	5 220.9 6 453.8 6 453.8 6 72.0 7 2.0 7 2.0 7 2.0 7 2.0 7 7 2.0 7 7 2.0 7 7 2.0 7 7 2.0 7 7 2.0 7 7 2.0 7 2.0 7 7 2.0 7 2.0 7 7 2.0 7
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - lower density) 14 Seventy unit scheme (flats - lower density) 15 One hundred unit scheme (flats - lower density) 16 One hundred unit scheme (flats - lower density) 17 Two hunded unit scheme (flats - lower density) 18 Three hundred unit scheme (flats - lower density) 19 Twe hundred unit scheme (flats - lower density) 10 True hundred unit scheme (flats) with GF retail 10 Three hundred unit scheme (flats) with GF retail 11 Three hundred unit scheme (flats) 12 Two hundred unit Scheme (flats) 13 Two hundred unit Co-living scheme 14 Large retail supermarket 15 Office development 16 Hotel development (100 rooms) 17 Hotel development (100 rooms) 18 Hotel development (100 rooms) 19 Hotel development (100 rooms) 20 Industrial scheme new build (50% plot ratio) 20 Industrial scheme intensification (60% plot ratio) 21 Large retail supermarket 22 Lomparison retail 23 Large retail supermarket 24 Office development (100 rooms) 26 Hotel development (100 rooms) 27 Hotel development (100 rooms) 28 Light industrial scheme new build (50% plot ratio) 30 Industrial scheme (flats) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats)	UNDEVELOPED LAND) No of units	BLV 1	441,940 883,878 1,335,631 1,607,385 1,809,139 3,992,408 2,265,030 6,337,366 4,443,769 6,894,567 10,404,553 7,764,681 13,500,764 11,301,307 17,240,133 13,500,764 11,301,307 17,240,133 13,500,764 11,301,307 17,240,133 13,892,719 1,062,520 6,804,967 1,469,666 2,068,471 777,576 3,217,463 4,013,771 4,815,604 PER HA O% AH 441,940 883,878 1,456,631 1,607,385 1,809,139 3,992,408 2,265,030 2,265,030 2,265,030 4,448,769	420,435 840,871 1,365,620 1,510,459 1,699,695 1,699,695 1,699,695 1,699,695 1,791,146 7,189,855 12,706,741 10,465,796 15,966,648 17,363,664 17,363,664 17,363,664 17,363,664 17,363,664 17,363,664 17,363,664 17,363,664 11,362,674 11,	398,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271 1,991,828 5,669,743 3,912,035 6,615,030 9,137,739 6,615,030 9,137,739 6,615,030 11,812,237 9,630,285 14,892,790 10,812,237 10,822,882 27,258,750 50,430,899 11,982,719 1,082,250 11,982,719 1,082,250 11,982,719 1,082,250 1,1982,719 1,082,250 1,1982,719 1,082,250 1,1982,719 1,082,250 1,1982,719 1,082,250 1,1982,719 1,082,250 1,1982,719 1,082,250 1,1982,719 1,082,250 1,1982,719 1,082,250 1,1982,719 1,082,250 1,1982,719 1,082,250 1,1982,719 1,082,250 1,1982,719 1,082,250 1,1982,719 1	577,428 754,888 1,225,797 1,316,607 1,480,808 3,410,607 1,480,808 3,410,607 1,480,808 3,410,607 1,1855,225 5,225,915 3,643,667 1,185,794 11,117,732 24,417,185 45,707,537 11,982,719 1,002,500 6,804,967 1,480,808 1,410,31,717 4,817,453 4,013,717 4,815,804	20% AH 355.925	25% AH	30% AH 312,918 622,636 1,015,763 1,025,827 1,152,476 2,827,994 1,445,421 4,234,435 2,838,566 4,423,168 6,604,114 4,315,726 6,288,242 9,576,989 11,721,606 15,330,882 11,721,606 15,380,4907 4,847,465 2,976,688 2,066,474 4,315,749 11,721,606 15,330,882 11,721,606 15,330,882 11,721,606 15,330,882 11,721,606 15,330,882 11,721,606 15,330,882 11,721,606 15,330,882 11,721,606 15,330,882 11,721,606 15,330,882 11,721,606 15,330,882 11,721,606 15,330,882 11,721,606 15,330,882 11,721,606 15,330,882 11,721,606 11,721,606 11,721,731 11,	291,415 582,829 946,752 926,901 1,043,035 2,633,924 1,308,619 3,900,607 2,570,199 4,011,265 5,970,707 3,740,903 3,740,903 3,740,903 3,740,903 10,592,195 13,245,431 3,037,707 23,524,248 11,982,719 1,005,524,95 13,245,431 13,037,707 23,524,248 11,982,719 1,005,524,95 1,245,431 13,927,719 1,005,524	269,911 539,823 575,741 631,975 933,591 2,439,956 1,172,217 3,566,781 2,301,832 5,337,300 3,166,077 7,145,212 4,617,221 7,19,089 10,173,459 11,109,881 10,173,459 11,109,881 10,173,459 11,109,881 10,173,459 11,109,881 10,173,459 11,109,881 10,173,459 11,109,881 10,173,459 11,109,881 10,173,459 11,109,881 10,173,459 11,109,881 11,	248,400 496,816 805,722 735,046 824,144 2,245,706 1,035,616 3,222,65,706 3,761,497 3,761,497 5,740,133 7,309,366 1,722,597 1,192,712 1,092,245 6,804,983 4,837,465 2,068,47,463 2,245,706 4,013,177 4,013,177 4,013,177 4,013,177 4,013,177 4,013,177 4,013,177 4,013,177 5,740 1,035,616 2,046,404 248,404 486,816 805,722 735,046 824,144 2,245,706 1,035,616 3,222,956 2,033,466	5 220.9 5 453.8 6 775.7 8 638.1 8 714.7 6 899.0 9 2.775.5 3 4.070.4 5 2.011.9 8 9.0 9 2.775.5 3 4.070.4 6 6.04.9 9 2.775.5 1 4.013.1 6 6.27.0 9 7.75.2 7 2.939.8 9 4.61.1 2 7.203.9 9 4.62.1 1 6.827.0 9 7.75.2 1 6.804.9 1 1.82.7 1 6.804.9 1 1.403.1 4 4.315.8
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - lower density) 15 Cone hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats - higher density) 18 Twe hundred unit scheme (flats - higher density) 19 Five hundred unit scheme (flats - higher density) 10 One hundred unit scheme (flats - higher density) 11 Fire hundred unit scheme (flats - higher density) 12 Two hunded unit scheme (flats) 13 Two hundred unit scheme (flats) 14 Seventy unit scheme (flats) 15 Two hundred unit scheme (flats) 16 True hundred unit scheme (flats) 17 Two hundred unit scheme (flats) 18 Twe hundred unit scheme (flats) 19 Five hundred unit scheme 21 Large retail supermarket 22 Comparison retail 23 Data Centre 24 Office development 25 Office development 26 Hotel development (160 rooms) 27 Hotel development (160 rooms) 28 Hotel development (160 rooms) 29 Industrial Scheme new build (50% plot ratio) 30 Industrial Scheme intensification (60% plot ratio) 30 Industrial scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 5 Nine unit scheme (flats) 6 Tren unit scheme (flats) 7 Tren unit scheme (flats) 8 Twenty unit scheme (flats) 10 Twenty unit scheme (flats) 10 Twenty unit scheme (flats)	UNDEVELOPED LAND) No of units	BLV 1	441,940 883,878 1,435,631 1,607,385 1,809,139 3,992,408 2,265,030 6,237,396 4,448,769 10,404,553 7,64,681 13,500,794 11,301,307 17,240,133 18,498,076 22,199,768 32,941,919 61,146,708 11,982,719 61,146,708 11,982,719 61,146,708 11,982,719 61,146,708 11,982,719 61,146,708 11,485,688 2,048,471 977,576 3,217,453 4,013,171 4,815,804	420,435 840,871 1,365,620 1,510,459 1,699,695 3,793,339 2,128,429 5,903,559 4,180,401 10,465,796 11,966,634 17,368,664 17,368,664 17,368,664 17,368,664 17,368,664 17,368,664 17,368,664 17,368,664 17,368,664 17,368,664 17,368,664 17,368,664 17,368,664 17,368,664 17,368,664 17,368,664 17,368,664 17,368,664 17,368,664 18,368,674 11,368,520 18,368,471 18,368,674 18	390,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271 1,991,628 5,569,743 3,912,035 1,991,628 5,569,743 3,912,035 1,991,628 1,992,693 1,992,693 2,992,692 1,489,7465 2,997,695 1,148,668 2,068,471 9,77,576 3,217,453 4,013,171 4,815,604	577,428 775,488 1,225,797 1,316,607 1,316,607 1,450,608 3,410,201 1,855,225 5,235,915 3,643,667 5,658,678 8,504,333 6,040,204 11,117,732 24,417,165 45,070,537 11,982,719 1,082,520 4,477,165 45,070,537 11,982,719 1,082,520 11,489,668 2,088,471 977,576 3,217,453 4,013,171 4,815,804	20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 3,216,132 1,716,624 4,902,089 1,376,376,376 1,376,376,376 1,3	25% AH	30% AH 312,918 622,636 1,015,763 1,025,827 1,152,470 2,827,994 1,446,421 4,234,435 2,836,566 4,423,168 6,604,114 4,315,728 8,734,220 6,268,242 9,576,989 11,721,606 15,369,662 11,822,471 1,022,719	291,415 582,829 926,901 1,043,035 2,633,924 1,308,819 3,900,607 2,570,199 4,011,265 5,970,707 3,740,003 7,939,716 5,452,731 8,298,039 10,592,195 13,245,491 13,037,707 22,524,248 11,982,719 6,804,987 4,847,465 2,068,471 977,576 3,217,453 4,013,171 4,815,804	269,911 539,823 675,741 831,975 933,591 2,439,856 1,172,217 3,566,781 2,301,832 4,617,221 7,019,089 9,462,783 11,109,961 10,173,459 11,109,961 10,173,459 11,109,961 10,173,459 11,109,961 10,173,459 11,109,961 10,173,459 11,109,961	248,406 496,816 805,722 735,046 824,144 2,245,786 1,005,616 3,232,955 2,033,466 3,337,376 4,703,893 2,500,506 4,703,893 2,700,706 8,333,377 8,740,138 8,333,377 8,740,138 8,333,377 8,740,138 8,333,377 8,740,138 8,333,377 8,740,138 8,333,377 8,740,138 8,333,377 8,740,138 8,333,377 8,740,138 8,333,377 8,740,138 8,333,377 8,740,138 8,333,377 8,740,138 8,333,377 8,740,138 8,333,377 8,740,138 8,333,377 8,740,138 8,333,377 8,340,138 8,340,	220,9 6 453,8 6 453,8 6 714,7 6 899,0 7 7 7 7 7 7 7 7 7
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 6 Ten unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats with retail use on ground floor) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - lower density) 15 One hundred unit scheme (flats - lower density) 16 One hundred unit scheme (flats - lower density) 17 Two hunded unit scheme (flats - lower density) 18 Time hundred unit scheme (flats - lower density) 19 Two hunded unit scheme (flats - lower density) 10 Two hundred unit scheme (flats) with GF retail 19 Three hundred unit scheme (flats) with GF retail 19 Time hundred unit scheme (flats) 20 Two hundred unit scheme (flats) 21 Large retail supermarket 22 Comparison retail 23 Data Centre 24 Office development 25 Office development 26 Hotel development (160 rooms) 27 Hotel development (160 rooms) 28 Light industrial scheme new build (50% plot ratio) 30 Industrial Scheme new build (50% plot ratio) 31 Industrial Scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 15 Fifty unit scheme (flats - lower density) 16 Fifty unit scheme (flats - lower density) 17 Fifty unit scheme (flats - lower density) 17 Fifty unit scheme (flats - lower density) 18 Fifty unit scheme (flats - lower density) 19 Fifty unit scheme (flats - lower density)	UNDEVELOPED LAND) No of units	BLV 1	441,940 883,878 1,435,631 1,607,385 1,809,139 3,992,408 2,265,030 6,237,396 4,448,769 6,894,587 10,404,553 7,764,681 13,500,794 11,301,307 17,240,133 18,498,076 28,189,768 32,541,919 61,146,708 1,082,520 6,804,987 1,082,520 6,	420,435 840,871 1,365,620 1,510,459 1,699,695 1,699,695 4,180,401 1,482,684 9,771,146 7,189,855 12,706,741 10,465,796 15,966,848 17,368,664 26,058,132 30,100,334 55,791,261 11,982,719 1,062,620 6,804,987 7,576 3,217,453 4,013,171 4,815,804	390,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271 1,991,828 5,569,743 3,912,035 6,070,780 9,137,739 6,615,030 11,912,237 9,630,285 14,692,790 16,239,253 23,922,682 27,250,750 50,430,889 11,862,779 11,862,620 6,804,987 4,647,465 11,469,660 2,668,471 1,77,576 3,217,453 4,013,171 4,615,004	577,428 754,888 1,225,797 1,316,607 1,480,808 3,410,201 1,855,225 5,235,916 3,643,637 6,040,204 11,117,732 24,417,165 45,070,537 11,982,719 1,982,	20% AH 355,925 711,850 1,155,785 1,219,680 1,371,304 4,902,089 3,376,300 5,266,975 7,870,926 5,465,376 10,323,228 7,959,264 12,134,890 13,980,430 19,851,782 21,575,581 39,710,175 1,062,520 6,804,987 7,975,76 3,217,453 4,013,171 4,815,804 1,855,925 1,1962,719 1,062,520 6,804,987 1,982,719 1,062,520 6,804,987 1,985,719 1,062,520 6,804,987 1,985,719 1,062,520 6,804,987 1,985,719 1,062,520 6,804,987 1,985,719 1,062,520 6,804,987 1,985,719 1,062,520 1,155,785 1,196,800 1,155,785 1,155,785 1,155,785 1,155,785 1,155,785 1,155,785 1,155,785 1,155,785 1,155,785 1,155,785 1,155,785 1,155,785 1,155,785 1,155,785 1,155,785 1,155,785 1,155,785 1,219,680 1,371,364 4,902,089 3,375,300 5,246,975 1,255,785 1,219,680 1,371,365 1,219,680 1,371,365 1,219,680 1,371,365 1,219,680 1,371,365 1,219,680 1,371,365 1,219,680 1,371,365 1,371	25% AH	30% AH 312,918 625,636 1,015,763 1,025,827 1,132,479 1,445,421 4,234,435 2,833,566 4,423,168 6,00,114 4,315,728 6,269,76,989 1,77,606 15,380,882 15,892,411 28,925,077 11,982,719 1,002,520 6,844,987 1,77,576 3,217,453 4,013,171 4,815,666 2,068,471 1,977,576 3,217,453 4,013,171 4,815,604	291,415 582,829 94,752 928,901 1,043,035 2,633,924 1,308,819 3,900,607 2,570,199 4,011,265 5,970,707 3,740,903 10,592,195 13,245,431 13,037,707 23,524,248 11,902,191 1,082,520 6,804,987 4,013,171 4,815,604 35% AH 291,415 532,623 945,752 928,901 1,043,035	265,911 539,823 775,741 831,975 933,551 9,335,551 1,172,217 3,566,761 2,301,832 5,337,300 3,166,077 1,45,212 4,617,221 7,019,089 9,462,783 11,109,981 10,173,499 18,123,472 11,082,520 6,804,987 4,013,171 4,615,004 40% AH 269,911 4,615,004 41,615,004 41,615,004 41,615,004 41,615,004 41,615,004 41,615,004 41,615,004 41,615,004 41,615,004 41,615,004 41,615,004 41,615,004 41,615,004 41,615,004 41,615,004	248,400 496,805,722 735,046 824,146 2,245,786 1,035,616 3,222,955 2,033,486 4,703,83 2,580,956 3,387,453 7,309,238 12,722,597 1,1022	5 226.9 5 453.8 6 453.8 7 714.7 6 899.0 9 2,775.5 6 1,469.6 1 461.1 2 7,203.9 1 4,461.1 2 7,203.9 1 4,461.1 2 7,203.9 1 4,461.1 2 7,203.9 1 4,461.1 2 7,203.9 1 4,461.1 2 7,203.9 1 4,461.1 2 7,203.9 1 4,461.1 2 7,203.9 1 4,461.1 2 7,203.9 1 4,461.1 2 7,203.9 1 4,461.1 2 7,203.9 1 4,461.1 2 7,203.9 1 4,461.1 2 7,203.9 1 4,461.1 2 7,203.9 1 1,862.7 1 4,461.1 2 7,203.9 1 1,862.7 1 4,461.1 2 1,461.1 2 1,461.1 2 1,461.1 2 1,461.1 3 1,461.1 3 1,461.1 4 1,461.1 4 1,461.1 4 1,461.1 5 1,461.
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - lower density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats - higher density) 18 Three hundred unit scheme (flats - higher density) 19 Five hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 10 Troe hundred unit scheme (flats) 10 Troe hundred unit scheme (flats) 11 Two hundred unit scheme (flats) 12 Two hundred unit scheme (flats) 13 Five hundred unit scheme (flats) 14 Five hundred unit scheme (flats) 15 Troe hundred unit scheme (flats) 16 Troe hundred unit scheme (flats) 17 Two hundred unit scheme (flats) 18 Three hundred unit scheme (flats) 19 Five hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 10 Troe development 21 Large retail supermarket 22 Comparison retail 23 Data Centre 24 Office development 25 Office development (160 rooms) 27 Hotel development (160 rooms) 28 Light industrial scheme 29 Industrial Scheme new build (50% plot ratio) 20 Industrial Scheme new build (50% plot ratio) 20 Industrial scheme (houses) 21 Two unit scheme (houses) 22 Two unit scheme (flats) 23 Nine unit scheme (flats) 24 Seven unit scheme (flats) 25 Nine unit scheme (flats) 26 Trou unit scheme (flats) 27 Trou unit scheme (flats) 28 Nine unit scheme (flats) 29 Trou unit scheme (flats) 30 Twenty unit scheme (flats) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Trou unit scheme (flats) 7 Tren unit scheme (fla	UNDEVELOPED LAND) No of units 1 1 2 2 3 3 5 7 7	BLV 1	441,940 883,878 1,435,631 1,607,385 1,809,139 3,992,408 2,265,030 6,237,396 4,448,769 11,301,307 17,240,133 18,498,076 32,941,919 61,146,708 11,902,719 61,146,708 11,902,719 61,146,708 11,902,719 61,146,708 11,902,719 61,146,708 11,467,885 1,804,987 4,847,465 2,771,546 2,771,546 11,469,668 2,068,471 9,775,76 3,217,453 4,013,171 4,815,804	420,435 840,871 1,355,820 1,510,459 1,699,695 3,790,339 2,128,429 5,903,569 4,180,401 10,465,796 15,966,848 17,368,664 17,368,664 17,368,664 17,368,664 17,368,664 17,368,664 17,368,664 17,368,679 16,966,848 17,368,679 16,966,848 17,368,679 1,966,848 17,368,679 1,966,848 17,368,679 1,966,848 17,368,679 1,966,848 17,368,679 1,966,848 17,368,679 1,966,848 1,971,576 3,217,453 4,013,171 4,815,804	398,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271 1,991,828 5,569,743 3,912,035 6,070,780 9,137,739 6,615,030 11,912,237 9,630,285 14,692,790 16,239,253 23,922,682 27,253,750 50,430,889 11,962,719 1,082,520 6,804,987 4,847,465 2,068,471 977,576 11,489,688 2,068,471 977,576 11,489,688 2,068,471 977,576 11,489,688 2,068,471 977,576 11,489,688 2,068,471 977,576 11,489,688 2,068,471 977,576 11,489,688 2,068,471 977,576 11,489,688 2,068,471 977,576 11,991,828 5,697,43 3,912,035 1,590,252 9,604,271 1,991,828 5,569,743 3,912,035 6,070,780 9,137,739 6,615,030 11,121,227 9,630,285	577,428 754,888 1,225,797 1,316,607 1,480,808 3,410,201 1,1855,225 5,235,916 3,643,637 6,040,204 11,117,732 24,417,165 45,070,537 11,982,719 1,082,520 6,804,987 4,847,465 2,071,636 2,084,711 4,815,804 11,17,489,808 11,225,797 1,316,607 1,480,808	20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 4,902,089 3,375,300 1,356,375,300 1,356,375,300 1,356,375,300 1,356,375,300 1,356,375,300 1,356,375,300 1,356,375,300 1,356,375,300 1,356,375,300 1,356,375,300 1,355,925 1,355,9	25% AH	30% AH 312,918 625,636 1,015,763 1,025,627 1,132,479 1,445,421 4,234,435 2,833,566 4,423,168 6,604,114 4,315,728 1,724,606 1,724,606 1,734,220 6,288,242 9,576,989 11,724,606 11,724,606 11,724,606 11,724,606 11,724,606 11,724,606 11,724,606 11,724,606 11,724,606 11,724,606 11,724,606 11,725,719 11,982,719 11	291,415 582,829 94-752 928,901 1,043,035 2,633,924 1,308,819 3,900,607 2,570,199 4,011,265 5,970,707 3,740,903 10,592,195 13,245,431 13,037,707 23,524,248 11,902,719 1,082,520 6,804,987 4,847,465 2,971,636 11,469,660 2,068,471 9,771,771 4,815,604 35% AH 291,415 502,629 945,752 926,901 1,043,035 2,633,924 1,308,619 3,900,607 1,043,035 2,633,924 1,308,619 3,900,607 3,770,909 2,570,199 4,011,285 5,970,707 3,740,903 3,740,903 3,740,903 3,740,903 3,740,903 3,740,903 3,740,903 3,740,903 3,740,903 3,740,903 3,740,903 3,740,903	265,911 539,823 575,741 831,975 933,551 2,439,856 1,172,217 3,566,761 2,301,832 5,337,300 3,166,077 1,45,212 4,617,221 7,019,089 9,462,83 11,109,981 10,173,499 18,123,422 11,192,710 1,082,520 6,804,967 4,847,465 2,467,467 3,217,453 4,013,171 4,615,004 40% AH 269,911 4,615,004 40% AH 269,911 4,615,004 40% AH 269,911 3,566,761 3,217,453 4,013,171 4,615,004 40% AH 269,911 3,566,761 3,359,562 3,359,362 3,359,362 3,359,362 3,359,362 3,359,362 3,359,362 3,359,362 3,3168,077 7,145,212 4,617,221	248,400 446,816 805,722 735,046 824,146 2,245,708 1,035,616 3,222,952 2,033,461 4,703,832 2,590,955 6,350,700 3,761,497 1,092,817 1,092,711 1,092,	5 226.9 5 453.8 6 453.8 7 74.7 6 899.0 7 2.051.7 6 899.0 7 2.051.7 7 2.051.9 7 7.275.2 7 2.939.8 8 7.445.0 7 7.275.2 7 2.939.8 8 7.445.0 7 7.275.2 8 3.3.217.4 8 3.3.217.4 1 4.3.5 8 3.3.217.4 1 4.3.5 8 3.3.217.4 1 5.3.6 8 3.3.217.4 1 6.3.6 8 3.3.217.4 1 7.3.6 8 3.3.2 8 9.7 8 9.7 8
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (flouses) 4 Seven unit scheme (flats) 6 Ten unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - lower density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) with GF retail 19 Tive hundred unit scheme (flats) 20 Two hundred unit scheme (flats) 21 Large retail supermarket 22 Comparison retail 23 Data Centre 24 Office development 25 Office development 26 Hotel development (160 rooms) 27 Hotel development (160 rooms) 28 Light industrial scheme 29 Industrial scheme new build (50% plot ratio) 30 Industrial scheme (houses) 2 Two unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Tren unit scheme (flats) 10 Tripty unit scheme (flats) 11 Fifty unit scheme (flats) 12 Fifty unit scheme (flats) 13 Firen unit scheme (flats) 14 Fifty unit scheme (flats - lower density) 15 Fifty unit scheme (flats - lower density) 16 One hundred unit scheme (flats - lower density) 17 Fifty unit scheme (flats - lower density) 18 Seventy unit scheme (flats - lower density) 19 Fifty unit scheme (flats - lower density) 10 The hundred unit scheme (flats - lower density) 10 The hundred unit scheme (flats - lower density) 10 The hundred unit scheme (flats - lower density) 10 The hundred unit scheme (flats - lower density) 10 The hundred unit scheme (flats - lower density) 10 The hundred unit scheme (flats - lower density)	UNDEVELOPED LAND) No of units 1 1 2 2 3 5 5 7 7 10 10	BLV 1	441,940 883,878 1,435,631 1,607,385 1,809,139 3,992,408 2,265,030 6,237,366 4,443,769 6,894,587 10,404,553 7,764,681 13,500,794 11,301,307 17,240,133 18,498,076 61,146,708 2,941,919 61,146,708 2,941,919 61,146,708 11,982,719 1,062,520 6,804,987 1,464,665 2,068,471 977,576 3,217,453 4,013,771 4,815,504	420,435 840,871 1,365,620 1,510,459 1,699,665 1,699,665 1,699,665 1,699,665 1,699,665 1,699,665 1,699,665 1,799,699 1,699,695 1,799,699 1,699,695 1,799,699	390,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271 1,991,828 5,669,743 3,912,035 6,615,030 11,612,227 9,630,285 14,692,790 16,232,253 17,982,719 1,082,2719 1,08	577,420 754,888 1,225,797 1,316,607 1,316,607 1,480,808 3,410,201 1,855,225 5,225,916 3,643,637 6,640,204 11,117,732 24,417,165 45,771,428 27,171 1,362,719 1,062,520 6,804,907 1,192,719 1,062,520 6,804,907 1,192,719 1,062,520 6,804,907 1,192,719 1,062,520 6,804,907 1,192,719 1,062,520 6,804,907 1,806,666 2,664,907 1,806,666 2,664,907 1,806,666 2,667,465 2,667,465 3,217,453 4,013,171 4,815,804 1,225,797 1,316,607 1,460,806 3,410,201 1,525,797 1,316,607 1,460,806 3,410,201 1,525,797 1,316,607 1,460,806 3,410,201 1,525,797 1,316,607 1,565,606,676 1,565,	20% AH	25% AH	30% AH 312,918 622,636 1,015,763 1,025,827 1,152,476 2,827,994 1,445,421 4,234,435 2,833,566 4,423,168 6,604,114 4,315,728 8,734,220 6,282,242 9,576,989 1,721,606 15,380,882 15,892,411 28,925,072 11,982,719 080,250 11,782,478 080,250 11,782,478 080,250 11,782,478 080,250 11,782,478 080,250 11,782,478 080,250 11,782,478 080,250 11,782,668 080,411 4,315,728 080,334,220 080,288,242 080,334,220	291,415 582,829 96-752 928,901 1,043,035 2,633,924 1,308,819 3,900,607 2,570,199 4,011,265 5,970,707 3,740,903 3,749,903 7,939,710 3,749,903 7,939,710 3,749,903 7,939,710 3,749,903 7,939,710 3,749,903 7,939,710 3,749,903 7,939,710 3,749,903 7,939,710 3,749,903 7,939,710 3,749,903 7,939,710 3,749,903 7,939,710 3,749,903 7,939,710 3,749,903 7,939,710 3,749,903 7,939,710 5,452,731 3,286,839 3,300,607 2,570,199 4,011,265 5,970,707 3,749,903 7,939,710 5,452,731 3,286,931	269,911 539,823 775,741 831,975 933,591 2,439,956 1,172,217 3,566,761 2,301,832 4,617,221 7,019,089 11,109,981 10,173,450 11,109,981 10,173,450 11,109,981 10,173,450 18,123,422 11,982,719 1,082,520 6,804,987 7,646,7466 22,971,636 2,068,471 4,013,171 4,815,804 40% AH 269,911 539,823 575,741 831,975 333,591 2,439,856 1,172,217 3,566,761 2,301,832 3,599,332 5,337,300 3,166,077 7,145,212 4,617,221 7,019,993 5,337,300 3,166,077 7,145,212 4,617,221 7,1145,212 4,617,221 7,1145,212 4,617,221 7,1145,212 4,617,221 7,1145,212 4,617,221 7,1145,212 4,617,221 7,1145,212 4,617,221 7,1145,212 4,617,221 7,1145,212 4,617,221 7,1145,212 4,617,221 7,1145,212 4,617,221 7,1145,212 4,617,221 7,1145,212 4,617,221 7,1145,212 4,617,221	248,400 496,816 805,722 735,046 824,146 2,245,736 1,035,616 3,222,933,456 4,703,833,377 5,740,136 6,804,981 1,035,616 1,035,61	226.9 5
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats - lower density) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - ligher density) 15 One hundred unit scheme (flats - lower density) 16 One hundred unit scheme (flats - lower density) 17 Two hunded unit scheme (flats) 18 Three hundred unit scheme (flats) 19 Five hundred unit scheme (flats) 10 Three hundred unit scheme (flats) 10 Three hundred unit scheme (flats) 11 Fifty on the dunit scheme (flats) 12 Three hundred unit scheme (flats) 13 Three hundred unit scheme (flats) 14 Seventy unit scheme (flats) 15 Three hundred unit scheme (flats) 16 Three hundred unit scheme (flats) 17 Two hunded unit scheme (flats) 18 Three hundred unit scheme (flats) 19 Five hundred unit scheme (flats) 20 Two hundred unit scheme (flats) 21 To hundred unit scheme (flats) 22 Comparison retail 23 Data Centre 24 Office development 26 Hottel development (100 rooms) 27 Hottel development (100 rooms) 28 Light industrial scheme 29 Industrial Scheme new build (50% plot ratio) 30 Industrial Scheme new build (50% plot ratio) 31 Pour unit scheme (flats) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats - lower density) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - lower density) 14 Gone hundred unit scheme (flats - lower density) 15 One hundred unit scheme (flats - lower density) 16 One hundred unit scheme (flats - lower density) 17 Troe hundred unit scheme (flats - lower density) 18 One hundred unit scheme (flats - lower density) 19 Three hundred unit scheme (flats - lower d	UNDEVELOPED LAND) No of units 1 2 2 3 5 5 7 7 7 10 20 30 30	BLV 1	441,940 883,878 1,435,631 1,607,385 1,809,139 3,992,408 2,265,030 6,237,396 4,448,769 10,404,553 7,764,681 13,500,794 11,301,307 17,240,133 18,498,076 32,941,919 61,146,708 11,932,719 61,146,708 11,932,719 61,146,708 11,932,719 61,146,708 11,932,719 61,146,708 11,932,719 61,146,708 11,932,719 61,146,708 11,932,719 63,049,937 4,847,465 2,068,471 977,576 6,004,937 4,815,804 PER HA O% AH 441,940 883,878 4,013,171 4,815,804 PER HA O% AH 441,940 883,878 1,607,385 1,809,139 3,992,408 2,265,030 6,237,396 4,448,769 6,894,587 10,404,553 7,764,681 13,500,794 11,301,307 17,240,133 18,498,076 8,199,768 32,941,919	420,435 840,871 1,365,620 1,510,459 1,696,655 2,128,429 5,903,569 4,180,401 1,665,796 15,966,648 17,368,664 26,068,132 30,100,334 55,791,261 11,382,719 1662,520 6,604,937 4,847,465 7,711,46 7,189,656 2,071,636 7,711,46 4,815,804	398,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271 1,991,828 5,569,743 3,912,035 6,615,030 11,912,237 9,630,285 14,692,790 16,239,253 28,222,682 27,258,750 50,430,859 11,982,719 1082,520 6,604,987 4,847,465 4,847,465 11,489,668 2,068,471 977,576 11,489,668 2,068,471 977,576 11,489,668 2,068,471 977,576 11,489,668 2,068,471 977,576 11,991,828 5,569,743 3,912,035 1,992,828 5,569,743 3,912,035 1,992,828 5,569,743 3,912,828 5,569,743 3,912,828 5,569,743 3,912,828 5,569,743	577,428 754,888 1,225,797 1,316,607 1,460,608 3,410,201 1,1855,225 5,235,915 3,643,667 5,668,676 8,504,333 6,040,204 11,117,732 24,417,165 45,070,537 11,982,719 1,082,520 6,804,937 4,847,465 22,911,636 21,1489,668 2,088,471 977,576 6,3217,453 4,013,171 4,815,804	20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 3,216,132 1,716,244,902,089 3,375,300 5,246,975 7,870,926 6,864,987 4,847,485 2,257,581 1,489,681 1,4	25% AH	30% AH 312,918 622,636 1,015,763 1,025,827 1,152,470 2,827,994 1,446,421 4,234,433 2,838,566 4,423,168 6,604,114 4,315,728 8,734,220 6,288,241 9,576,989 11,721,606 15,380,862 15,882,411 1,721,606 15,380,862 11,721,606 15,380,862 11,721,606 15,380,862 11,721,606 15,380,862 11,721,606 15,380,862 11,721,606 11,025,827 11,022,719 1,022,71	291,415 582,829 94,752 928,901 1,043,035 2,633,924 1,308,819 3,900,607 2,570,199 4,011,265 5,970,707 3,749,903 10,592,195 13,242,481 11,902,719 1,062,520 6,804,987 4,847,465 2,068,471 977,576 3,217,453 4,013,171 4,815,804 35% AH 291,415 582,829 94,012,635 1,042,035 1,043,035	265,911 539,823 575,741 831,975 933,551 2,439,656 1,172,217 3,566,761 2,301,832 5,337,300 3,166,077 1,45,212 7,019,089 9,462,783 11,109,981 10,173,499 16,123,422 11,982,719 16,824,7465 2,66,64,937 4,847,465 2,668,471 9,77,576 2,174,434 4,615,804 4,817,217 4,815,817 4,817,217	248,406 446,816 805,722 735,046 824,144 224,147 1,035,616 3,232,955 2,033,465 4,703,893 2,550,956 6,350,706 3,761,497 5,740,135 8,333,77 7,309,288 12,772,597 11,882,715 1,022,527 6,804,987 4,847,466 2,068,477 37,17,455 4,847,466 2,068,477 37,17,455 4,847,466 2,068,477 37,17,455 4,1013,177 4,847,869 2,068,477 3,177,455 4,013,177 4,847,869 2,033,466 3,222,955 2,033,466 3,107,455 4,703,893 2,755,046 3,107,455 4,703,893 2,755,046 3,107,455 4,703,893 2,755,046 3,107,455 4,703,893 2,550,955 3,376,497 3,376,	226.9 6 453.8 6 6 6 6 6 6 6 6 6
Description One unit scheme (houses)	UNDEVELOPED LAND) No of units 1 1 2 2 3 5 5 7 7 7 10 10 10 10 10 10 10 10 10 10 10 10 10	BLV 1	441,940 883,878 1,435,631 1,607,385 1,809,139 3,992,408 2,265,030 6,237,396 4,448,769 6,894,587 10,404,553 7,764,681 11,301,307 17,240,133 18,498,076 28,189,768 32,941,919 61,146,708 11,962,709 1,082,520 6,804,987 4,146,769 3,277,453 4,013,171 4,815,804	420,435 840,871 1,365,620 1,510,459 1,699,695 1,699,695 2,128,429 5,003,569 4,180,401 10,465,796 12,706,741 10,465,796 12,706,741 10,465,796 15,966,848 17,368,664 26,058,132 30,100,334 55,791,261 11,982,719 1,002,520 6,804,987 7,877,576 5,217,453 4,013,177 4,847,465 22,971,626 23,47,465 24,47,465 24,474,655 24,474,657 3,217,453 4,013,177 4,815,804	398,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271 1,991,828 5,569,743 3,912,035 6,615,030 11,912,237 9,630,285 14,692,790 16,239,253 28,222,682 27,258,750 50,430,859 11,982,719 1082,520 6,604,987 4,847,465 4,847,465 11,489,668 2,068,471 977,576 11,489,668 2,068,471 977,576 11,489,668 2,068,471 977,576 11,489,668 2,068,471 977,576 11,991,828 5,569,743 3,912,035 1,992,828 5,569,743 3,912,035 1,992,828 5,569,743 3,912,828 5,569,743 3,912,828 5,569,743 3,912,828 5,569,743	77,420 754,888 1,225,797 1,316,607 1,480,808 3,410,201 1,1855,225 5,235,916 3,643,637 5,558,878 8,504,333 6,040,204 11,117,732 24,417,165 45,070,537 11,182,719 1,082,520 6,804,967 4,647,465 22,971,636 21,1489,688 21,257,767 3,217,453 4,013,171 4,615,804 11,117,732 11,182,719 11,182,719 11,182,719 11,182,719 11,182,719 11,182,719 11,182,719 11,182,719 11,182,719 11,182,719 11,183,607	20% AH 355,925 1,155,785 1,219,680 1,371,364 4,902,089 3,375,300 13,980,430 19,851,762 1,489,686 2,297,685 1,489,686 2,068,471 4,815,880 4,013,171 4,815,880 4,013,171 4,815,880 1,371,364 4,902,089 1,375,380 1,385,925 1,385,935 1,385,433 19,681,762 13,986,433 19,681,762 1,385,985,435 1,385,985,433 19,681,762 1,385,985,433 19,681,762 1,385,985,435 1,385,985,435 1,385,985,435 1,385,985,435 1,385,985,435 1,385,985,435 1,385,985,435 1,385,985,435 1,385,985,435 1,385,985,435 1,385,985,435 1,3855,985,435 1,3855,985,435	25% AH	30% AH 312,918 625,636 1,015,763 1,025,627 1,132,479 1,445,421 4,234,435 2,833,566 4,423,168 6,604,114 4,315,728 1,724,606 15,380,882 1,724,606 2,971,638 1,466,666 2,971,638 1,466,666 2,971,638 1,466,666 2,971,638 1,466,666 2,971,638 1,172,606	291,415 582,829 94-752 928,901 1,043,035 2,633,924 1,308,819 3,900,607 2,570,199 4,011,265 5,970,707 3,740,903 10,592,195 13,245,431 13,037,707 23,524,248 11,902,719 1,082,529 6,804,987 4,91,415 5,92,937 4,013,171 4,815,604 35% AH 291,415 582,629 945,752 928,901 1,043,035 1,	265,911 539,823 775,741 831,975 933,551 2,439,856 1,172,217 3,566,761 2,301,832 5,337,300 3,166,077 1,45,212 4,617,221 7,019,089 9,462,83 11,109,981 10,173,499 18,123,472 11,982,774 1,082,520 6,804,967 6,80	248,406 446,816 805,722 735,046 824,144 224,147 1,035,616 3,232,955 2,033,465 4,703,893 2,550,956 6,350,706 3,761,497 5,740,135 8,333,77 7,309,288 12,772,597 11,882,715 1,022,527 6,804,987 4,847,466 2,068,477 37,17,455 4,847,466 2,068,477 37,17,455 4,847,466 2,068,477 37,17,455 4,1013,177 4,847,869 2,068,477 3,177,455 4,013,177 4,847,869 2,033,466 3,222,955 2,033,466 3,107,455 4,703,893 2,755,046 3,107,455 4,703,893 2,755,046 3,107,455 4,703,893 2,755,046 3,107,455 4,703,893 2,550,955 3,376,497 3,376,	5 220.9 5 453.8 6 453.8 7 14.7 6 899.0 7 2,775.5 7 2,939.8 9 4,461.1 2 7,203.9 1 6,827.0 9 1,852.7 1 6,804.9 1 6,827.0 1 4,013.1 2 4,013.1 3 6,838.1 6 97.5 6 4,638.1 6 97.5 6 4,638.1 7 2,75.5 7 2,75.5 7 3,74.7 8 8,75.8 8 71.7 8 8,75.8 8 71.7 8 8,75.8 8 71.7 8 8,75.8 8 71.7 8 8,75.8 8 71.7 8 8,75.8 8 71.7 8 9,75.8 8 71.7 8 9,75.8 8 71.7 8 9,75.8 8 71.7 8 9,75.8 8 71.7 8 9,75.8 8 71.7 8 9,75.8 8 71.7 8 9,75.8 8 71.7 8 9,75.8 8 71.7 8 9,75.8 8 71.7 8 9,75.8 8 71.7 8 9,75.8 8 71.7 8 9,75.8 8 71.7 8 9,75.8 8 9,75.8 8 71.7 8 9,75.8 8 71.7 8 9,75.8 8 9,
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 6 Ten unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats - lower density) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - with GF retail 17 Two hunded unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) with GF retail 10 Three hundred unit scheme (flats) 20 Two hundred unit scheme (flats) 21 Large retail supermarket 22 Comparison retail 23 Data Centre 24 Office development 26 Hotel development (160 rooms) 27 Hotel development (160 rooms) 28 Light industrial scheme 29 Industrial Scheme new build (50% plot ratio) 30 Industrial scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Trifty unit scheme (flats) 11 Fifty unit scheme (flats) 12 Fifty unit scheme (flats) 13 Four unit scheme (flats) 14 Seventy unit scheme (flats) 15 Tone hundred unit scheme (flats) 16 Ten unit scheme (flats) 17 Ten unit scheme (flats) 18 Twenty unit scheme (flats) 19 Twenty unit scheme (flats) 10 Thirty unit scheme (flats - lower density) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Den hundred unit scheme (flats - lower density) 14 Tone hundred unit scheme (flats - lower density) 15 One hundred unit scheme (flats - lower density) 16 One hundred unit scheme (flats - lower density) 17 Two hundred unit scheme (flats) 18 Twe hundred unit scheme (flats) 19 Twe hundred unit scheme (flats) 20 Two hundred unit scheme (flats)	UNDEVELOPED LAND) No of units 1 1 2 2 3 5 5 7 7 10 11 20 30 30 50	BLV 1	441,940 883,878 1,435,631 1,607,385 1,809,139 3,992,408 2,265,030 6,237,396 4,448,769 11,301,307 17,240,133 18,498,076 32,941,919 61,146,708 11,902,719 1,062,520 6,804,987 4,847,465 2,717,454 2,717,453 4,013,171 4,815,804	420,435 840,871 1,365,820 1,510,459 1,699,695 3,793,339 2,128,429 5,903,569 4,180,401 10,465,796 15,966,648 17,368,664 17,368,664 26,068,132 30,100,334 55,791,261 11,382,719 1,682,520 6,004,987 4,847,465 2,071,656 2,071,656 2,071,656 2,071,656 3,217,453 4,013,171 4,815,804	398,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271 1,991,828 5,569,743 3,912,035 6,615,030 11,912,237 9,630,285 14,692,790 16,239,253 23,922,682 27,258,750 6,304,899 11,982,719 1,082,520 6,604,987 4,847,465 2,068,471 977,576 2,117,453 4,013,171 4,815,804	577,428 754,888 1,225,797 1,316,607 1,460,808 3,410,201 1,1855,225 5,235,915 3,643,667 6,568,678 8,504,333 6,040,204 11,117,732 24,417,165 45,070,537 1,1982,719 1,082,520 6,804,987 4,847,465 2,971,656 2,971,656 2,971,656 3,217,453 4,013,171 4,815,804	20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 3,216,132 1,718,2719 1,025,200 1,396,430 1,396,776	25% AH	30% AH 312,918 622,636 1,015,763 1,025,827 1,152,470 2,827,994 1,446,421 4,234,433 2,838,566 4,422,168 6,604,114 4,315,728 30% AH 312,918 6,268,471 977,576 3,217,453 30% AH 312,918 6,268,471 977,576 3,217,453 30% AH 312,918 6,268,471 977,576 3,217,453 4,013,171 4,815,604	291,415 582,829 946,752 928,901 1,043,035 2,633,924 1,308,819 3,900,607 2,570,199 4,011,265 5,970,707 3,740,903 7,939,716 5,452,731 4,815,804 35% AH 291,415 582,829 946,752 928,901 1,043,035 2,633,924 1,308,819 3,900,807 2,570,199 4,011,265 5,970,707 3,740,903 3,900,807 2,570,199 4,011,265 5,970,707 3,740,903 7,939,716 5,452,731 8,299,039 1,043,035 1,302,740,903 7,939,716 5,452,731 8,299,039 1,052,199 1,3245,431 13,037,707 23,524,248	265,911 539,823 575,741 831,975 933,551 1,172,217 3,566,761 2,301,832 5,337,300 3,166,077 1,145,212 7,019,089 9,462,783 11,109,2719 1,082,520 6,804,987 4,847,465 6,804,987 4,847,465 11,489,666 1,73,499 16,123,422 11,109,711 4,815,804	248,400 4468,816 805,722 735,046 824,144 2,245,786 1,035,616 3,232,955 2,033,461 3,107,455 4,703,893 2,550,955 6,350,705 6,804,987 4,87,455 7,309,285 12,722,597 11,862,711 4,815,804 458,406 458,474	220,996
1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - ligher density) 15 One hundred unit scheme (flats - ligher density) 16 One hundred unit scheme (flats - ligher density) 17 Two hunded unit scheme (flats - ligher density) 17 Two hundred unit scheme (flats - ligher density) 18 Three hundred unit scheme (flats - ligher density) 19 Five hundred unit scheme (flats - ligher density) 10 One hundred unit scheme (flats - ligher density) 11 Two hundred unit scheme (flats) 12 Two hundred unit scheme (flats) 13 Data Centre 14 O'ffice development 15 O'ffice development 16 Hotel development (100 rooms) 17 Hotel development (100 rooms) 18 Hotel development (100 rooms) 19 Hotel development (100 rooms) 10 Industrial scheme new build (50% plot ratio) 10 Industrial scheme intensification (60% plot ratio) 10 Industrial scheme (houses) 10 Two unit scheme (houses) 11 Firty unit scheme (flats) 12 Two unit scheme (flats) 13 Four unit scheme (flats) 14 Sevent unit scheme (flats) 15 Nine unit scheme (flats) 16 Ten unit scheme (flats) 17 Two hundred unit scheme (flats) 18 Twenty unit scheme (flats) 19 Twenty unit scheme (flats - ligher density) 10 Thirty unit scheme (flats - ligher density) 11 Fifty unit scheme (flats - ligher density) 12 Fifty unit scheme (flats - ligher density) 13 Seventy unit scheme (flats - ligher density) 14 Seventy unit scheme (flats - ligher density) 15 One hundred unit scheme (flats - ligher density) 16 One hundred unit scheme (flats - ligher density) 17 Two hunded unit scheme (flats - ligher density) 18 Twen hundred unit scheme (flats - ligher density) 19 Twen hundred unit scheme (flats - ligher density) 10 Thirty unit scheme (flats - ligher density) 11 Twen hundred un	UNDEVELOPED LAND) No of units 1 1 2 2 3 3 5 5 7 7 10 10 20 50 50	BLV 1	441,940 883,878 1,435,631 1,607,385 1,809,139 3,992,408 2,265,030 6,237,366 4,443,769 6,894,587 10,404,553 7,764,681 13,500,794 11,301,307 17,240,133 18,498,076 22,971,636 1,467,465 2,068,471 2,777,576 3,217,453 4,013,771 4,815,604 PER HA O% AH 441,940 883,878 1,435,631 1,607,385 1,809,139 3,992,408 2,265,030 1,809,139 1,	420,435 840,871 1,365,620 1,510,459 1,699,665 1,699,665 1,699,665 1,699,665 1,771,146 7,189,855 12,706,741 10,465,796 15,966,648 17,363,664 26,058,132 30,100,334 55,791,261 11,862,674 11,863,684 11,863,684	390,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271 1,991,828 5,669,743 3,912,035 6,615,030 11,612,227 9,630,285 14,692,790 16,239,253 17,982,719 1,082,2720 1,082,2720 1,08	577,420 754,888 1,225,797 1,316,607 1,480,808 3,410,201 1,855,225 5,225,916 3,643,637 6,640,204 11,117,732 24,417,165 45,774,282 24,417,455 4,013,171 4,615,604 3,410,201 1,466,67 1,460,686 3,410,201 1,466,67 1,460,686 3,410,201 1,417,732 1,417,433 1,413,640 1,416,677 1,417,675 1,417,67	20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 4,902,089 3,375,300 5,246,975 7,870,926 5,465,378 3,976,321,458	25% AH	30% AH 312,918 625,836 1,015,763 1,025,827 1,152,476 2,827,994 1,445,421 4,234,435 2,833,566 4,423,168 6,604,114 4,315,728 6,282,411 28,925,072 11,982,719 6,804,987 4,847,465 11,721,606 15,380,882 15,892,411 28,925,072 11,982,719 108,293 108,293 109,293	291,415 582,829 946,752 928,901 1,043,035 2,633,924 1,308,619 3,900,607 2,570,199 10,522,195 13,245,431 13,037,707 23,524,248 13,924,735 4,6431 13,037,107 24,5431 13,037,107 25,570,199 4,011,265 5,970,097 4,041,035 1,042,035 1,043,037 1	265,911 539,823 575,741 831,975 933,591 2,439,956 1,172,217 3,566,761 2,301,832 4,617,221 7,019,089 11,109,981 10,173,450 11,109,981 11,109,981 11,109,981 12,439,166,077 4,647,465 2,068,471 4,617,221 4,617,221 4,617,221 4,617,221 4,617,221 4,617,221 4,617,221 4,617,221 4,617,221 4,617,221 4,617,221 539,823 575,741 831,975 2,301,832 5,337,300 1,166,077 7,145,212 4,617,221 7,019,081 2,301,832 5,337,300 3,166,077 7,145,212 4,617,221 7,019,081 11,109,981	248,400 496,816 805,722 735,046 824,146 2,245,736 1,035,616 3,222,537 6,330,706 3,781,497 1,792,537 1,992,715 1,002,527 1,003,707 1,004,707 1,005,	5 220,596 5 453,81 6 453,81 8 714,77 8 63,71 8 71,77 8 63,71 8 71,77 8
Description One unit scheme (houses)	UNDEVELOPED LAND) No of units	BLV 1	441,940 883,878 1,355,631 1,607,385 1,809,139 3,992,408 2,265,030 6,237,366 4,442,769 6,894,587 10,404,653 7,764,681 13,500,794 11,301,307 17,240,133 18,968,832 941,919 61,146,708 11,982,719 66,894,897 4,847,465 22,971,636 11,489,688 2,068,471 977,576 3,217,453 4,013,171 4,815,804	420,435 840,871 1,365,620 1,510,459 1,699,695 1,699,695 4,180,401 1,648,796 1,771,146 7,189,855 12,706,741 10,465,796 15,966,848 17,968,654 26,058,132 30,100,334 55,791,261 11,982,719 6,804,987 4,847,465 22,971,656 11,689,668 2,668,471 977,576 3,217,453 4,013,171 4,815,804	398,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271 1,991,628 5,569,743 3,912,035 6,615,030 11,912,237 9,630,285 11,622,790 11,92,237 23,922,682 27,258,750 3,0430,699 11,485,684 2,068,647,857 22,971,656 11,489,688 1,485,804 1,487,865 1,487,865 1,487,865 1,487,865 1,487,865	577,420 754,888 1,225,797 1,316,607 1,480,808 3,410,601 1,185,225 5,225,915 3,643,667 5,668,878 8,504,333 6,040,204 11,117,732 24,417,165 45,070,537 11,982,719 1,082,520 1,481,686 1,481,681 1,481,	20% AH 355,925 711,850 1,155,765 1,219,680 1,371,364 3,216,132 1,716,624 4,902,089 3,375,300 5,246,975 7,870,926 6,864,987 4,874,855 1,219,680 1,371,364 3,271,433 1,155,765	25% AH	30% AH 312,918 622,636 1,015,763 1,025,827 1,132,470 2,827,994 1,446,421 4,234,435 2,836,566 4,423,168 6,604,114 4,316,763 8,734,220 6,288,242 9,76,989 11,721,606 15,380,632 15,892,411 28,925,072 11,962,719 1,062,520 6,804,963 4,847,465 2,971,566 3,217,453 4,013,171 4,015,804	291,415 582,829 946,752 926,901 1,043,035 2,633,924 1,308,689 4,011,265 5,970,707 3,740,903 7,939,716 5,452,731 8,296,039 10,592,195 13,245,431 13,037,707 23,524,249 4,011,265 2,066,681 2,066,681 2,066,4987 4,847,465 2,971,636 2,148,64987 4,847,465 2,971,636 2,148,64987 4,847,465 2,971,636 2,148,64987 4,847,465 2,971,636 2,148,64987 4,847,465 2,971,636 2,148,64987 4,847,465 2,971,767 3,771,771 3,771,771	269,911 539,823 575,741 631,975 933,591 2,439,856 1,172,217 3,566,781 2,301,832 3,599,362 5,337,300 3,166,077 7,145,212 4,617,221 7,019,089 11,982,719 60,804,987 4,847,465 22,971,636 11,489,668 2,668,471 4,815,804	248,400 496,816 805,722 735,046 824,144 2245,702 1,035,616 3,222,657 2,033,466 3,187,455 4,703,932 8,974,531 7,309,286 11,489,636 2,049,634 4,746 22,971,636 11,489,6	8 220,506 6 453,86 7 14,77 8 6 399,01 8 714,77 8 7 20,051,77 8 7 20,051,77 8 7 20,051,74 9 7 20,051,74 9 20,051,74 9 20,051,74 9 20,051,74 9 20,051,74 9 20,051,74 9 20,051,74 9 20,051,74 9 20,051,74 9 20,051,74 9 20,051,74 9 20,051,74 9 20,
Description One unit scheme (houses)	UNDEVELOPED LAND) No of units 1 2 3 3 5 5 7 7 10 10 20 30 55	BLV 1	441,940 883,878 1,435,631 1,436,7385 1,809,139 3,992,408 2,265,030 6,237,396 4,448,769 6,894,587 10,404,553 7,764,681 13,500,794 11,301,307 17,240,133 11,607,855 1,682,749 1,082,520 6,804,987 4,013,171 4,615,604	420,435 840,871 1,555,820 1,555,820 1,550,655 3,793,339 2,128,429 5,903,559 4,180,401 10,465,796 11,966,848 17,368,664 26,068,471 11,962,520 6,804,987 4,807,576 3,217,453 4,013,171 4,015,804 11,962,804	390,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271 1,991,828 5,569,743 3,912,035 6,615,030 11,912,237 9,630,285 14,692,790 1,082,520 6,804,987 4,047,465 1,4692,790 1,162,368,471 1,591,628 1,627,638 1,638,738 1,638,738 1,6	777,420 754,885 1,2316,607 1,480,808 3,410,201 1,1855,225 5,235,916 3,643,637 6,040,204 11,117,732 24,417,165 45,070,537 11,982,719 1,98	20% AH	25% AH	30% AH 312,918 6,1015,763 1,025,827 1,132,479 1,445,421 4,234,435 2,833,566 4,433,168 6,604,114 4,315,728 8,734,220 6,288,242 9,576,989 1,721,606 15,380,882 15,892,411 2,925,072 11,982,719 1,092,520 6,84,987 1,721,606 15,380,882 15,892,411 2,925,072 11,982,719 1,092,520 1,445,431 1,827,686 1,015,763 1,025,827 1,1025,836 1,015,763 1,025,827 1,827,994 1,445,421 4,234,435 1,827,994 1,445,421 4,234,435 1,827,994 1,445,421 1,827,694 1,827,994 1,445,421 1,827,686 1,827,719 1,82	291,415 582,829 946,752 928,901 1,043,035 2,633,924 1,308,819 3,900,607 2,570,199 4,011,265 5,970,707 3,740,903 10,552,195 13,245,431 13,037,707 23,524,248 11,982,719 1,082,520 6,847,145 5,633,924 1,308,619 3,217,453 4,013,171 4,815,604	265,911 539,823 575,741 831,975 933,551 1,172,217 3,566,761 2,301,832 5,337,300 3,166,077 1,45,212 4,617,221 7,019,089 18,123,422 11,082,520 6,804,967 6,804	248,400 496,816 496,816 735,046 624,146 2,245,786 1,035,616 3,222,955 2,033,486 4,703,83 2,550,956 3,3781,497 3,617,453 4,013,177 4,013,616 2,068,477 3,071,453 4,013,177 4,013,616 6,050,016 6,050,	226,900 453,80 507,477,00 60 70,775,22 70,775,22 70,775,22 70,775,22 70,775,22 70,775,22 70,775,22 70,775,22 70,775,22 70,775,22 70,775,22 70,775,22 70,775,23 70,775,24 70,775,25 70,775,26 70,775,275
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (flouses) 4 Severn unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats - higher density) 18 Three hundred unit scheme (flats - with GF retail 18 Three hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) 20 Two hundred unit scheme (flats) 21 Large retail supermarket 22 Comparison retail 23 Data Centre 24 Office development 25 Office development 26 Hotel development (160 rooms) 27 Hotel development (160 rooms) 28 Light industrial scheme 29 Industrial Scheme new build (50% plot ratio) 30 Industrial Scheme (flats) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 5 Nine unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats) 12 Two hundred unit scheme (flats) 13 Twenty unit scheme (flats) 14 Seven unit scheme (flats) 15 Nine unit scheme (flats) 16 Ten unit scheme (flats) 17 Two hundred unit scheme (flats) 18 Twenty unit scheme (flats - higher density) 19 Five hundred unit scheme (flats) 10 Thirty unit scheme (flats - higher density) 11 Fifty unit scheme (flats - higher density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats) 17 Two hundred unit scheme (flats) 18 Twenty unit scheme (flats - higher density) 19 Two hundred unit scheme (flats) 19 Tith	UNDEVELOPED LAND) No of units 1 2 2 3 3 5 7 7 7 10 10 10 20 30 30 30 30	BLV 1	441,940 883,878 1,607,385 1,809,139 3,992,408 2,265,030 6,237,366 4,443,769 6,894,587 10,404,553 7,764,681 13,500,794 11,301,307 17,240,133 18,978 2,241,919 61,146,708 11,982,719 1,082,520 6,804,987 1,481,583 1,482,676 3,217,463 1,481,581 1,481,581 1,481,581 1,481,581 1,481,581 1,481,581 1,481,581 1,481,581 1,481,581 1,481,581 1,481,581 1,481,581 1,481,581 1,481,581 1,481,581 1,581,581	420,435 840,871 1,365,620 1,510,459 1,699,695 1,699,695 1,699,695 1,699,695 1,791,146 7,189,855 12,706,741 10,465,796 15,966,648 17,368,664 26,068,132 30,100,334 55,791,261 11,982,719 1,002,520 6,804,967 2,277,633 4,013,171 4,815,804	398,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271 1,991,828 5,669,743 3,912,035 6,615,030 11,812,237 9,630,285 11,82,719 1,082,250 20,430,899 11,982,719 1,082,862 27,258,750 50,430,899 11,982,719 1,082,862 27,258,750 50,430,899 11,982,719 1,082,862 11,489,658 1,489,658 1,489,658 1,489,658 1,481,658	577,420 754,888 1,225,797 1,316,607 1,316,607 1,316,607 1,480,808 3,410,201 1,1855,225 5,225,916 3,643,667 6,640,204 11,117,732 24,417,165 45,774,28 2,771,636 11,680,666 2,067,576 3,217,453 4,013,171 4,615,607 1,466,607 1,467,465 1,467,	20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 4,902,089 3,375,300 5,246,975 7,870,926 1,371,364	25% AH	30% AH 312,918 312,918 1,015,763 1,025,827 1,152,470 1,1	291,415 582,829 946,752 928,901 1,043,035 2,633,924 1,308,619 3,900,607 2,570,199 4,011,265 5,970,707 3,740,903 1,3245,431 1,302,707 23,524,248 1,302,707 23,524,248 1,302,707 23,524,248 1,302,707 23,524,248 1,302,707 23,524,248 1,302,707 24,527 25,701,99 4,011,265 5,970,707 2,570,199 4,011,265 5,970,707 3,740,903 7,939,716 5,452,731 1,308,619 2,570,199 4,011,265 5,970,707 3,740,903 7,939,716 5,452,731 1,308,619 2,570,199 4,011,265 5,970,707 3,740,903 7,939,716 5,452,731 1,308,619 1,308,688 1,308,688	265,911 539,823 575,741 831,975 933,591 2,439,956 1,172,217 3,566,761 2,301,832 4,617,221 7,019,089 11,109,981 10,173,450 11,109,981 11,109,981 10,173,450 11,109,981 10,173,450 11,109,981 10,173,450 11,109,981 10,173,450 11,109,981 11,109,981 11,109,981 11,109,981 11,109,981 11,109,981 11,109,981 11,109,981 11,109,981 12,301,832 3,593,832 3,575,741 831,975 2,301,832 3,599,382 3,599,382 3,599,382 3,599,382 3,599,382 3,599,382 3,599,382 3,599,382 3,599,382 3,166,077 7,145,212 4,617,221 7,019,089 9,462,763 11,109,981 11,109,881 11,108,888	248,400 496,816 805,722 735,046 824,144 2,245,705 1,035,616 3,222,530,955 6,350,700 3,761,497 11,962,715 1,062,526 4,146,136 11,062,526 4,146,136 11,062,616 11,062,616 11,062,616 11,063,6	8 226,901 6 453,801 9 755,71 8 638,123 8 714,70-6 6 899,013 3 2,899,123 6 1,765,099 9 2,775,555 3 4,070,484 6 1,2068,47 6 87,037 6 84,481 8 714,70-6 8 9 4,461,81 8 1,2068,47 8 9 4,815,804 8 9 1,21 8 9 1,21 8 1,21



Table 6.11.7: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £9,888 per square metre)

		,,	PER HA										
Description 1 One unit scheme (houses)	No of units	BLV £273,460	0% AH 473,945	5% AH 450,841	10% AH 427,738	15% AH 404.634		sidual land valu 25% AH 358,427		35% AH 312,219	40% AH 289,115	45% AH 266,011	50% AH 242.90
2 Two unit scheme (houses) 3 Four unit scheme (houses)	2 4	£395,705	947,891 1,540,037	1,464,815	855,475 1,389,593	809,268 1,314,372	763,060 1,239,151	716,852 1,163,929	670,645 1,088,707	624,437 1,013,486	578,230 938,264	532,022 863,042	485,814 787,82
4 Seven unit scheme (flats) 5 Nine unit scheme (flats)	7 9		1,754,233 1,974,950	1,857,216	1,545,696 1,739,482	1,441,427 1,621,748	1,337,158 1,504,014	1,232,890 1,386,280	1,128,620 1,268,546	1,024,352 1,150,812	920,083 1,033,078	815,814 915,344	711,54 797,61
6 Ten unit scheme (houses) 7 Ten unit scheme (flats)	10 10 20	£612,333	4,284,006 2,471,988 6,741,360	2,325,039	3,866,708 2,178,089 6,023,310	3,658,059 2,031,139	3,449,409 1,884,190	3,240,761 1,737,241 4,946,235	3,032,112 1,590,291 4,587,209	2,823,463 1,443,342 4,228,184	2,614,814 1,296,392 3,869,159	2,406,165 1,149,442 3,510,134	2,197,51 1,002,49
8 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor)	20 20 30	£1,139,629	6,741,360 4,855,357 7.522,294	4,566,660	6,023,310 4,277,963 6,635,717	5,664,285 3,989,267 6,192,429	5,305,260 3,700,570 5,749,140	3,411,874 5,305,852	4,587,209 3,123,178 4,862,563	4,228,184 2,834,481 4,419,275	2,545,785 3,975,986	3,510,134 2,257,089 3,532,698	3,151,109 1,968,39 3,089,409
11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - higher density)	50 50	£3,667,333	11,384,188 8,655,623	10,703,044	10,021,303 7,416,877	9,338,810 6,797,505	8,656,316 6,178,132	7,973,823 5,558,759	7,291,330 4,939,387	6,608,836 4,320,014	5,926,343 3,700,642	5,243,850 3,081,269	4,561,35 2,461,89
13 Seventy unit scheme (Industrial/employment led scheme) 14 Seventy unit scheme (flats - higher density)	70 70	£2,724,002	14,723,751 12,596,293	13,869,369	13,014,987 10,795,773	12,160,605 9,895,513	11,306,223 8,995,253	10,451,841 8,094,992	9,596,220 7,194,732	8,740,145 6,294,473	7,884,069 5,394,213	7,027,994 4,493,952	6,171,91 3,593,69
15 One hundred unit scheme (flats - lower density) 16 One hundred unit scheme (flats - higher density)	100 100	£2,852,706	19,215,924 20,250,612	19,033,574	16,471,774 17,816,536	15,099,698 16,599,498	13,727,624 15,382,460	12,350,638 14,165,421	10,972,041 12,948,382	9,593,444 11,731,344	8,214,847 10,514,306	6,836,251 9,297,268	5,457,65 8,080,22
17 Two hunded unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) with GF retail	200 300	£3,900,516	31,548,837 37,457,636	34,390,266	26,960,385 31,322,896	24,666,159 28,255,525	22,362,415 25,188,155	20,057,551 22,120,784	17,752,686 19,053,414	15,447,822 15,986,042	13,142,957 12,912,346	10,838,092 9,819,899	8,533,22 6,727,45
19 Five hundred unit scheme (flats) 20 Two hundred unit Co-living scheme	500	£1,511,753	69,247,806 11,982,719		57,775,145 11,982,719	52,016,536 11,982,719	46,247,587 11,982,719	40,478,636 11,982,719	34,705,091 11,982,719	28,891,407 11,982,719	23,077,724 11,982,719	17,264,040 11,982,719	11,450,35 11,982,71
21 Large retail supermarket 22 Comparison retail	-	£10,175,259 £3,527,423	1,082,520 9,790,120	1,082,520 9,790,120	1,082,520 9,790,120	1,082,520 9,790,120	1,082,520 9,790,120	1,082,520 9,790,120	1,082,520 9,790,120	1,082,520 9,790,120	1,082,520 9,790,120	1,082,520 9,790,120	1,082,52 9,790,12
23 Data Centre 24 Office development 25 Office development		£8,445,465 £5,087,629 £4,239,691	43,351,724 21.672.065		43,351,724 21,672,065	43,351,724 21,672,065	43,351,724 21,672,065	43,351,724 21,672,065	43,351,724 21,672,065	43,351,724 21,672,065	43,351,724 21.672.065	43,351,724 21,672,065	43,351,72 21,672,00
26 Hotel development (160 rooms) 27 Hotel development (100 rooms)		£1,882,423 £1,187,114	2,068,471 977,576		2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,47 977.5
28 Light industrial scheme 29 Industrial Scheme new build (50% plot ratio)	-	£5,087,629 £10,175,259	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,4 4,013,1
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,8
BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) Description	No of units	£6,656,344 BLV	0% AH		<u> </u>			sidual land valu 25% AH				45% AH	50% AH
1 One unit scheme (houses) 2 Two unit scheme (houses)	1 2		473,945 947,891	901,683	427,738 855,475	404,634 809,268	381,530 763,060	358,427 716,852	335,322 670,645	312,219 624,437	289,115 578,230	266,011 532,022	242,9 485,8
3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats)	7	£442,129	1,540,037 1,754,233 1,974,950	1,649,964	1,389,593 1,545,696 1,739,482	1,314,372 1,441,427 1,621,748	1,239,151 1,337,158 1,504,014	1,163,929 1,232,890 1,386,280	1,088,707 1,128,620 1,268,546	1,013,486 1,024,352 1,150,812	938,264 920,083 1.033.078	863,042 815,814 915.344	787,8 711,5 797,6
5 Nine unit scheme (flats) 6 Ten unit scheme (houses) 7 Ten unit scheme (flats)	9 10 10	£671,625	1,974,950 4,284,006 2,471,988	4,075,356	1,739,482 3,866,708 2,178,089	1,621,748 3,658,059 2,031,139	1,504,014 3,449,409 1,884,190	1,386,280 3,240,761 1,737,241	1,268,546 3,032,112 1,590,291	1,150,812 2,823,463 1,443,342	1,033,078 2,614,814 1,296,392	915,344 2,406,165 1,149,442	797,6 2,197,5 1,002,4
8 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (flats)	20 20	£1,248,065	6,741,360 4,855,357		6,023,310 4,277,963	5,664,285 3,989,267	5,305,260 3,700,570	4,946,235 3,411,874	4,587,209 3,123,178	4,228,184 2,834,481	3,869,159 2,545,785	3,510,134 2,257,089	3,151,1 1,968,3
10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density)	30 50	£937,713	7,522,294 11,384,188	7,079,006	6,635,717 10,021,303	6,192,429 9,338,810	5,749,140 8,656,316	5,305,852 7,973,823	4,862,563 7,291,330	4,419,275 6,608,836	3,975,986 5,926,343	3,532,698 5,243,850	3,089,4 4,561,3
12 Fiffy unit scheme (flats - higher density) 13 Seventy unit scheme (Industrial/employment led scheme)	50 70		8,655,623 14,723,751	8,036,250	7,416,877 13,014,987	6,797,505 12,160,605	6,178,132 11,306,223	5,558,759 10,451,841	4,939,387 9,596,220	4,320,014 8,740,145	3,700,642 7,884,069	3,081,269 7,027,994	2,461,89 6,171,9°
14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - lower density)	70 100	£1,963,622	12,596,293 19,215,924	17,843,848	10,795,773 16,471,774	9,895,513 15,099,698	8,995,253 13,727,624	8,094,992 12,350,638	7,194,732 10,972,041	6,294,473 9,593,444	5,394,213 8,214,847	4,493,952 6,836,251	3,593,69 5,457,65
16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats) with GF retail	100 200	£2,679,179	20,250,612 31,548,837	29,254,611	17,816,536 26,960,385	16,599,498 24,666,159	15,382,460 22,362,415	14,165,421 20,057,551	12,948,382 17,752,686	11,731,344 15,447,822	10,514,306 13,142,957	9,297,268 10,838,092	8,080,22 8,533,22
18 Three hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats)	300 500	£9,585,136	37,457,636 69,247,806	63,511,476	31,322,896 57,775,145	28,255,525 52,016,536	25,188,155 46,247,587	22,120,784 40,478,636	19,053,414 34,705,091	15,986,042 28,891,407	12,912,346 23,077,724	9,819,899 17,264,040	6,727,45 11,450,35
20 Two hundred unit Co-living scheme 21 Large retail supermarket 22 Comparison retail		£988,943 £6,656,344 £2,307,533	11,982,719 1,082,520 9,790,120	1,082,520	11,982,719 1,082,520 9,790,120	11,982,719 1,082,520 9,790,120	11,982,719 1,082,520 9,790,120	11,982,719 1,082,520 9,790,120	11,982,719 1,082,520 9,790,120	11,982,719 1,082,520 9,790,120	11,982,719 1,082,520 9,790,120	11,982,719 1,082,520 9,790,120	11,982,71 1,082,52 9,790,12
23 Data Centre 24 Office development		£5,524,766 £3,328,172	6,041,519 43,351,724	6,041,519	6,041,519 43,351,724	6,041,519 43,351,724	6,041,519 43,351,724	6,041,519 43,351,724	6,041,519 43,351,724	6,041,519 43,351,724	6,041,519 43,351,724	6,041,519 43,351,724	6,041,5° 43,351,7
25 Office development 26 Hotel development (160 rooms)		£2,773,477 £1,231,424	21,672,065 2,068,471	21,672,065	21,672,065 2,068,471	21,672,065 2,068,471	21,672,065 2,068,471	21,672,065 2,068,471	21,672,065 2,068,471	21,672,065	21,672,065 2,068,471	21,672,065	21,672,06
27 Hotel development (100 rooms) 28 Light industrial scheme	-	£776,574 £3,328,172	977,576 3,217,453	977,576	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,57 3,217,45
29 Industrial Scheme new build (50% plot ratio) 30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344 £6,656,344	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,17 4,815,80
SENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943											
Description	No of units		0% AH	5% AH	10% AH	15% AH		sidual land valu 25% AH		35% AH	40% AH	45% AH	50% AH
Description 1 One unit scheme (houses) 2 Two unit scheme (houses)	No of units	BLV	0% AH 473,945 947,891	901,683	10% AH 427,738 855,475	404,634 809,268		sidual land valu 25% AH 358,427 716,852		35% AH 312,219 624,437	40% AH 289,115 578,230	266,011 532,022	485,8
1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats)	1	£95,835 £127,780 £138,676 £236,858	473,945 947,891 1,540,037 1,754,233	450,841 901,683 1,464,815 1,649,964	427,738 855,475 1,389,593 1,545,696	404,634 809,268 1,314,372 1,441,427	20% AH 2 381,530 763,060 1,239,151 1,337,158	25% AH 358,427 716,852 1,163,929 1,232,890	30% AH 335,322 670,645 1,088,707 1,128,620	312,219 624,437 1,013,486 1,024,352	289,115 578,230 938,264 920,083	266,011 532,022 863,042 815,814	242,9 485,8 787,8 711,5
1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (houses)		£95,835 £127,780 £138,676 £236,858 £200,584 £359,804	473,945 947,891 1,540,037 1,754,233 1,974,950 4,284,006	450,841 901,683 1,464,815 1,649,964 1,857,216 4,075,356	427,738 855,475 1,389,593 1,545,696 1,739,482 3,866,708	404,634 809,268 1,314,372 1,441,427 1,621,748 3,658,059	20% AH 2 381,530 763,060 1,239,151 1,337,158 1,504,014 3,449,409	25% AH 358,427 716,852 1,163,929 1,232,890 1,386,280 3,240,761	30% AH 335,322 670,645 1,088,707 1,128,620 1,288,546 3,032,112	312,219 624,437 1,013,486 1,024,352 1,150,812 2,823,463	289,115 578,230 938,264 920,083 1,033,078 2,614,814	266,011 532,022 863,042 815,814 915,344 2,406,165	242,9 485,8 787,8 711,5 797,6 2,197,5
1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (houses) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats)	1 - - - - - - - - - - - - - -	\$127,780 £127,780 £138,676 £236,858 £200,584 £359,804 £214,593	473,945 947,891 1,540,037 1,754,233 1,974,950 4,284,006 2,471,988 6,741,360	450,841 901,683 1,464,815 1,649,964 1,857,216 4,075,356 2,325,039 6,382,335	427,738 855,475 1,389,593 1,545,696 1,739,482 3,866,708 2,178,089 6,023,310	404.634 809.268 1,314.372 1,441.427 1,621,748 3,658.059 2,031,139 5,664.285	20% AH 2 381,530 763,060 1,239,151 1,337,158 1,504,014 3,449,409 1,884,190 5,305,260	25% AH 358,427 716,852 1,163,929 1,232,890 1,386,280 3,240,761 1,737,241 4,946,235	30% AH 335,322 670,645 1,088,707 1,126,620 1,268,546 3,032,112 1,590,291 4,587,209	312,219 624,437 1,013,486 1,024,352 1,150,812 2,823,463 1,443,342 4,228,184	289,115 578,230 938,264 920,083 1,033,078 2,614,814 1,296,392 3,869,159	266,011 532,022 863,042 815,814 915,344 2,406,165 1,149,442 3,510,134	242,9 485,8 787,8 711,5 797,6 2,197,5 1,002,4 3,151,1
1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (houses) 7 Ten unit scheme (flats) 8 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor)		\$127,780 £127,780 £138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386	473,945 947,891 1,540,037 1,754,233 1,974,950 4,284,006 2,471,988 6,741,360 4,855,357 7,522,294	450,841 901,683 1,464,815 1,649,964 1,857,216 4,075,356 2,325,039 6,382,335 4,566,660 7,079,006	427,738 855,475 1,389,593 1,545,696 1,739,482 3,866,708 2,178,089 6,023,310 4,277,963 6,635,717	404,634 509,288 1,314,372 1,441,427 1,621,748 3,658,089 2,031,139 5,664,285 3,989,267 6,192,429	20% AH 2 381,530 763,060 1,239,151 1,337,158 1,504,014 3,449,409 1,884,190 1,884,190 3,700,570 5,749,140	25% AH 358 427 716,852 1,163,929 1,232,890 1,386,280 3,240,761 1,737,241 4,846,235 3,411,874 5,305,852	30% AH 335,322 670,645 1,088,707 1,128,620 1,268,546 3,032,112 1,590,291 4,587,209 3,123,178 4,662,563	312,219 624,437 1,013,486 1,024,352 1,150,812 2,623,463 1,443,342 4,228,184 2,634,481 4,419,275	289,115 578,230 938,264 920,083 1,033,078 2,514,614 1,296,392 3,869,159 2,545,785 3,975,986	266,011 532,022 863,042 815,814 915,344 2,406,165 1,149,442 3,510,134 2,257,089 3,532,698	242,9 485,8 787,6 711,5 797,6 2,197,5 1,002,4 3,151,1 1,968,3 3,089,4
1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (houses) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - higher density)	1	\$127,780 £127,780 £138,676 £236,858 £200,584 £359,804 £214,593 £668,614	473,945 947,891 1,540,037 1,754,233 1,974,950 4,284,006 2,471,988 6,741,360 4,855,357 7,522,994 11,384,188 8,655,623	450,841 901,683 1,464,815 1,649,964 1,857,216 4,075,356 2,325,039 6,382,335 4,566,660 10,703,044 6,036,250	427,738 855,475 1,389,593 1,545,696 1,739,482 3,866,708 2,178,089 6,023,310 4,277,963	404,634 609,288 1,314,372 1,441,427 1,621,748 3,658,059 2,031,139 5,664,285 3,589,267	20% AH 2 381,530 763,060 1,239,151 1,337,158 1,504,011 3,449,409 1,884,190 5,305,260 3,700,570	25% AH 358,427 716,852 1,163,929 1,232,890 1,386,289 3,240,761 1,737,241 4,946,235 3,411,874	30% AH 335,322 670,645 1,088,707 1,126,620 1,286,346 3,032,112 1,590,291 4,587,209 3,123,178	312,219 624,437 1,013,486 1,024,352 1,150,812 2,623,463 1,443,342 4,228,184 2,834,481	269,115 578,230 938,264 920,003 1,033,078 2,614,814 1,296,392 3,869,159 2,545,765 2,545,765 5,926,343 3,700,642	266,011 532,022 863,042 815,814 915,344 2,406,165 1,149,442 3,510,134 2,257,089 5,243,850 3,081,269	242,99 485,8 787,8 711,5 797,6 2,197,5 1,002,44 3,151,11 1,968,33 3,089,44 4,561,33 2,461,88
1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (houses) 7 Ten unit scheme (houses) 8 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density)		ELV £95,835 £127,780 £138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £4,668,544	473,945 947,891 1,540,037 1,754,233 1,974,950 4,284,006 2,471,988 6,741,360 4,855,357 7,522,994	450,641 901,683 1,644,615 1,649,964 1,857,216 4,075,356 2,325,039 6,382,335 4,566,660 10,703,044 8,036,250 13,669,569	427,738 855,475 1,389,593 1,545,696 1,739,482 3,866,708 2,176,089 6,023,310 4,277,963 6,055,717 10,021,303 7,416,877	404,634 809,268 1,314,372 1,441,427 1,621,740 3,658,059 2,031,139 5,664,285 3,989,267 6,192,429 9,338,810 6,797,505	20% AH 2 381,530 763,060 1,239,151 1,337,158 1,504,014 3,449,409 1,884,190 5,305,260 3,700,570 5,749,140 8,656,316 6,178,132	25% AH 358,427 716,852 1,163,929 1,232,990 1,386,280 3,240,761 1,737,7241 4,946,235 3,411,874 5,305,852 7,973,823 5,558,759	30% AH 335,322 670,645 1,088,707 1,128,620 1,268,546 3,032,112 1,590,291 4,587,209 3,123,178 4,862,563 7,291,330 4,939,387	512,219 624,437 1,013,466 1,024,352 1,150,812 2,823,463 1,443,342 4,220,184 2,834,481 4,419,275 6,608,836 4,320,014 8,740,145 6,204,477 9,593,444	289,115 576,230 938,264 920,083 1,033,078 2,614,814 1,256,392 3,869,159 2,545,785 3,975,986 5,926,343	266,011 552,022 863,042 815,814 915,344 2,406,165 1,149,442 3,510,134 2,257,089 3,532,698 5,243,850	242,9 485,8 787,8; 711,5; 797,6 2,197,5 1,002,4; 3,151,11 1,968,3; 3,089,4; 4,561,3; 2,461,8; 6,171,9 3,593,6;
1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - lower density) 16 One hundred unit scheme (flats - lower density) 17 Two hunded unit scheme (flats - higher density)		BLV	473,945 947,891 1,540,037 1,754,233 1,974,950 4,284,006 2,471,980 6,741,360 4,655,357 7,522,294 11,384,188 8,655,623 14,723,751 12,596,293 19,215,924 20,250,612 31,540,837	450,841 901,683 1,464,815 1,649,964 1,857,216 4,075,356 2,325,039 4,566,660 7,079,006 10,703,044 8,036,250 13,669,369 11,696,032 17,643,848 19,033,574 29,254,611	427,738 855,475 1,389,593 1,545,696 1,739,482 3,866,708 2,176,089 6,023,310 4,277,963 6,635,717 10,021,303 7,416,877 13,014,987 10,795,773 16,471,774 17,816,536 26,960,385	404,634 809,268 314,472 1,441,427 1,621,748 3,658,059 2,031,139 5,664,265 3,989,267 6,192,429 5,338,610 6,797,505 12,160,605 9,095,513 15,099,698 16,599,498 24,666,159	20% AH 381,530 763,060 1,239,151 1,337,158 1,504,014 3,449,409 1,864,190 5,305,260 3,700,570 5,749,140 8,666,316 6,176,132 11,306,223 8,995,253 13,727,624 15,382,460 22,362,415	25% AH 358,427 716,852 1,163,929 1,232,890 1,386,280 3,240,761 1,737,241 4,946,235 3,111,374 5,305,852 7,973,823 5,558,759 10,451,841 6,094,992 12,356,638 11,165,421 20,057,551	30% AH 335,322 670,645 1,088,707 1,128,620 1,268,546 3,032,112 1,590,291 4,587,209 3,123,176 4,862,593 7,291,330 4,939,367 9,596,220 7,194,732 10,972,041 12,944,382 17,752,686	312,219 624,437 1,013,486 1,024,352 1,150,612 2,823,463 1,443,342 4,228,184 2,634,481 4,419,275 6,606,636 4,320,014 6,740,145 6,294,473 9,593,444 11,731,344	289,115 578,230 938,264 920,083 1,033,076 2,614,814 1,296,392 2,545,785 3,975,986 5,926,343 3,700,642 7,884,069 5,394,213 8,214,847 10,514,306	266,011 532,022 863,042 815,814 915,344 2,406,165 1,149,442 2,257,089 3,532,698 5,243,850 7,027,994 4,493,952 6,830,251 9,297,268 10,838,092	242,9 485,8 767,6,711,5,7 797,6 2,197,5 1,002,4 3,151,1 1,968,3 3,089,4 4,561,3 2,461,8 6,171,9 3,593,6 5,457,6 8,808,2,2 8,533,2
1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats - higher density) 18 Tirve hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats)		BLV £95,835 £127,780 £138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,366 £502,352 £1,285,225 £466,544 £954,633 £246,590 £1,051,953 £999,738 £1,366,945 £1,366,945	470,945 947,891 1,540,007 1,754,233 1,974,950 4,284,006 2,471,988 6,741,960 4,855,357 7,522,994 11,384,188 6,655,623 14,723,751 12,596,203 19,215,924 20,250,612 31,548,837 37,457,636 69,247,806	450,641 901,683 1,464,615 1,649,964 4,075,356 2,325,039 6,382,335 4,566,660 10,703,044 6,036,250 13,689,689 11,696,032 17,643,848 19,033,574 29,254,611 34,390,266 63,511,476	427,730 855,475 1,365,696 1,730,462 3,866,708 2,176,069 6,023,310 4,277,963 6,035,717 10,021,303 7,416,077 13,014,987 10,795,773 16,471,774 17,816,536 26,960,385 31,322,896 57,775,145	404,634 809,268 1,514,372 1,441,427 1,621,746 3,658,059 2,031,139 5,664,285 3,989,267 6,192,429 9,338,810 6,797,505 12,160,605 1,606,055 1,606,059,498 2,666,159 2,666,159 2,666,159 2,625,525 52,016,536	20% AH 31,530 763,060 1,239,151 1,337,158 1,530,151 1,337,158 1,530,157 1,884,190 5,305,260 3,700,570 5,749,140 8,556,316 6,178,132 11,306,223 11,306,223 13,727,624 15,382,460 22,362,415 46,247,557	25% AH 358,427 716,652 1,163,929 1,232,690 1,386,280 9,240,761 1,737,241 4,946,225 3,411,874 5,305,852 7,973,823 5,558,759 10,451,841 8,094,992 12,350,638 14,165,421 20,057,551 22,120,784 40,476,636	30% AH 355,322 355,322 1,088,707 1,126,620 1,288,546 3,032,112 1,590,291 4,567,200 3,123,178 4,662,565 7,291,330 4,939,387 9,596,220 7,194,732 10,972,041 12,948,382 17,752,686 19,053,414 34,705,091	512,219 624,437 1,013,466 1,024,352 1,150,812 2,823,463 1,443,342 4,220,184 2,834,481 4,419,275 6,608,836 4,320,014 8,740,145 6,724,777 9,593,444 11,731,344 15,447,822 15,986,042 26,891,407	289,115 578,230 938,284 920,083 1,033,076 2,614,814 1,296,392 3,669,159 2,545,785 3,975,986 5,926,343 3,700,642 7,884,069 5,394,213 8,214,847 10,514,306 13,142,957 13,142,957 12,912,346 23,077,724	266,011 532,022 363,042 815,814 915,344 2,406,165 1,149,442 3,510,134 2,257,089 3,532,698 3,532,698 3,081,259 7,027,994 4,493,952 6,836,251 9,837,268 10,838,092 9,819,889 17,264,040	242,9 485,8 707,8 711,5, 797,6 2,197,5 1,002,4 3,151,1 1,968,3 2,461,8 6,171,9 3,593,6 5,457,6 8,680,2 8,533,2 6,727,4 11,450,3
1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (houses) 7 Ten unit scheme (houses) 9 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats with retail use on ground floor) 12 Fifty unit scheme (flats - ligher density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats - higher density) 18 Three hundred unit scheme (flats - higher density) 19 Tive hundred unit scheme (flats - higher density) 10 Two hundred unit scheme (flats - higher density) 11 Two hundred unit scheme (flats - higher density) 12 Two hundred unit scheme (flats) 13 Three hundred unit scheme (flats) 14 Type hundred unit scheme (flats) 15 Type hundred unit scheme (flats) 16 Type hundred unit scheme (flats)		BLV	473,945 947,881 1,040,037 1,754,233 1,974,950 2,471,968 6,741,968 6,741,360 4,855,357 7,522,264 11,384,188 8,655,623 14,723,751 12,596,293 19,215,924 20,250,612 31,548,837 37,457,636 69,247,866	450,641 901,683 1,644,615 1,649,964 1,857,216 4,075,356 4,566,660 7,079,006 10,703,044 8,036,250 13,669,359 11,696,032 17,643,648 19,033,574 29,254,611 34,390,266 63,511,476 61,1962,719 10,682,520	427,733 855,475 1 389,593 1,545,696 1,739,482 3,866,708 2,176,089 6,023,310 4,277,963 6,635,717 10,021,303 7,416,877 10,795,773 10,795,773 16,471,774 17,316,536 26,960,385 31,322,896 57,775,145	404,634 809,268 1314,572 1,441,427 1,621,748 3,658,059 2,031,139 5,664,285 3,989,267 12,160,605 9,895,513 15,099,698 16,599,499 24,666,159 24,666,159 26,255,525 52,016,536	20% AH 381,530 763,060 1,239,151 1,337,158 1,504,014 1,684,190 1,684,190 1,684,190 1,686,316 6,773,132 1,337,7624 1,336,223 0,995,253 13,727,624 1,5382,450 22,362,415 25,188,155 46,247,587 1,982,719 1,082,520 1	25% AH 358,427 716,852 1,163,929 1,232,890 1,336,280 1,366,280 1,366,280 1,374,761 1,737,241 4,946,235 3,411,674 5,305,852 7,973,823 5,558,759 10,451,841 6,094,992 12,350,638 14,165,421 20,057,551 22,120,764 40,478,635	30% AH 335,322 670,645 1,088,707 1,128,620 1,288,546 3,032,112 1,590,291 4,587,209 3,123,178 4,862,563 7,291,330 4,939,367 7,95,962,20 7,194,732 10,972,041 12,946,382 17,752,686 19,053,411 34,705,091 11,962,715	512,219 624,437 1,013,488 1,024,352 1,150,812 2,023,463 1,443,342 4,228,168 4,320,014 4,320,014 4,320,014 4,320,014 4,740,145 6,294,473 9,553,444 11,731,344	269,115 578,230 938,264 920,033 1,033,076 2,614,814 1,296,392 3,899,169 2,454,785 5,926,343 3,700,642 7,884,085 5,934,213 6,214,847 10,514,306 13,142,957 12,912,946 23,077,724 11,982,715 11,982,715 11,982,715	266,011 532,022 833,042 815,614 915,314 2,406,165 1,149,442 3,610,134 2,257,089 5,243,850 3,081,269 7,027,994 4,493,952 6,836,251 9,297,264 10,838,092 9,819,859 17,264,040 11,982,710	242.90 485.8° 787.8° 787.6° 797.6° 2.197.5° 1.002.4° 3.151.11 1.988.31 3.089.41 4.561.31 2.461.8° 6.171.9 3.593.6° 6.272.4° 11,450.31 11,962.7° 1.082.55
1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats with retail use on ground floor) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) 20 Two hundred unit Scheme (flats) 21 Large retail supermarket 22 Comparison retail 23 Data Centre		BLV	470,945 947,831 1,540,950 1,754,233 1,974,950 4,284,006 2,471,988 6,741,360 4,855,357 7,522,994 11,384,188 6,655,623 14,723,751 12,596,293 19,215,924 20,250,612 31,548,837 37,457,636 69,247,806 11,982,719 1,082,520 9,790,120	450,641 901,683 1,464,815 1,649,964 1,057,216 4,075,356 2,325,039 6,382,335 4,566,660 7,079,006 10,703,044 0,036,250 11,696,032 17,643,848 19,033,574 29,254,611 34,390,266 63,511,476 11,982,719 1,082,629 9,790,120 6,041,519	427,730 855,475 1,389,593 1,545,696 1,739,492 3,866,708 2,178,069 6,023,310 4,277,963 6,035,717 10,021,303 7,416,877 13,014,987 10,795,773 16,471,774 17,316,536 26,960,385 31,322,396 57,775,145 11,982,719 1,082,527 9,790,120 6,041,519	404,634 809,268 1,314,372 1,441,427 1,621,748 3,658,059 2,031,139 5,664,285 3,969,267 6,192,429 9,338,810 6,797,505 12,160,605 9,935,513 15,099,698 16,599,498 24,666,159 28,255,525 52,016,536 11,962,719	20% AH 381,530 763,060 1,239,151 1,337,158 1,504,014 3,449,409 1,884,190 5,305,260 3,700,570 5,749,140 8,656,316 6,178,132 11,306,223 8,995,253 13,727,624 15,382,460 22,382,415 25,188,155 46,247,567 11,982,719 1,062,520 6,041,519	25% AH 358,427 716,852 1,163,929 1,232,890 1,366,260 1,366,260 1,737,241 4,946,235 3,411,674 5,305,652 7,973,823 5,568,759 10,451,841 8,094,992 12,350,638 14,165,421 20,057,551 22,120,784 40,478,636 11,982,719 1,082,520 9,790,120 6,041,519	30% AH 335,322 670,645 1,088,707 1,128,620 1,268,546 1,089,707 1,128,620 1,268,546 1,089,707 1,128,620 1,268,541 1,590,291 1,591,307 1,291,307 1,291,307 1,194,732 1,1	312,219 624,437 1,013,466 1,024,352 1,150,612 2,823,463 1,443,342 4,228,184 2,634,461 4,419,275 6,608,836 4,320,014 8,740,145 6,294,473 9,593,444 11,731,344 15,447,822 15,966,042 28,891,407 11,982,710 1,082,520 9,790,120 6,041,519	289,115 578,230 938,284 920,083 1,033,076 2,614,814 1,296,392 3,869,159 2,545,785 3,975,986 5,926,343 3,700,642 7,884,069 5,394,213 8,214,847 10,514,306 13,142,957 12,012,346 23,077,724 11,682,710 1,062,520 6,041,519	266,011 532,022 865,042 815,814 915,944 2,406,165 1,149,442 3,510,134 2,257,089 3,522,698 3,522,698 3,081,259 7,027,994 4,493,952 6,836,251 9,297,250 10,838,092 9,819,899 17,264,040 11,082,710 1,062,520 9,790,120 6,041,519	242.9 485.8 707.8 711.5 797.6 2.197.5 1.002.4 3.151.1 1.988.3 3.089.4 4.561.3 2.461.8 6.171.9 3.593.6 6.000.2 8.533.2 6.727.4 11.450.3 11.962.7 1.062.8 9.700.1 1.062.8
1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (houses) 7 Ten unit scheme (houses) 7 Ten unit scheme (houses) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - lower density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats - higher density) 18 Tree hundred unit scheme (flats - higher density) 19 Two hundred unit scheme (flats) with GF retail 19 Tive hundred unit scheme (flats) 20 Two hundred unit cheme (flats) 21 Large retail supermarket 22 Comparison retail		## 695,835 ## 6127,780 ## 6138,676 ## 6236,858 ## 6236,858 ## 6236,858 ## 6236,858 ## 6236,858 ## 6244,593 ## 668,614 ## 6399,386 ## 6502,352 ## 61,051,953 ## 6246,590 ## 61,051,953 ## 629,973 ## 61,051,953 ## 625,737 ## 655,943 ## 655,943 ## 655,943 ## 655,943 ## 61,236,194	470,945 947,891 1,540,007 1,754,233 1,974,950 4,284,006 2,471,988 6,741,960 4,855,357 7,522,994 11,384,188 6,655,622 14,723,751 12,596,293 19,215,924 20,250,612 31,548,537 37,457,636 69,247,806 51,982,779 1682,509	450,641 901,683 1,464,615 1,649,964 1,857,216 4,075,356 2,325,039 6,382,335 4,566,660 7,079,006 10,703,044 8,036,250 13,069,369 11,696,032 17,643,648 19,033,674 29,254,611 34,390,265 63,511,476 11,962,719 1	427,730 855,475 1,385,593 1,545,696 1,739,452 3,866,708 2,176,089 6,023,310 4,277,963 6,035,717 10,021,303 7,416,377 13,014,987 10,795,773 6,471,774 17,816,536 20,960,385 31,322,896 57,775,145 11,982,719 6,550 9,790,120	404,634 809,268 1514,572 1,441,427 621,748 3,658,059 2,031,139 5,664,285 3,989,267 6,192,429 9,338,810 6,797,605 12,160,605 2,160,605 15,099,698 24,666,159 28,255,525 52,016,536 11,982,719 16,536 11,982,719	20% AH 381,530 763,060 1,239,151 1,337,158 1,530,4014 3,449,490 1,884,190 5,305,260 3,700,570 3,700,570 11,306,223 8,995,253 13,727,624 15,382,460 22,382,415 25,188,155 46,247,587 11,982,719 1,082,719 1,082,719 1,082,719	25% AH 358,427 716,652 1,163,929 1,232,590 1,386,280 3,240,761 1,737,241 4,946,235 3,411,674 5,305,852 7,573,023 5,558,759 10,451,041 8,094,992 12,350,638 14,165,421 20,057,563 122,120,784 40,478,636 11,982,719 1,682,520 9,790,120	30% AH 335,322 670,645 1,088,707 1,128,520 1,288,546 3,032,112 1,590,291 4,587,209 3,123,178 4,882,563 7,291,330 4,939,387 9,596,220 7,194,732 10,972,041 12,948,382 17,752,686 19,053,414 34,705,091 11,982,719 10,922,520 9,790,120	512,219 624,437 1,013,466 1,024,352 1,150,812 2,623,463 1,443,342 4,220,184 2,834,481 4,419,275 6,608,836 4,520,011 8,740,145 6,254,477 9,593,444 11,731,344 15,447,622 15,986,042 28,891,407 11,982,719	269,115 578,230 938,264 920,083 1,033,076 2,614,814 1,296,392 3,669,159 2,545,785 3,975,936 5,926,343 3,700,642 7,884,099 5,394,213 6,214,847 10,514,306 13,142,957 12,912,346 23,077,724 11,982,719 9,790,120	266,011 532,022 803,042 815,814 915,344 2,406,165 1,149,442 3,510,134 2,257,089 3,052,698 5,243,850 3,001,269 7,027,994 4,493,952 6,336,251 9,297,688 10,838,092 9,819,889 17,224,040 11,982,719 9,750,120	242.9 485.8 767.8 771.5 797.6 2.197.5 1.002.4 3.151.1 1.968.3 3.039.4 4.561.3 2.461.8 6.171.9 3.533.6 5.457.6 8.080.2 6.533.2 6.727.4 11.450.3 11.962.7 1.062.5 9.790.1 9.790.1 9.790.
1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (houses) 9 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hundred unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) 20 Two hundred unit scheme (flats) 21 Large retail supermarket 22 Comparison retail 23 Data Centre 24 Office development		BLV	473,945 947,891 1,540,037 1,754,233 1,974,950 4,284,006 2,471,968 6,741,360 4,855,357 7,222,264 11,384,188 8,655,623 14,723,751 12,596,293 19,215,924 20,250,612 31,548,837 37,457,636 65,247,806 11,902,719 1,082,520 9,790,120 6,041,519	450,641 901,683 1,644,815 1,649,964 1,857,216 4,075,356 2,325,039 6,382,335 4,566,660 7,079,006 10,703,044 8,036,250 11,696,032 11,696,032 11,696,032 11,696,032 11,696,032 11,843,848 10,033,574 29,254,611 34,390,266 63,511,476 67,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576	427,730 855,475 1 380,593 1,545,696 1,739,482 3,866,708 2,178,089 6,023,310 4,277,963 7,416,877 10,021,303 7,416,877 10,795,773 10,471,774 17,816,536 6,060,385 31,322,696 57,775,145 11,982,719 1,082,719 1,082,520 9,790,120 6,041,519 2,335,772,42 21,672,065	404,634 809,268 1314,572 1,441,427 1,621,748 3,658,059 2,031,139 5,664,285 3,989,267 6,192,429 9,338,810 6,797,605 12,160,605 12,160,605 12,160,605 12,160,605 15,099,698 16,599,498 16,599,498 16,599,498 16,599,498 17,005 18,005,505 19,005,505 11,002,719 10,005	20% AH 381,530 763,060 1,239,151 1,337,158 1,504,014 1,884,190 1,884,190 1,884,190 1,865,305,260 1,305,260 1,305,260 1,305,260 1,305,260 1,305,260 1,305,260 1,305,260 1,305,253 13,727,624 15,382,460 1,251,180,155 46,247,587 1,1982,719 1,062,520 9,790,120 6,041,519 1,062,520 9,041,519 1,062,520 9,041,519 1,062,520 9,041,519 1,062,520 9,041,519 1,062,520 9,041,519 1	25% AH 358,427 716,852 1,163,929 1,232,890 1,386,280 1,386,280 1,386,280 1,4946,235 3,411,674 5,305,852 7,973,623 5,558,759 10,451,841 8,094,992 12,350,638 14,165,421 20,057,551 22,120,784 40,478,636 41,168,421 1,682,520 9,790,120 6,041,519 1,682,520 9,790,120 6,041,519	30% AH 335,322 670,645 1,088,707 1,128,620 1,288,546 3,032,112 1,590,291 4,587,209 3,123,178 4,862,563 7,291,330 4,939,387 7,291,330 4,939,387 1,972,041 12,943,362 17,752,686 19,053,414 34,705,091 11,962,719	512,219 624,437 1,013,486 1,024,352 1,150,812 2,623,463 1,443,342 4,226,184 2,834,481 4,419,277 6,608,836 4,320,014 6,740,145 6,740,145 6,740,145 1,731,344 11,731,344 15,447,622 15,986,042 28,851,407 11,982,719 1,082	269,115 578,230 938,264 920,083 1,033,076 2,614,814 1,296,392 3,069,159 2,545,785 3,975,986 5,926,343 3,700,642 7,884,069 5,394,213 8,214,847 10,514,306 13,142,957 12,912,346 23,077,724 11,962,719 1,062,520 9,790,120 6,041,519 4,3351,724 23,177,24	266,011 532,022 863,042 815,814 915,344 2,406,165 1,149,442 3,510,134 2,227,089 5,243,850 3,081,269 7,027,994 4,43,952 6,836,251 9,297,268 10,838,092 9,819,899 17,264,040 11,962,719 1,062,520 9,790,120 6,041,519 4,43,772 21,672,085	242.9 485.8 777.8 787.6 797.6 2.197.5 1.002.4 3.151.1 1.968.3 3.089.4 4.561.3 2.461.8 6.171.9 3.593.6 5.457.6 8.080.2 8.533.2 6.727.4 1.450.3 11.982.7 1.662.6 9.790.1 6.041.5 43.351.7 21.672.0 2.068.4
1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats with retail use on ground floor) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats - higher density) 18 Three hundred unit scheme (flats higher density) 19 Time hundred unit scheme (flats higher density) 10 Third hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) 20 Two hundred unit Co-living scheme 21 Large retail supermarket 22 Comparison retail 23 Data Centre 24 Office development 25 Office development (160 rooms) 27 Hotel development (100 rooms)		BLV	470,945 947,881 1,540,037 1,754,233 1,974,950 4,284,006 2,471,988 6,741,380 4,655,357 7,522,294 11,384,168 8,655,623 14,723,751 12,596,293 19,215,924 20,250,612 31,548,837 37,457,636 69,247,006 69,247,006 6,041,519 43,351,724 21,672,065 2,068,471 977,576	450,641 901,683 4,64,615 1,649,964 4,075,355 2,325,039 6,382,335 4,566,660 10,703,044 8,036,250 13,669,369 11,696,032 17,643,848 19,033,674 29,254,611 34,390,266 63,511,470 11,982,719 682,520 9,790,120 64,151,724 21,672,065 2,068,471 9,775,76 3,717,453 4,013,171	427,733 855,475 1,388,593 1,545,696 1,739,482 3,866,708 2,178,089 6,023,310 4,277,963 7,416,877 10,021,303 7,416,877 10,795,773 10,471,774 17,916,536 26,960,385 31,322,896 57,775,145 11,982,719 9,790,120 6,041,519 43,351,724 21,672,065 2,666,471	404,634 809,268 1314,372 1,441,427 1,621,748 3,658,059 2,031,139 5,664,265 3,989,267 12,160,605 9,095,513 15,099,698 26,265,525 52,016,536 11,982,719 9,790,120 6,041,519 6,041,	20% AH 381,530 763,060 1,239,151 1,337,158 1,504,014 3,449,409 1,864,190 5,305,260 3,700,570 5,749,140 8,656,316 6,178,132 11,306,223 8,995,283 13,727,624 15,382,460 22,362,415 25,188,155 62,247,657 11,982,719 1,062,520 9,790,120 6,041,519 43,351,724 21,672,065 2,086,471 977,576	25% AH 358,427 716,852 1,163,929 1,232,890 1,386,280 1,386,280 1,386,280 3,240,761 1,737,241 4,946,235 3,411,674 5,305,652 7,973,823 5,558,759 10,451,841 8,094,992 12,350,638 11,165,421 20,057,551 22,120,784 40,478,636 11,982,719 1,62,550 5,790,120 6,041,519 43,351,724 21,672,665 2,668,471 977,576	30% AH 335,322 670,645 1,088,707 1,128,620 1,268,546 3,032,112 1,590,291 4,587,209 3,123,176 4,662,563 7,291,300 4,939,387 9,596,220 7,194,752 10,972,041 12,948,382 17,752,666 19,053,414 34,705,091 11,962,719 1062,520 9,790,120	512,219 624,437 1,013,456 1,024,352 1,150,812 2,023,463 1,443,342 4,228 184 2,034,461 4,419,275 6,608,636 4,320,014 6,740,145 6,294,473 9,593,444 11,741,344 11,741,344 11,741,344 11,741,344 11,741,344 15,447,822 15,966,042 26,691,407 11,982,719 6,604,1519 6,041,519 43,351,724 21,672,065 2,068,477 977,576	269,115 578,230 938,264 920,093 1,033,078 2,614,814 1,296,392 3,889,159 2,445,785 5,026,341 3,700,642 7,884,069 5,394,213 8,214,847 10,514,300 13,142,957 12,912,346 23,077,724 11,982,719 10,982,830 9,790,120 6,041,519 43,351,724 21,672,065 2,088,471	266,011 532,022 833,042 815,814 915,344 2,406,165 1,149,442 3,510,134 2,257,089 5,243,850 3,081,269 4,493,952 6,836,251 10,838,092 9,819,899 17,264,040 11,982,719 10,983,092 9,790,120 9,790,120 6,041,519 43,351,724 21,672,068	242.9 485.8 707.8 707.8 707.8 707.8 707.8 2.197.5 1.002.4 3.151.1 1.968.3 3.089.4 4.561.3 2.461.8 6.171.9 3.593.6 5.457.6 8.080.2 6.727.4 11.450.3 11.982.7 1.062.5 9.790.1 6.041.5 43.351.7 21.672.0 2.066.4 977.5 3.217.4 4.013.1
1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (houses) 9 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - lower density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats - higher density) 18 Three hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) 20 Two hundred unit scheme (flats) 21 Large retail supermarket 22 Comparison retail 23 Data Centre 24 Office development 26 Office development 26 Office development (100 rooms) 27 Hotel development (100 rooms) 28 Light industrial Scheme new build (50% plot ratio)		BLV	473,945 947,891 1,540,007 1,754,233 1,974,950 4,284,006 2,471,968 6,741,968 6,741,968 11,384,188 8,655,623 14,723,751 12,596,293 19,215,924 20,250,612 31,348,837 37,457,636 65,247,866 11,902,719 1,082,529 9,790,120 6,041,519 21,672,065 2,068,471 977,576 2,068,471 977,576 3,217,453 4,013,171 4,815,804	450,641 901,683 4,64,615 1,649,964 4,075,355 2,325,039 6,382,335 4,566,660 10,703,044 8,036,250 13,669,369 11,696,032 17,643,848 19,033,674 29,254,611 34,390,266 63,511,470 11,982,719 682,520 9,790,120 64,151,724 21,672,065 2,068,471 9,775,76 3,717,453 4,013,171	427,730 855,475 1,385,953 1,545,696 1,739,452 3,866,708 6,023,310 4,277,963 6,035,717 10,021,303 7,416,877 13,014,987 10,795,773 6,471,774 17,816,536 25,960,385 25,960,385 31,322,696 57,775,145 11,982,719 9,790,120 6,041,519 43,351,724 21,672,065 2,066,471 977,576 2,066,471 977,576 2,066,471 977,576 3,217,453 4,013,171	404,634 809,268 1,314,572 1,441,427 1,621,748 3,658,059 2,031,139 5,664,285 3,989,267 6,192,429 9,338,810 6,797,505 12,160,605 12,160,605 15,099,498 24,666,159 26,255,525 52,016,536 11,982,719 16,599,498 24,666,159 26,255,525 52,016,536 11,982,719 1682,520 57,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 2,068,471 977,576 3,217,453 4,013,171	20% AH 381,530 763,060 1,239,151 1,337,158 1,504,014 3,449,499 1,884,190 5,305,260 6,749,140 8,656,316 6,178,132 11,306,223 8,995,253 13,727,624 15,382,460 22,382,415 25,188,155 46,247,567 11,982,719 1,062,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 997,576 3,277,453 4,013,171 4,815,804	25% AH 358,427 716,852 1,163,929 1,232,890 1,365,280 1,365,280 1,365,280 1,365,280 1,370,241 4,940,235 3,411,874 5,305,652 7,973,823 4,165,421 20,057,551 22,120,764 40,476,636 11,962,719 1,082,620 9,790,120 9,790,120 9,790,120 9,790,120 9,790,120 1,082,620 1,1962,719 1,082,620 1	30% AH 335,322 670,645 1,088,707 1,128,620 1,268,546 3,032,112 1,590,291 4,862,563 7,291,330 4,959,387 9,596,220 7,194,732 10,972,041 12,948,382 7,752,686 19,053,414 34,705,091 11,962,719 1082,520 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453	512,219 624,437 1,013,486 1,024,352 1,150,812 2,023,463 1,443,342 4,226,184 2,834,481 4,419,275 6,608,836 4,320,011 8,740,145 1,731,344 11,731,344 15,447,622 15,986,042 28,881,407 11,982,719 10,22,520 5,790,120 6,041,519 43,351,724 21,672,085 20,68,471 977,576	269,115 578,230 988,264 920,083 1,033,076 2,614,814 1,296,392 3,669,159 2,545,785 3,975,986 5,926,343 3,700,642 7,884,099 5,394,213 6,214,647 10,514,306 13,142,957 12,912,346 23,077,724 11,982,719 9,790,120 6,041,519 43,051,724 21,672,085 2,088,471 977,576 2,088,471 977,575 3,217,463 4,013,177	266,011 532,022 835,814 915,344 2,406,165 1,149,442 3,510,134 2,227,089 3,032,600 5,243,850 3,081,269 7,027,994 4,43,952 6,336,251 9,297,688 10,338,092 9,819,889 17,264,040 11,362,719 9,790,120 6,041,519 43,351,724 21,672,065 2,088,471 977,576 2,088,471 977,575 4,013,177	242.9 485.8 707.8 771.5 797.6 2.197.5 1.002.4 3.151.1 1.968.3 3.059.4 4.561.3 2.461.8 6.171.9 3.593.6 5.457.6 8.080.2 6.727.4 11.450.3 11.982.7 9.790.1 6.041.5 43.351.7 21.672.0 2.066.4 977.5 3.217.4 4.013.1
1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (houses and flats) 10 Thirty unit scheme (flats - use on ground floor) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hundred unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) 20 Two hundred unit scheme (flats) 21 Large retail supermarket 22 Comparison retail 23 Data Centre 24 Office development 25 Office development 26 Hotel development (160 rooms) 27 Hotel development (160 rooms) 28 Light industrial scheme new build (50% plot ratio) 30 Industrial scheme new build (50% plot ratio)	R UNDEVELOPED LAND) No of units	BLV	473,945 947,891 1,540,007 1,754,233 1,974,950 4,284,006 2,471,968 6,741,968 6,741,968 11,384,188 8,655,623 14,723,751 12,596,293 19,215,924 20,250,612 31,448,837 37,457,636 65,247,806 11,902,719 1,082,520 9,790,120 6,041,519 21,672,065 2,068,471 977,576 2,068,471 977,576 3,217,453 4,013,171 4,815,804	450,641 901,683 1,644,615 1,649,964 1,857,216 4,075,355 4,566,660 7,079,006 10,703,044 8,036,250 13,069,089 11,696,032 17,443,648 19,033,574 29,254,611 34,390,266 63,511,476 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,072,065 2,068,47,71 6,074,513 4,013,171 4,615,604	427,730 855,475 1,385,953 1,545,696 1,739,452 3,866,708 6,023,310 4,277,963 6,035,717 10,021,303 7,416,877 13,014,987 10,795,773 6,471,774 17,816,536 25,960,385 25,960,385 31,322,696 57,775,145 11,982,719 9,790,120 6,041,519 43,351,724 21,672,065 2,066,471 977,576 2,066,471 977,576 2,066,471 977,576 3,217,453 4,013,171	404,634 809,268 1514,572 1,441,427 621,748 3,658,059 5,664,285 3,989,267 6,192,429 9,338,810 6,197,505 12,160,605 12,160,605 12,666,159 24,666,159 24,666,159 26,255,525 52,016,536 11,982,719 16,599,498 24,666,159 26,255,525 52,016,536 11,982,719 64,1519 42,275,625 52,016,536 11,982,719 64,1519 42,275,625 52,016,536 11,982,719 64,1519 42,275,625 52,016,536 11,982,719 64,15	20% AH 381,530 763,060	358,427 716,852 1,163,929 1,232,890 1,365,280 1,365,280 1,365,280 1,365,280 1,365,280 1,365,280 1,365,280 1,365,280 1,365,280 1,465,421 20,057,551 22,120,764 40,476,636 11,962,719 1,082,620 9,790,120 9,790,	30% AH 335,322 670,645 1,088,707 1,128,620 1,268,546 1,088,707 1,128,620 1,268,546 1,088,707 1,128,620 1,268,546 1,088,707 1,1590,291 4,587,209 3,123,176 4,662,563 7,291,330 4,939,367 9,566,220 7,194,733 10,972,041 12,948,382 17,752,686 19,053,414 30,775,091 11,982,719 10,82,520 9,790,120 9,790,120 9,790,120 11,982,719 10,82,520 9,790,120 11,982,719 10,82,520 11,982,719 10,82,520 11,982,719 10,82,520 11,982,719 10,82,520 11,982,719 10,82,520 11,982,719 10,82,520 11,982,719 10,82,520 11,982,719 10,82,520 11,982,719 10,82,520 11,982,719 10,82,520 11,982,719 10,82,520 11,982,719 10,82,520 11,982,719 10,82,520 11,982,719 10,82,520 11,982,719 10,82,520 11,982,719 10,82,520 11,982,719 10,82,620 11,982,719 10,82,620 11,982,719 10,82,620 11,982,719 10,82,620 11,982,719 10,82,620 11,982,719 10,82,620 11,982,719 10,82,620 11,982,719 10,82,620 11,982,719 10,82,620 11,982,719 10,82,620 11,982,719 10,82,620 11,982,719 10,82,620 11,982,719 10,82,620 11,982,719 10,82,620 11,982,719 10,82,620 11,982,719 11,982,78	312,219 624,437 1,013,486 1,024,352 1,150,812 2,023,403 1,443,342 4,228,184 2,334,481 4,419,275 6,608,836 4,320,014 4,320,014 5,694,473 8,593,444 11,731,3	269,115 578,230 938,264 920,033 1,033,078 2,614,814 1,296,392 3,899,159 2,445,765 5,926,343 3,700,642 7,884,069 5,394,213 8,214,847 10,514,306 13,142,957 12,912,346 23,077,724 11,962,719 1,062,520 9,790,120 6,041,510 43,351,724 21,672,065 2,068,471 977,576 3,217,463 4,013,171 4,815,804	266,011 532,022 835,814 915,344 2,406,165 1,149,442 3,510,134 2,2257,089 3,552,638 5,243,850 3,001,269 7,027,994 4,93,952 6,336,251 9,297,268 10,336,251 9,819,899 17,264,040 11,362,719 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,575 4,013,171 4,815,804	242.9 485.8 767.8 777.8 777.6 2.197.5 1.002.4 3.151.1 1.988.3 3.089.4 4.561.3 2.461.8 6.171.9 3.593.6 5.457.6 8.080.2 6.727.4 11.450.3 11.952.7 1.062.2 9.790.1 6.041.5 4.351.7 2.1672.0 2.068.4 9.790.1 4.013.1 4.815.8
1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (houses) 7 Ten unit scheme (houses) 9 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats - ligher density) 11 Fifty unit scheme (flats - ligher density) 12 Fifty unit scheme (flats - ligher density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hundred unit scheme (flats - higher density) 18 Three hundred unit scheme (flats - higher density) 19 Five hundred unit scheme (flats - higher density) 10 One hundred unit scheme (flats - higher density) 11 Two hundred unit scheme (flats) with GF retail 12 Three hundred unit scheme (flats) 13 Five hundred unit scheme (flats) 14 Fire hundred unit scheme (flats) 15 O'Troe hundred unit scheme (flats) 16 Total development 17 Two hundred unit scheme (flats) 18 Fire hundred unit scheme (flats) 19 Fire hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 11 Two hundred unit scheme (flats) 12 Two unit scheme (houses) 14 Hotel development (100 rooms) 15 Light industrial scheme new build (50% plot ratio) 16 Industrial scheme intensification (60% plot ratio) 17 Description 18 Description 19 Description 19 Tone unit scheme (houses) 19 Two unit scheme (houses) 10 Two unit scheme (houses) 10 Two unit scheme (houses)	R UNDEVELOPED LAND) No of units 1 2 4	BLV	473,945 947,841 1,940,837 1,754,233 1,974,950 2,471,968 6,741,968 6,741,968 6,741,968 11,384,188 8,655,623 12,596,293 19,215,924 20,250,612 21,548,837 37,457,636 69,247,806 11,882,773 1,082,823 19,215,924 20,618,617 1,082,826 9,790,120 0,41,519 43,351,724 21,672,085 2,068,471 977,576 3,217,453 4,013,171 4,615,804	450,641 901,683 1,649,864 1,857,216 4,075,355 4,566,660 7,079,006 10,703,044 8,036,250 13,669,369 11,696,032 17,643,648 19,033,574 29,254,611 34,390,266 63,511,476 63,511,476 63,511,476 64,1519 9,790,120 64,1519 1,062,520 9,790,120 64,1519 1,062,520 9,790,120 64,1519 1,062,520 9,790,120 64,1519 1,062,520 9,790,120 64,1519 1,062,520 9,790,120 641,519 1,062,520 9,790,120 641,519 1,062,520 9,790,120 641,519 1,062,520 9,790,120 641,519 1,062,520 9,790,120 641,519 1,062,520 9,790,120 641,519 1,062,520 9,790,120 641,519 1,062,520 9,790,120 641,519 1,062,520 9,790,120 641,519 1,062,520 9,790,120 641,519 1,062,520 9,790,120 641,519 1,062,520 9,790,120 641,519 1,062,520 9,790,120 641,519 1,062,520	427,730 855,475 138,933 1,545,696 1,739,482 2,176,089 6,022,310 4,277,963 6,035,717 0,021,303 7,416,877 10,795,773 10,715,715 10,715,716 11,716,536 26,960,385 31,322,996 57,775,145 11,982,749 1,082,520 9,790,120 6,041,519 1,082,520 9,790,120 1,082,520 1,08	404,634 809,268 1014,672 1,441,427 1,621,748 3,658,059 2,031,139 5,664,285 3,989,267 6,797,505 12,160,605 9,895,513 15,099,698 16,599,499 24,666,159 24,666,159 24,666,159 24,666,159 24,666,159 24,666,159 24,666,159 24,666,159 24,666,159 24,666,159 24,666,159 24,666,159 25,016,536 26,041,519 43,351,724 21,672,065 2,068,471 9,77,75 3,217,453 4,013,171 4,013,171 4,015,004	20% AH 381,530 763,060 1,239,151 1,337,158 1,304,014 1,504,014 1,504,014 1,664,190 5,305,260 1,666,316 6,176,132 1,306,223 8,995,253 13,727,624 1,306,232 13,727,624 1,306,232 1,307,624 1,306,233 1,277,624 1,362,199 1,062,230 1,306,371 1,306,279 1,306,279 1,306,279 1,306,279 1,306,279 1,306,279 1,306,371	25% AH 358,427 716,852 1,163,929 1,232,890 1,386,280 1,3	30% AH 335,322 670,645 1,088,707 1,128,620 1,288,540 1,590,291 4,587,209 3,123,172 4,862,593 7,291,330 4,939,367 4,939,367 9,596,220 7,194,732 10,972,041 12,946,382 17,752,686 19,053,414 34,705,091 11,982,719 1,062,520 9,790,120 6,041,519 43,351,724 21,672,068,471 1,982,719 1,062,520 9,790,120 6,041,519 43,351,724 21,672,068 2,068,471 4,013,171 4,615,804	312,219 624,437 1013,468 1,024,352 1,150,812 2,023,463 1,443,342 4,203,168 4,320,014 4,320,014 6,294,473 9,593,444 11,731,344	269,115 578,230 938,264 920,033 1,033,076 2,614,814 1,296,392 3,399,165 2,545,785 5,926,343 3,700,642 7,864,069 5,394,213 8,214,847 10,514,306 13,142,957 12,912,346 23,077,724 11,982,710 1,062,520 9,790,120 6,041,519 43,351,724 21,072,065 2,068,471 477,576 3,217,453 4,013,171 4,815,804	266,011 532,022 833,042 835,814 915,314 2,406,165 1,149,442 3,670,132 2,227,089 5,243,850 3,081,269 7,027,994 4,493,952 6,836,251 9,297,285 10,838,092 9,619,899 17,264,040 11,082,702 9,700,120 6,041,519 1,062,520 9,700,120 6,041,519 1,062,520 9,700,120 6,041,519 1,062,520 9,701,120 6,041,519 1,062,520 9,701,120 6,041,519 1,062,520 9,701,120 6,041,519 1,062,520 9,701,120 6,041,519 1,062,520 9,701,120 6,041,519 1,062,520 9,701,120 6,041,519 1,062,520 9,701,120 6,041,519 1,062,520 9,701,120 6,041,519 1,062,520 9,701,120 6,041,519 1,062,520 9,701,120 6,041,519 1,062,520 9,701,120 6,041,519 1,062,520 9,701,120 6,041,519 1,062,520 9,701,120 6,041,519 1,062,520 9,700,120 6,041,519 9,700,120 6,0	242.9 485.8 771.5 797.6 2197.5 1,002.4 3,151.1 1,988.3 3,089.4 4,561.3 2,461.8 6,171.9 3,533.6 5,477.6 6,000.2 8,533.2 6,727.4 11,450.3 11,962.7 1,062.5 9,790.1 6,041.5 43,351.7 2,461.8 43,351.7 2,461.8 43,351.7 2,461.8 43,351.7 2,461.8 43,351.7 44,013.1 4,613.8 4,613.8 5,775.8 5,777.8 5,777.8
1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (houses) 7 Ten unit scheme (houses) 7 Ten unit scheme (houses) 9 Twenty unit scheme (houses and flats) 10 Thirty unit scheme (flats - lower density) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hundred unit scheme (flats - higher density) 18 Three hundred unit scheme (flats - higher density) 19 Two hundred unit scheme (flats) with GF retail 10 Tree hundred unit scheme (flats) with GF retail 11 Three hundred unit scheme (flats) 12 Two hundred unit scheme (flats) 13 Data Centre 14 Office development 15 Office development 16 Hotel development (160 rooms) 17 Itel development (160 rooms) 18 Light industrial scheme enw build (50% plot ratio) 19 Industrial Scheme new build (50% plot ratio) 20 Industrial Scheme new build (50% plot ratio) 20 Industrial Scheme intensification (60% plot ratio) 21 Poscription 22 One unit scheme (houses) 23 Four unit scheme (houses) 24 Seven unit scheme (flats) 5 Nine unit scheme (flats) 5 Nine unit scheme (flats)	R UNDEVELOPED LAND) No of units 1 2 4 7 9	BLV	473,945 947,891 1,540,007 1,754,233 1,974,950 4,284,006 2,471,988 6,741,960 4,855,357 1,522,294 11,384,168 6,655,622 14,723,751 12,596,293 19,213,924 20,250,612 31,546,337 37,457,636 69,247,806 11,982,719 6,041,519 4,013,171 4,615,804 PER HA 0% AH 473,945 947,804 1,540,037 1,754,233 1,974,950	450,641 901,683 1,644,615 1,649,964 4,075,355 2,325,039 6,382,335 4,566,660 10,703,044 6,036,250 13,869,669 11,696,032 17,643,648 19,033,574 29,254,611 19,033,574 29,254,611 29,254,611 19,033,574 29,254,611 29,254,611 19,033,574 29,254,611 10,035,035 11,682,500 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 9,77,576 3,013,177 4,013,171 4,013,171 4,013,171 4,015,804	427,730 855,475 1,395,593 1,545,696 1,39,462 3,866,708 2,176,089 6,023,310 4,277,963 6,035,717 10,021,303 7,107,774 11,816,536 20,900,385 31,322,896 57,775,145 11,982,719 9,790,120 6,041,519 423,351,724 21,672,065 2,066,471 977,576 2,066,471 977,576 3,217,453 4,013,171 4,615,804	404,634 809,268 1,314,372 1,441,427 621,748 3,658,059 2,031,139 5,664,285 3,989,267 6,192,429 9,338,810 6,797,605 12,160,605 2,160,605 2,160,605 2,2666,159 28,255,525 52,016,536 11,982,719 28,255,525 52,016,536 11,982,719 28,255,525 52,016,536 11,982,719 28,255,525 52,016,536 11,982,719 777,576 2,277,453 4,013,171 4,615,604	20% AH 381,530 763,060 1,239,151 1,337,158 1,504,014 3,449,409 1,884,100 5,305,260 1,239,151 1,306,223 8,995,253 13,727,624 15,382,460 22,062,415 25,188,155 46,247,567 11,982,719 1,062,520 6,041,519 43,351,724 21,672,065 4,247,567 1,382,719 1,062,520 6,041,519 43,351,724 21,672,065 4,013,177 4,815,804 20% AH 381,530 763,060 1,239,151 1,337,158 1,504,014 1,504,014	25% AH 358,427 716,652 1,163,929 1,232,890 1,365,280 1,365,280 1,365,280 1,365,280 1,416,41 2,440,42,35 1,418,41 1,618,6421 20,067,651 22,120,784 1,164,421 20,067,651 22,120,784 1,165,421 20,067,651 22,120,784 1,165,421 20,067,651 22,120,784 1,165,421 20,067,651 22,120,784 1,165,421 20,067,651 21,107,065 21,107,065 3,217,453 4,013,774 4,615,604	30% AH 335,322 670,645 1,088,707 1,128,620 1,268,546 1,088,707 1,128,620 1,268,546 1,088,707 1,128,620 1,268,546 1,088,707 1,128,620 1,268,630 1,268,471 1,268,481 1,268,481 1,268,481 1,268,481 1,268,481	312,219 624,437 1,013,466 1,024,352 1,150,812 2,823,463 1,43,342 4,226,164 2,834,481 4,419,275 6,608,836 4,020,011 8,740,145 6,608,836 4,020,011 8,740,145 1,721,344 11,731,344 11,731,344 15,447,622 28,691,407 11,982,719 9,790,120 6,042 28,691,407 11,982,719 9,790,120 6,041 28,691,407 11,982,719 9,790,120 6,041 28,691,407 11,982,719 9,790,120 6,041 28,691,407 11,982,719 9,790,120 6,041 11,982,719 9,790,120 6,042 11,982,719	269,115 578,230 938,264 920,083 1,033,076 2,614,814 1,296,392 3,669,159 2,545,785 3,975,936 5,926,343 3,700,642 7,884,069 5,394,213 8,214,847 10,514,306 13,142,957 12,912,346 23,077,724 11,962,719 43,51,724 24,077,724 11,962,719 43,51,724 47,786 2,068,471 977,576 3,277,453 4,013,177 4,615,004	266,011 532,022 835,814 935,042 8315,814 935,344 2,406,185 1,149,442 3,510,134 2,257,089 3,552,638 5,243,850 3,001,250 7,027,994 4,453,952 8,336,251 9,297,268 10,338,092 17,264,040 11,962,719 9,819,899 17,264,040 11,962,719 9,819,899 17,264,040 11,962,719 9,819,899 17,264,040 11,962,719 9,819,899 17,264,040 11,962,719 9,819,819 17,264,040 11,962,719 43,351,724 53,277,455 4,013,171 4,315,804	242.94 485.8* 797.8: 771.5* 797.6: 2.197.5* 1.002.4* 3.151.11 1.968.31 2.461.8: 6.171.9* 3.593.6* 5.457.6: 8.080.2: 6.727.4* 11.450.3: 11.982.7* 1.082.8* 11.450.3: 11.982.7* 1.082.8* 11.450.3: 11.
1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (houses) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hundred unit scheme (flats - higher density) 18 There hundred unit scheme (flats - higher density) 19 Five hundred unit scheme (flats - higher density) 10 Two hundred unit scheme (flats) with GF retail 10 Three hundred unit scheme (flats) 11 Two hundred unit scheme (flats) 12 Comparison retail 13 Data Centre 14 Office development 15 Office development 15 Office development (160 rooms) 17 Hotel development (160 rooms) 18 Hotel development (160 rooms) 19 Hotel development (160 rooms) 20 Hotel development (160 rooms) 21 Hotel development (100 rooms) 22 Hotel development (100 rooms) 23 Data Centre 24 Office development (160 rooms) 25 Hotel development (160 rooms) 26 Hotel development (160 rooms) 27 Hotel development (160 rooms) 28 Light industrial scheme (houses) 29 Two unit scheme (houses) 30 Two unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 5 Nine unit scheme (flats) 5 Nine unit scheme (flats)	R UNDEVELOPED LAND) No of units 1 2 4 7 9 10 10	BLV	473,945 947,891 1,540,037 1,754,233 1,974,950 4,284,006 2,471,968 6,741,968 6,741,968 6,741,968 11,384,188 8,655,623 14,723,751 12,596,293 19,215,924 20,250,612 31,548,837 37,457,636 69,247,866 11,962,779 1,062,520 9,790,120 6,041,579 9,790,120 6,041,579 43,351,724 21,672,065 2,068,471 977,576 2,068,471 977,576 4,815,804	450,641 901,683 1,464,815 1,649,864 1,857,216 4,075,356 2,325,039 6,382,335 4,566,660 7,079,006 10,703,044 8,036,250 13,669,369 11,696,032 17,043,648 19,033,574 29,254,611 34,390,266 63,511,476 11,962,719 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 9,77,576 3,217,453 4,013,171 4,815,804	427,730 855,475 1,385,953 1,545,696 1,739,482 2,178,089 6,023,310 4,277,963 6,023,310 4,277,963 10,021,303 7,416,877 10,021,303 7,416,877 10,795,773 10,471,774 17,816,536 6,960,385 31,322,996 57,775,145 11,962,719 9,790,120 6,041,519 4,3351,724 21,672,065 2,068,471 3,277,453 4,013,771 4,615,804	404,634 809,268 1,314,372 1,441,427 1,621,748 3,658,059 2,031,139 5,664,285 3,989,267 6,192,429 9,338,810 6,797,505 12,160,605 12,160,605 12,160,605 12,160,605 12,160,605 12,160,605 14,160,105 15,099,698 16,599,498 16,599,498 16,005 11,002,719 16,005 11,002,719 16,005 11,002,719 17,756 17	20% AH 381,530 763,060 1,239,151 1,337,158 1,504,014 1,684,190 5,305,260 1,239,151 1,364,190 1,684,190 5,705,700,570 5,749,140 8,666,316 6,773,132 1,377,624 1,5362,450 22,362,415 25,188,155 46,247,567 1,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,088,471 777,576 3,217,453 4,013,171 4,815,604 2,2362,415 2,2362,41	25% AH 358, 427 716, 852 1, 163, 929 1, 232, 890 1, 38	30% AH 335,322 670,645 1,088,707 1,128,620 1,288,546 1,590,291 4,587,209 3,123,178 4,862,563 7,291,330 4,939,367 7,291,330 4,939,367 1,94,732 10,972,041 22,946,364 12,946,364 12,946,367 17,752,686 19,053,411 34,705,091 11,962,719 1,062,520 19,790,120 6,041,519 43,351,724 21,672,065 22,073,7453 4,013,171 4,815,804	312,219 624,437 1,013,466 1,024,352 1,150,812 2,623,463 1,443,342 4,228,184 2,834,481 4,419,275 6,608,836 4,320,014 6,740,145 6,294,473 9,593,444 11,731,343 11,731,343 11,731,343 11,731,343 11,731,343 11,731,343 11,731,343 11,731,343 11,731,343 11,731,348	269,115 578,230 938,264 920,083 1,033,076 2,614,814 1,296,392 3,669,159 2,545,785 5,926,343 3,700,642 7,884,069 5,926,343 3,700,642 7,884,069 5,926,343 3,700,642 7,884,069 5,926,343 3,700,642 7,884,069 5,926,343 3,700,642 7,884,069 1,912,346 23,077,724 11,902,719 1,002,719 1,	266,011 532,022 863,042 815,814 915,344 2,406,165 1,149,442 3,510,134 2,227,089 5,243,850 3,081,269 7,027,994 4,493,952 6,006,251 9,297,268 10,838,092 9,819,899 17,264,040 11,962,719 1,062,520 9,790,120 6,041,519 4,793,174 4,815,804	242.9 485.8 767.8 771.5 797.6 2.197.5 1,002.4 3,151.1 1,968.3 3,039.4 4,561.3 2,461.8 6,177.9 3,593.6 5,457.6 8,080.2 6,727.4 11,450.3 11,902.7 11,450.3 11,902.7 11,450.3 11,902.7 3,773.6 3,217.4 4,311.7 21,672.0 2,068.4 4,561.3 3,217.4 4,311.7 21,672.0 2,068.4 4,561.3 3,217.4 4,311.7 21,672.0 2,068.4 4,561.3 3,217.4 4,311.5 3,217.5 3,217.4 4,311.7 3,217.7
1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (houses) 7 Ten unit scheme (flats) 8 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - ligher density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats - higher density) 18 Two hundred unit scheme (flats - higher density) 19 Two hundred unit scheme (flats - higher density) 10 One hundred unit scheme (flats - higher density) 11 Two hundred unit scheme (flats - higher density) 12 Two hundred unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) 19 Five hundred unit scheme (flats) 20 Two hundred unit scheme (flats) 21 Two hundred unit scheme 22 Comparison retail 23 Data Centre 24 Office development 25 Office development 26 Office development (160 rooms) 27 Hotel development (160 rooms) 28 Light industrial scheme 29 Industrial Scheme new build (50% plot ratio) 30 Industrial scheme intensification (60% plot ratio) 31 Industrial scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 5 Tre unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats)	R UNDEVELOPED LAND) No of units 1 7	BLV	473,945 947,881 1,040,037 1,754,233 1,974,950 6,741,988 6,741,988 6,741,988 6,741,988 1,384,108 8,655,623 1,2596,293 1,215,924 1,384,108 6,55,623 1,2596,293 1,215,924 1,384,108 6,741,985 6,741,986 6,741,986 1,982,719 1,082,530 1,982,719 1,082,530 1,982,719 1,082,530 1,982,719 1,082,530 1,982,719 1,082,530 1,982,719 1,082,530 1,982,719 1,082,530 1,982,719 1,082,530 1,984,881	450,641 901,683 ,664,615 1,649,964 1,857,216 2,325,039 5,382,335 4,566,660 10,703,044 8,036,250 11,696,032 17,643,684 8,036,250 11,696,032 17,643,684 8,036,250 11,696,032 17,643,684 83,511,476 19,790,120 6,041,511 1,082,520 9,790,120 6,041,511 4,041,717 5,041,717 6,041,7	427,730 855,475 1,388,393 1,545,696 1,739,482 2,178,689 6,023,310 4,277,963 6,635,717 10,021,303 7,416,877 10,795,773 16,471,774 17,316,336 26,960,385 31,322,366 57,775,145 11,982,719 1,082,719 1,	404,634 809,268 1014,572 1,441,427 1,621,748 3,658,059 2,031,139 5,664,285 3,989,267 12,(60,605 9,095,513 15,099,698 26,655,525 52,015,535 11,982,719 1,062,520 9,790,120 6,041,519 43,351,724 21,672,68,471 9,77,576 3,217,453 4,013,171 4,815,804	20% AH 381,530 763,060 1,239,151 1,337,158 1,504,014 3,449,409 1,864,190 5,305,260 1,664,190 1,864,190 1,864,190 1,864,190 1,864,190 1,864,190 1,864,190 1,864,190 1,864,190 1,864,190 1,864,190 1,864,190 1,864,190 1,964,190 1	25% AH	30% AH 335,322 670,645 1,088,707 1,128,620 1,268,546 3,032,112 1,590,291 4,587,209 3,123,176 4,662,563 7,291,300 4,939,387 9,596,220 7,194,752 10,972,041 12,948,382 17,752,666 19,053,414 43,4705,091 11,962,719 1 052,520 9,790,120 6,041,519 43,351,724 21,672,085 206,041,519 43,351,724 21,672,085 206,041,519 43,351,724 21,672,085 206,041,519 43,351,724 21,672,085 206,041,519 43,351,724 21,672,085 2066,471 977,576 3,217,453 4,013,171 4,815,804	312,219 624,437 1,013,458 1,024,352 1,150,812 2,023,463 1,443,342 4,228 188 2,034,481 4,419,275 6,608,836 4,320,014 4,320,014 5,694,473 8,593,444 11,731,346 1,042,352 1,668 1,044,37 1,013,468 1,024,352 1,150,812 2,023,463 1,143,342 2,023,463 1,443,342 2,023,463 1,443,342	269,115 578,230 938,264 920,033 1,033,078 2,614,814 1,296,392 3,899,159 2,445,765 5,926,343 3,700,642 7,884,066 5,394,213 8,214,847 10,514,306 13,142,957 12,912,346 23,077,724 11,962,719 1,062,520 9,790,120 6,041,510 43,351,724 21,672,065 2,068,471 4,757,576 3,217,463 4,013,171 4,815,804	206,011 532,022 833,042 815,814 915,314 915,314 2,406,165 1,149,442 3,510,134 2,257,089 5,243,850 3,081,269 7,007,994 4,433,952 6,836,251 9,297,256 10,838,092 9,819,859 17,264,040 11,982,719 1002,520 9,790,120 6,001,151 1,982,719 1002,520 9,790,120 6,001,177 4,013,1	242.9 485.8 771.5 797.6 2197.5 1,002.4 3,151.1 1,988.3 3,089.4 4,561.3 2,461.8 6,771.9 3,593.6 6,477.4 11,450.3 11,982.7 1,082.8 9,790.1 6,041.8 4,561.3 1,982.7 1
1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (houses) 7 Ten unit scheme (houses) 7 Ten unit scheme (flats) 8 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats - lower density) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - lower density) 15 One hundred unit scheme (flats - ligher density) 16 One hundred unit scheme (flats - ligher density) 17 Two hundred unit scheme (flats - ligher density) 18 Three hundred unit scheme (flats - ligher density) 19 Two hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) 20 Two hundred unit scheme (flats) 21 Large retail supermarkt 22 Comparison retail 23 Data Centre 24 Office development 26 Office development 26 Office development (100 rooms) 27 Hotel development (100 rooms) 28 Light industrial scheme new build (50% plot ratio) 30 Industrial Scheme new build (50% plot ratio) 31 Four unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats)	R UNDEVELOPED LAND) No of units 1 2 4 7 9 10 10 20	BLV	473,945 947,891 1,540,007 1,754,233 1,974,950 4,284,006 2,471,968 6,741,960 4,855,357 7,522,294 11,384,188 8,955,622 14,723,751 12,596,293 19,215,924 20,250,612 20,250,612 20,250,612 31,948,937 37,457,636 69,447,806 11,982,779 97,970,120 6,041,519 4,945,947 4,945,947 4,945,947 4,945,947 4,945,947 4,945,947 4,945,947 4,945,947 4,945,947 4,945,947 4,945,947 4,945,947 4,945,947 4,947,945 4,174,94	450,641 901,683 464,615 1,649,964 4,075,355 2,325,039 6,382,335 4,566,660 10,703,044 8,036,250 11,696,032 17,643,643 19,033,674 25,254,641 19,033,674 25,254,641 19,033,674 25,254,641 19,033,674 26,254,641 19,033,674 27,254,641 19,033,674 28,254,641 19,033,674 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804 1,649,964 1,857,216 4,075,355 1,649,964 1,857,216 4,075,355 1,649,964 1,857,216 4,075,355 1,649,964 1,857,216 4,075,355 1,649,964 1,857,216 4,075,355 1,649,964 1,857,216 1,649,964 1,857,216 1,649,964 1,857,216 1,649,964 1,857,216 1,649,964 1,857,216 1,649,964 1,857,216 1,775,005 1	427,730 855,475 1,305,593 1,545,696 1,739,462 3,866,708 2,176,089 6,023,310 4,277,963 6,035,717 10,021,303 7,416,377 13,014,987 10,795,773 6,471,774 17,816,536 20,950,385 31,322,896 57,775,145 11,982,719 9,790,120 6,415,19 43,351,724 21,672,065 2,066,471 977,576 3,776,145 11,982,719 977,576 3,776,145 11,982,719 977,576 3,776,145 11,982,719 977,576 3,776,145 11,982,719 11,	404,634 809,268 1514,572 1,441,427 621,748 3,650,059 5,664,285 3,889,267 6,192,429 9,338,810 6,197,505 12,160,605 12,160,605 12,160,605 12,160,605 12,160,605 13,109,099 16,599,498 24,666,159 26,255,525 52,016,536 11,982,719 168,520 9,790,120 6,41,519 4,013,171 4,815,804 14,634 809,268 809,268 809,268 809,268 1,314,372 1,314,	20% AH 381,530 763,060 1,239,151 1,337,158 1,504,014 3,449,409 1,884,190 5,305,260 1,239,151 1,306,223 8,995,253 13,727,624 15,382,460 22,382,415 25,188,155 1,066,252 1,307,453 1,306,252 1,307,453 1,306,252 1,307,453 1,307,453 1,307,458	358,427 716,552 1,163,929 1,232,890 1,365,289	30% AH 335,322 670,645 1,088,707 1,128,620 1,268,546 3,032,112 1,590,291 4,862,563 7,291,330 3,123,178 4,862,563 7,291,330 4,939,387 9,596,220 7,194,732 10,972,041 12,948,382 7,752,686 19,053,414 12,948,382 7,752,686 19,053,414 12,948,382 7,752,686 19,053,414 12,948,382 17,752,686 19,053,414 12,948,382 17,752,686 19,053,414 12,948,382 17,752,686 19,053,414 12,948,382 17,752,686 19,053,414 14,4752,095 14,931,745 1,977,576 3,217,453 3	312,219 624,437 1,013,466 1,024,352 1,150,812 2,623,463 1,443,342 4,226,184 2,834,481 4,419,275 6,608,836 4,220,011 8,740,145 6,508,836 4,320,011 8,740,145 11,731,344 11,731,345	269,115 578,230 938,264 920,083 1,033,076 2,614,8114 1,296,392 3,669,159 2,545,785 3,075,966 5,926,343 3,700,642 7,884,099 5,394,213 6,214,647 10,514,306 13,142,957 12,912,346 23,077,724 11,982,719 9,790,120 6,041,519 43,351,724 9,790,120 6,041,519 43,351,724 21,672,085 2,088,471 977,575 3,217,453 3,177,453 3,177,453 4,013,171 4,815,804	266,011 532,022 803,042 815,814 915,344 2,406,165 1,149,442 3,510,134 2,227,089 3,081,269 7,027,994 4,493,952 6,336,251 9,297,688 10,336,052 9,819,899 17,264,040 11,362,719 9,790,120 6,041,519 4,790,120 6,041,519 3,777,576 2,088,471 977,576 3,217,453 4,013,177 4,815,804	242.9 485.8 707.8 771.5 797.6 2.197.5 1.002.4 3.151.1 1.968.3 3.059.4 4.561.3 2.461.8 6.727.4 1.450.3 11.962.7 1.622.5 9.790.1 6.041.5 9.790.1 2.1672.0 2.068.4 9.77.5 3.217.4 4.013.1 4.815.8 50% AH 242.9 485.8 777.8
1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (houses) 9 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats - unit scheme (flats) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - lower density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hundred unit scheme (flats - higher density) 18 Three hundred unit scheme (flats - higher density) 19 Two hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) 20 Two hundred unit scheme (flats) 21 Large retail supermarkt 22 Comparison retail 23 Data Centre 24 Office development 25 Office development (160 rooms) 27 Hotel development (160 rooms) 28 Light industrial scheme new build (50% plot ratio) 30 Industrial Scheme new build (50% plot ratio) 31 Industrial scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats - lower density) 11 Fifty unit scheme (flats - lower density)	R UNDEVELOPED LAND) No of units 1 2 4 7 9 10 10 20 20 30 50	BLV	473,945 947,891 1,540,007 1,754,233 1,974,950 4,285,367 7,722,204 11,384,188 8,655,623 14,723,751 12,596,293 19,215,924 20,250,612 31,448,837 37,457,636 69,247,806 11,982,779 1,082,520 9,790,120 6,041,519 1,082,520 9,790,120 6,041,519 4,815,804 PER HA O'A AH 473,945 947,891 1,640,037 1,754,233 1,974,950 4,284,006 2,471,968 6,741,969 2,471,968 6,741,969 4,78,91 1,754,233 1,974,950 4,284,006 2,471,968 6,741,960 2,471,968 6,741,960 4,284,006 2,471,968 6,741,960 4,284,006 4,285,357 7,722 4,284,006 4,285,357 7,722 4,284,006 4,285,357 7,722 4,284,006 4,285,357 7,722 4,11,384,188	450,641 901,683 1,649,964 1,857,216 4,075,356 2,325,039 6,382,335 4,566,660 7,079,006 10,703,044 8,036,250 13,669,369 11,696,032 17,643,648 19,033,574 29,254,611 34,390,266 63,511,476 63,511,476 11,982,719 1,062,520 9,790,120 6,041,519 20,254,611 34,390,266 63,511,476 10,527,965 11,649,644 4,075,356 2,325,039 1,649,644 4,075,356 2,325,039 1,657,216 4,075,356 2,325,039 1,657,216 1,657,216 4,075,356 2,325,039 1,657,216 1,657,216 1,677,306 2,325,039 1,677,306	427,730 855,475 1 30,930 1,545,696 1 739,482 3,366,708 2,178,089 6,023,310 4,277,963 6,037,71 10,021,303 7,416,877 13,014,987 10,795,773 6,471,774 17,816,536 6,0365 31,322,896 77,75,145 11,982,719 9,790,120 6,041,519 9,790,120 6,041,519 9,790,120 6,041,519 9,790,120 6,041,519 9,790,120 6,041,519 1,082,520 9,790,120 6,041,519	404,634 809,268 1314,572 1,441,427 1,621,748 3,658,059 2,031,139 5,664,285 3,989,267 6,192,429 9,338,810 6,797,505 12,160,605 12,160,605 12,160,605 15,099,698 16,599,498 24,666,159 28,255,525 52,016,536 11,962,719 1,682,520 57,790,120 6,041,519 777,576 2,068,471 977,576 3,217,453 4,013,171 4,815,804	20% AH 381,530 763,060 1,239,151 1,337,158 1,504,014 3,449,409 1,884,190 5,305,260 3,700,570 5,749,140 8,566,316 1,337,622 11,306,223 8,995,253 3,727,622 15,382,460 22,362,415 25,188,155 46,247,587 1,862,779 1,662,520 6,041,519 43,351,724 21,672,005 2,068,471 977,576 3,217,453 4,013,171 4,815,804 20% AH 2,329,151 1,337,158 1,504,014 3,449,409 1,836,530 763,060 1,239,151 1,337,158 1,504,014 3,449,409 3,805,260 3,700,570 5,749,140 5,305,260 3,700,570 5,749,140 5,305,260 3,700,570 5,749,140 5,305,260 3,700,570 5,749,140 5,505,260 3,700,570 5,749,140 8,556,316 1,559,161 5,305,260 3,700,570 5,749,140 8,556,316 3,505,260 3,700,570 5,749,140 8,556,316 3,505,260 3,700,570 5,749,140 8,556,316 3,505,260 3,700,570 5,749,140 8,556,316 3,505,260 3,700,570 5,749,140 8,556,316 3,505,260 3,700,570 5,749,140 8,556,316 3,505,316 3	25% AH 358,427 716,552 1,163,929 1,232,890 1,365,227 1,367,241 4,940,235 3,411,874 5,305,652 7,973,823 1,418,42 1,685,21 2,10,764 1,108,520 1,685,279 1,685,279 1,685,279 1,685,279 1,685,279 1,685,279 1,685,279 1,685,279 1,685,279 1,685,279 1,685,279 1,685,279 1,685,299 1,685,	30% AH 335,322 670,645 1,088,707 1,128,620 1,268,546 3,032,112 1,590,291 4,567,209 3,123,178 4,662,563 7,291,330 4,939,367 9,596,220 7,194,732 10,972,041 12,948,382 17,752,666 19,053,414 12,948,382 17,752,666 19,053,414 12,948,382 17,752,666 19,053,414 12,948,382 17,752,666 19,053,414 12,948,382 17,752,666 19,053,414 12,948,382 17,752,666 19,053,414 14,815,804 14,133,81,724 16,133,81,724 16,133,81,724 16,133,81,724 16,133,81,724 16,133,81,724 16,133,81,724 16,133,81,724 16,133,81,724 16,133,81,724 16,133,81,724 16,133,81,724 17,133,81,724 17,133,81,724 17,133,81,724 17,134,815,804 18,134,815,815 18,134,815,815 18,134,815,815 18,134,815 18,134,815 18,134,815 18,134,815 18,134,815 18,134,815 18,134,815 18,134,815 18,134,815 18,134,815 18,134,815 18,134,815 18,134,815 18,134,815 18,134,815 18,134,815 18,134,815 18,134,815	312,219 624,437 1013,466 1,024,352 1,150,812 2,023,463 1,443,342 4,226,164 2,834,481 4,419,277 6,608,836 4,320,011 6,740,145 6,794,473 15,996,042 28,891,407 11,982,719 10,982,7	269,115 578,230 938,264 920,083 1,033,076 2,614,8114 1,296,392 2,545,785 3,997,986 5,926,343 3,700,642 7,884,099 5,394,213 8,214,847 10,514,306 13,142,957 12,912,346 23,077,724 11,962,719 1,062,520 9,790,120 6,041,519 43,31,724 21,672,055 2,068,471 977,576 2,174,453 4,013,177 4,815,804 40%,AH 269,115 578,230 938,264 920,083 1,033,076 2,614,814 40%,AH 269,115 578,230 938,264 920,083 1,033,076 2,614,814 1,296,392 3,069,159 2,245,788 3,977,888 3,976,888 5,926,343	266,011 532,022 803,042 815,814 915,344 2,406,165 1,149,442 3,510,134 2,227,089 3,081,269 7,027,994 4,433,952 6,036,251 9,297,268 10,836,052 9,819,899 17,264,040 11,962,719 3,792,4040 11,962,719 4,4815,804 45%,AH 266,011 532,022 21,672,085 2,088,471 977,576 3,217,453 4,013,177 4,815,804 45%,AH 266,011 532,022 833,042 815,814 915,344 2,406,165 1,149,442 3,510,134	242.9 485.8 771.5 797.6 2.197.5 1.002.4 3.151.1 1.988.3 3.089.4 4.561.3 2.461.8 6.171.9 3.53.6 5.457.6 6.00.2 8.533.2 6.727.4 11.450.3 1.962.7 1.062.5 9.790.1 6.041.5 43.351.7 2.1672.0 2.088.4 977.5 3.217.4 4.013.1 4.615.6
1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (houses) 7 Ten unit scheme (houses) 7 Ten unit scheme (houses) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats - higher density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hundred unit scheme (flats - higher density) 18 Three hundred unit scheme (flats - higher density) 19 Fifty unit scheme (flats - higher density) 10 One hundred unit scheme (flats - higher density) 11 Two hundred unit scheme (flats - higher density) 12 Fifty unit scheme (flats - higher density) 13 Data Centre 14 Comparison retail 15 Three hundred unit scheme (flats) 16 Three development 17 Total Centre 18 Interest of the development (flats) 19 Five hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 11 Hotel development (flats) 12 Two unit scheme (flats) 13 Data Centre 19 Industrial Scheme new build (50% plot ratio) 10 Industrial Scheme intensification (60% plot ratio) 10 Industrial scheme intensification (60% plot ratio) 10 Industrial scheme (flats) 10 Two hundred (flats) 11 Fifty unit scheme (flats) 12 Two unit scheme (flats) 13 Twenty unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Ten unit scheme (flats) 17 Ten unit scheme (flats) 18 Twenty unit scheme (flats - higher density) 19 Twenty unit scheme (flats - higher density) 10 Tone hundred unit scheme (flats - higher density) 10 Tone hundred unit scheme (flats - higher density) 11 Fifty unit scheme (flats - higher density) 12 Fifty unit scheme (flats - higher density) 13 Denendred unit scheme (flats - higher density) 14 Denendred unit scheme (flats - higher densit	R UNDEVELOPED LAND) No of units 1	BLV	473,945 947,881 1,540,037 1,754,233 1,974,950 4,284,006 2,471,988 6,741,360 4,855,357 7,222,264 11,384,188 8,655,623 14,723,751 12,596,293 19,215,924 20,250,612 31,548,837 37,457,636 69,247,866 11,962,719 1,082,520 9,790,120 6,041,519 6,041,519 6	450,641 901,683 ,664,615 1,649,964 1,857,216 4,075,356 2,325,039 6,382,335 4,566,660 7,079,006 10,703,044 8,036,250 11,696,032 11,696,032 11,696,032 11,696,369 11,696,369 11,696,369 11,696,369 11,696,369 11,696,369 11,696,369 11,696,369 11,696,369 11,696,369 11,696,369 11,696,369 11,843,848 53,11,476 11,882,719 4,013,171 4,815,804 1,646,815	427,730 855,475 1 38,939 1,545,696 1,739,482 3,866,708 2,176,089 6,023,310 4,277,963 6,635,717 10,021,303 7,416,877 13,014,987 10,795,773 6,471,774 17,816,536 6,385 31,322,996 57,775,145 1,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,072,065 2,063,471 43,771 4,615,304	404,634 809,268 809,268 809,268 809,268 1,441,427 1,621,748 3,658,059 2,031,139 5,664,285 3,989,267 12,160,605 9,895,513 15,099,698 16,599,499 24,666,159 25,041,519 26,041,519	20% AH 381,530 763,060 1,239,151 1,337,158 1,504,014 1,664,190 5,305,260 1,664,190 5,749,140 8,666,316 6,178,132 11,306,223 8,965,253 13,727,624 15,382,460 22,362,415 25,188,155 46,247,567 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 4,351,724 21,672,065 2,068,471 4,351,724 21,672,065 2,068,471 4,351,724 21,672,065 2,068,471 3,371,588 3,530 1,239,151 1,337,158 1,537	25% AH	30% AH 335,322 670,645 1,083,707 1,128,620 1,268,546 1,083,707 1,128,620 1,268,546 1,083,707 1,128,620 1,590,291 4,587,209 3,123,176 4,662,563 7,291,330 4,939,367 9,596,220 7,194,732 10,972,041 12,944,382 17,752,686 19,053,414 34,705,091 11,962,719 1,062,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 4,815,804	312,219 624,437 1013,468 1,024,352 1,150,812 2,023,463 1,443,342 4,268 1,443,342 4,268 1,443,342 4,268 1,443,47 1,731,344 11,731,344	209,115 578,230 938,264 920,033 1,033,078 2,614,8114 1,296,392 3,899,169 2,545,785 5,926,343 3,700,642 7,824,085 5,934,213 6,214,847 1,982,719 1,062,520 9,790,120 6,041,519 1,062,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 4,757 2,717,576 3,217,453 4,013,177 4,815,003	206,011 532,022 833,042 815,814 915,344 2,406,165 1,149,442 3,610,134 2,257,089 5,243,850 3,081,269 7,027,954 4,493,952 6,836,251 9,297,263 10,838,092 9,819,899 17,264,040,1519 1,062,520 9,790,120 6,041,519 1,062,520 1,062,620	242.9 485.8 771.5 797.6 2.197.5 1.002.4 3.151.1 1.968.3 3.069.4 4.561.3 2.461.8 6.171.9 3.593.6 6.727.4 1.450.3 11.982.7 1.622.0 2.066.4 977.5 3.217.4 4.013.1 4.815.8 50% AH 242.9 485.8 707.8 707.8 71.55 757.6 2.197.5 1.002.4 3.151.1 1.968.3 3.009.4 4.561.3 3.009.4 4.561.3 3.009.4 4.561.3 3.009.4 4.561.3 3.009.4
1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (houses) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - lower density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hundred unit scheme (flats - higher density) 18 Three hundred unit scheme (flats - higher density) 19 Tree hundred unit scheme (flats - higher density) 10 One hundred unit scheme (flats - higher density) 11 Two hundred unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) 20 Two hundred unit scheme (flats) 21 Large retail supermarket 22 Comparison retail 23 Data Centre 24 Office development 25 Office development 26 Hotel development (160 rooms) 27 Hotel development (160 rooms) 28 Light industrial scheme 29 Industrial Scheme new build (50% plot ratio) 30 Industrial scheme (houses) 20 Two unit scheme (houses) 21 Two unit scheme (houses) 22 Two unit scheme (houses) 33 Four unit scheme (flats) 45 Fine unit scheme (flats) 56 Ten unit scheme (flats) 57 Ten unit scheme (flats) 58 Nine unit scheme (flats) 59 Twenty unit scheme (flats) 50 Tren unit scheme (flats) 51 Tren unit scheme (flats) 52 Thou scheme (flats) 53 Tour unit scheme (flats) 54 Twenty unit scheme (flats) 55 Nine unit scheme (flats) 56 Ten unit scheme (flats) 57 Ten unit scheme (flats) 58 Twenty unit scheme (flats - higher density) 59 Twenty unit scheme (flats - higher density) 50 Thirty unit scheme (flats - higher density) 51 Three hundred unit scheme (flats - higher density) 52 Three hundred unit scheme (flats - higher density) 53 Tree hundred unit scheme (flats - higher density) 54 Tree hundred unit scheme (flats - higher density) 55 Tree hundred unit scheme (flats - h	R UNDEVELOPED LAND) No of units 1 2 4 7 9 10 10 20 30 50 70 100 200 300	BLV	473,945 947,891 1,540,007 1,754,233 1,974,950 4,285,367 7,722,204 11,384,188 8,655,623 14,723,751 12,596,293 19,215,924 20,250,612 31,548,837 37,457,636 69,247,806 11,982,779 1,082,520 9,790,120 6,041,519 1,082,520 9,790,120 6,041,519 4,815,804 PER HA 0% AH 473,945 947,891 1,448,837 1,754,233 1,974,950 4,284,006 2,471,988 6,741,980 6,741,980 6,741,980 4,284,006 2,471,988 6,741,980 1,754,233 1,974,950 4,284,006 2,471,988 6,741,980 1,1384,188 8,655,623 14,723,751 12,596,293 19,215,924 20,250,612 21,250,623 19,215,924 20,250,612 31,548,837 37,457,636	450,641 901,683 4,64,615 1,649,964 4,075,355 2,325,039 6,382,335 4,566,660 7,075,006 10,703,044 8,036,250 11,696,032 17,643,648 19,033,574 25,254,611 34,390,266 63,511,476 11,982,719 1,082,520 9,790,120 6,041,519 9,790,120 6,041,519 1,082,520 9,790,120 6,041,519 1,082,520 9,790,120 6,041,519 1,082,520 1,082,520 1,082,520 1,082,520 1,083,51724 21,672,065 2,068,471 977,575 3,217,453 4,013,171 4,815,804 1,649,964 1,857,216 4,075,355 1,649,964 1,857,216 4,075,355 1,649,964 1,857,216 1,079,006 1,779,0	427,730 855,475 1,38,953 1,545,696 1,739,482 3,866,708 2,178,089 6,023,310 4,277,963 6,037,71 10,021,303 7,416,877 13,014,987 17,816,536 26,600,335 31,322,896 7,775,145 11,982,719 9,790,120 6,041,519 9,790,120 6,041,519 9,790,120 6,041,519 1,082,520 9,790,120 6,041,519 1,082,520 9,790,120 6,041,519 1,082,520 9,790,120 6,041,519 1,082,520 9,790,120 6,041,519 1,082,520 9,790,120 6,041,519 1,082,520 9,790,120 6,041,519 1,082,520 9,790,120 6,041,519 1,082,520 9,790,120 6,041,519 1,082,520 9,790,120 6,041,519 1,082,520 9,790,120 6,041,519 1,082,520 1,739,482 3,866,708 3,866,708 3,866,	404,634 809,268 1314,372 1,441,427 1,621,748 3,658,059 2,031,139 5,664,285 3,989,267 6,192,429 9,338,810 6,797,505 12,160,605 24,666,159 28,255,525 52,016,536 11,932,719 1,682,520 9,790,120 6,41,519 1,682,520 9,790,120 6,41,519 1,682,520 9,790,120 6,41,519 1,682,520 9,790,120 6,41,519 1,682,520 9,790,120 6,41,519 1,682,520 9,790,120 6,41,519 1,682,520 1,774,53 4,013,171 4,815,804	20% AH 381,530 763,080 1,239,151 1,337,158 1,504,014 3,449,409 1,884,190 5,305,260 3,700,570 5,749,140 8,656,316 6,178,132 11,306,223 8,995,253 13,727,624 15,382,460 22,382,415 25,188,155 1,504,014 3,449,409 3,700,570 5,749,140 4,815,300 763,080 1,239,151 1,337,158 1,504,014 3,449,409 1,884,190 5,305,260 3,700,570 5,749,140 8,656,316 6,178,132 11,306,223 1,307,158 1,504,014 3,449,409 1,884,190 5,305,260 3,700,570 5,749,140 8,656,316 6,178,132 11,306,223 13,727,624 15,382,460 2,382,415 25,882,415 25,882,415 25,882,415 25,882,415 25,882,415 25,882,415 25,882,415 25,882,415 25,882,415 25,882,415 25,882,415 25,882,415 25,882,415 25,882,455 25,882,415 25,882,415 25,882,455 25	358,427 716,552 1,163,929 1,232,890 1,365,289	30% AH 335,322 670,645 1,088,707 1,128,620 1,268,546 3,032,112 1,590,291 4,862,563 7,291,330 4,939,387 9,596,220 7,194,732 10,972,041 12,948,382 7,752,686 19,053,414 1,948,382 1,752,686 1,088,707 1,128,620 1,268,546 3,032,112 1,590,207 1,128,620 1,268,546 1,268,546 3,032,112 1,590,207 1,128,620 1,268,546	312,219 624,437 1013,466 1,024,352 1,150,812 2,023,463 1,443,342 4,226,184 2,834,481 4,419,277 6,608,836 4,320,011 6,740,145 6,794,473 15,986,042 28,891,407 11,982,719 10,982,7	269,115 578,230 938,264 920,083 1,033,076 2,545,785 3,997,986 5,926,343 3,700,642 7,884,069 5,394,213 8,214,847 10,514,306 13,142,957 12,912,346 23,077,724 11,932,719 1,062,520 9,790,120 6,041,519 1,062,520 9,790,120 6,041,519 1,062,520 9,790,120 6,041,519 1,062,520 9,790,120 6,041,519 1,062,520 9,790,120 6,041,519 1,062,520 9,790,120 6,041,519 1,062,520 9,790,120 6,041,519 1,032,777 977,576 2,088,471 977,576 9,790,120 1,033,077,453 4,013,177 4,815,804 40%,AH 269,1115 578,230 938,264 920,033 1,033,078 2,245,785 3,261,311 1,266,392 3,069,159 2,245,788 3,977,988 3,977,988 5,926,343 3,770,642 7,884,069 5,394,213 8,214,847 10,514,306 5,394,213 8,214,847	266,011 532,022 835,814 915,344 2,406,165 1,149,442 3,510,134 2,227,089 3,632,569 5,243,850 3,081,269 7,027,994 4,433,952 6,636,251 9,297,268 10,839,297 17,264,040 11,962,719 9,790,120 6,041,519 4,790,120 6,041,519 7,797 4,815,804 45%,AH 266,011 532,022 21,672,085 2,088,471 977,576 3,217,453 4,013,171 4,815,804 45%,AH 266,011 532,022 833,042 815,814 915,344 2,400,165 1,149,442 3,510,134 2,227,089 5,243,850 3,081,269 5,243,850 3,081,269 7,027,934 4,433,952 6,336,251 9,297,268	242.9 485.8 767.6 771.5 797.6 2,197.5 1,002.4 3,151.1 1,968.3 3,593.6 5,457.6 8,080.2 6,727.4 1,450.3 11,962.7 1,622.6 2,066.4 242.9 481.8 507.6 2,197.5 1,072.4 3,151.1 1,968.3 771.5 797.6 2,197.5 1,072.4 3,151.1 1,968.3 3,089.4 4,51.3 2,167.1 3,151.1 1,968.3 3,089.4 4,51.3 3,151.1 1,968.3 3,159.6 1,171.9 3,151.1 1,968.3 3,089.4 4,51.3 2,167.1 3,151.1 1,968.3 3,089.4 4,51.3 3,151.1 1,968.3 3,159.4 4,51.3 3,159.4 4,51.3 3,159.4 5,159.4
1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (houses) 7 Ten unit scheme (houses) 7 Ten unit scheme (flats) 8 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats - with retail use on ground floor) 11 Fifty unit scheme (flats - ligher density) 12 Fifty unit scheme (flats - ligher density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hundred unit scheme (flats - higher density) 18 Three hundred unit scheme (flats - higher density) 19 Five hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) 20 Two hundred unit scheme (flats) 20 Two hundred unit scheme (flats) 21 Two hundred unit scheme (flats) 22 Comparison retail 23 Data Centre 24 Office development 25 Office development 26 Hotel development (160 rooms) 27 Hotel development (160 rooms) 28 Light industrial scheme new build (50% plot ratio) 29 Industrial Scheme new build (50% plot ratio) 30 Industrial scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 10 Thirty unit scheme (flats - liquer density) 11 Fifty unit scheme (flats - higher density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 Three hundred unit scheme (flats - higher density) 17 Two hundred unit scheme (flats - higher density) 18 Five hundred unit scheme (flats) 19 Three hundred unit scheme (flats) 10 Three hundred unit scheme (flats) 10 Three hundred unit scheme (flats) 10 Three hundred unit scheme (flats) 11 Fifty en hundred unit scheme (flats) 12 Two hundred un	R UNDEVELOPED LAND) No of units 1 2 4 7 9 10 10 20 30 50 70 100 100 200	BLV	473,945 947,891 1,040,007 1,754,233 1,974,950 4,284,006 2,471,988 6,741,380 4,855,357 7,522,294 11,384,188 8,655,623 19,215,924 20,250,612 31,548,837 37,457,636 69,247,806 11,382,179 1,082,520 9,790,120 60,41,519 43,351,724 20,626,47,806 11,582,748 PER HA PER H	450,641 901,683 1,649,864 1,857,216 4,075,356 4,566,660 7,079,006 10,703,044 8,036,250 13,669,369 11,696,032 17,643,648 19,033,574 29,254,611 34,390,266 63,511,476 1,982,719 1,082,529 9,790,120 6,041,519 1,082,529 9,790,120 6,041,519 1,082,529 1,082,5	427,730 855,475 1 380,930 1,545,696 1,739,482 3,366,708 2,176,089 6,023,310 4,277,963 6,035,717 10,021,303 7,416,877 17,615,356 26,960,385 31,322,996 57,775,145 1,082,520 9,790,120 6,041,519 43,351,724 2,1672,065 2,068,471 1,082,520 9,790,120 6,041,519 43,351,724 2,1672,065 2,068,471 1,082,520 9,790,120 6,041,519 43,351,724 2,1672,065 2,068,471 1,082,520 9,790,120 6,041,519 43,351,724 2,1672,065 2,176,065 3,217,453 4,013,171 4,515,604	404,634 809,268 1,141,427 1,441,427 1,621,748 3,658,059 2,031,139 5,664,285 3,989,267 12,160,605 9,985,513 15,099,698 16,599,498 24,666,159 26,255,525 52,016,536 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 43,131,721 4,013,171	20% AH 381,530 763,060 1,239,151 1,337,158 1,504,014 3,449,499 1,664,190 5,705,749,140 8,666,316 6,176,132 11,306,223 8,996,253 13,727,624 6,247,557 1,982,719 1,082,620 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 4,815,804 7,775,76 3,217,453 4,013,171 4,815,804 7,876,787 7,876,	25% AH 358, 427 716, 852 1, 163, 929 1, 232, 890 1, 386, 280 1, 38	30% AH 335,322 670,645 1,083,707 1,128,620 1,280,546 1,083,707 1,128,620 1,280,541 1,590,291 4,587,209 3,123,176 4,862,553 7,291,330 4,939,367 9,596,220 7,194,732 10,972,041 34,705,091 11,982,719 10,62,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 4,815,804 1,083,707 1,128,620 1,083,707 1,128,620 1,083,707 1,128,620 1,083,707 1,128,620 1,083,707 1,128,620 1,291,330 1,313,178 4,815,804	312,219 624,437 1,013,486 1,024,352 1,150,812 2,023,463 1,443,342 4,228,164 4,220,014 8,740,145 6,294,473 9,593,444 11,731,344 15,447,822 15,966,042 28,891,407 1,982,719 3574,AH 312,219 3574,AH 317,11,AH 377,AH 377	209,115 578,230 938,264 920,083 1,033,076 2,614,8114 1,296,392 3,899,165 2,545,785 5,926,343 3,700,642 7,884,089 5,394,213 8,214,847 10,514,306 13,142,957 12,912,346 23,077,724 21,072,085 2,084,713 43,351,724 21,072,085 2,084,713 43,351,724 21,072,085 2,084,713 4,013,171 4,815,804	206,011 532,022 833,042 831,814 915,344 2,406,165 1,149,442 3,670,132 2,257,089 5,243,850 3,081,269 7,027,994 4,493,952 6,836,251 9,297,268 1,189,240 1,189,240 1,189,240 4,191,	242.9 485.8 767.8 771.5 767.6 2197.5 1,002.4 3,151.1 1,988.3 3,089.4 4,561.3 2,461.8 6,171.9 3,536.6 5,457.6 3,002.2 8,533.2 6,727.4 1,450.3 1,982.7 1
1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - higher density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats - higher density) 18 Two hundred unit scheme (flats - higher density) 19 Five hundred unit scheme (flats - higher density) 10 One hundred unit scheme (flats - higher density) 11 Two hundred unit scheme (flats) with GF retail 12 Five hundred unit scheme (flats) 13 Five hundred unit scheme (flats) 14 Five hundred unit scheme (flats) 15 Two hundred unit scheme (flats) 16 Troe hundred unit scheme (flats) 17 Two hundred unit co-living scheme 18 Large retail supermarket 19 Comparison retail 20 Data Centre 21 Comparison retail 21 Data Centre 22 Comparison retail 23 Data Centre 24 Office development 25 Office development (160 rooms) 26 Hotel development (160 rooms) 27 Hotel development (160 rooms) 28 Light industrial scheme 29 Industrial Scheme new build (50% plot ratio) 29 Industrial Scheme intensification (60% plot ratio) 20 Industrial scheme (flats) 30 Industrial scheme (flats) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 5 Nine unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 14 Fifty unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats - higher density) 18 Five hundred unit scheme (flats - higher density) 19 Five hundred unit scheme (flats - higher density) 10 Thirty unit scheme (flats - h	RUNDEVELOPED LAND) No of units 1 2 4 7 7 9 10 10 20 20 30 50 60 70 100 100 200 300 500 500 500 500 500 500 500 500 5	BLV	470,945 947,881 1,974,960 1,1754,233 1,974,960 4,284,006 2,471,988 6,741,380 4,655,357 7,522,294 11,384,168 8,655,623 14,723,751 12,596,293 19,215,924 13,548,837 6,457,636 69,247,806 11,982,719 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804 PER HA PER HA PER HA PER HA PAR H 1,540,037 1,754,950 4,284,006 2,471,368 6,741,360 4,855,357 7,522,294 11,867,636 11,982,779	450,641 901,683 ,664,615 1,649,964 1,857,216 2,325,039 6,382,335 4,566,660 7,079,006 10,703,044 8,036,250 11,696,032 11,696,032 11,696,032 11,696,032 11,696,032 11,692,546 11,982,719 43,351,124 21,672,665 6,041,519 43,351,724 21,672,665 4,013,171 4,815,804 6,041,519 43,351,724 21,672,665 1,684,815 1,649,864 1,857,216 4,013,171 4,815,804 1,857,216 1,649,864 1,857,216 1,779,006 1,649,864 1,857,216 1,779,006 1,857,216 1,857,216 1,976,766 1,976,766 1,976,766 1,976,766 1,976,766 1,976,766 1,976,766 1,976,766 1,976,766 1,976,766 1,976,766 1,976,766 1,976,766 1,976,766 1,976,766 1,976,030 1,	427,733 855,475 1,389,593 1,545,696 1,739,482 3,866,708 2,178,089 6,023,310 4,277,963 6,635,717 10,021,303 7,416,877 10,795,773 16,471,774 17,816,536 13,322,836 57,775,145 11,982,719 43,351,724 21,672,065 11,982,719 43,351,724 21,672,065 11,982,719 43,351,724 21,672,065 11,982,719 43,351,724 21,672,065 11,982,719 43,351,724 21,672,065 11,739,482 3,666,708 2,178,089 1,739,482 3,666,708 2,178,089 1,739,482 3,666,708 2,178,089 1,739,482 3,666,708 2,178,089 1,739,482 3,666,708 2,178,089 1,739,482 3,666,708 2,178,089 1,739,482 3,666,708 2,178,089 1,739,482 3,666,708 2,178,089 1,739,482 3,666,708 2,178,089 1,739,482 3,666,708 2,178,089 1,739,482 3,666,708 2,178,089 1,739,482 3,666,708 2,178,089 1,739,482 3,666,708 2,178,089 1,739,482 3,666,708 2,178,089 1,739,482 3,666,708 2,178,089 1,789,198,198 1,988,198,198 1,988,198,198 1,988,198,198 1,988,198,198 1,988,198,198 1,988,198,198 1,988,198,198 1,988,	404,634 809,268 114,4327 1,441,427 1,621,748 3,658,059 2,031,139 5,664,285 3,989,267 12,160,605 9,095,513 15,099,698 24,666,159 26,255,525 52,016,536 11,982,719 43,351,724 21,672,666 4,013,171 4,815,804 1,644,634 8,032,68 1,314,372 1,441,427 1,621,48 3,658,059 2,031,139 4,664,265 3,068,471 9,77,576 3,217,453 4,013,171 4,815,804	20% AH 381,530 763,060 1,239,151 1,337,158 1,504,014 3,449,409 1,884,190 5,305,260 3,700,570 5,749,140 8,666,316 6,178,132 11,306,223 8,995,253 13,727,624 15,382,460 22,362,415 25,188,155 46,247,567 11,982,719 1,062,520 6,041,519 43,351,724 21,672,065 3,277,453 4,013,177 4,815,804 4,81	25% AH	30% AH 335,322 670,645 1,088,707 1,128,620 1,268,546 3,032,112 1,590,291 4,567,209 3,123,178 4,062,563 7,291,330 4,939,367 9,750,691 11,962,719 1,062,520 9,790,120 1,128,646 3,032,117 4,815,804	312,219 624,437 1,013,458 1,024,352 1,150,812 2,023,463 1,443,342 4,228,188 2,034,481 4,419,275 6,606,836 4,320,014 8,740,145 6,24,473 9,593,444 11,731,344 11,344 11,344 11,344 11,344 11,344 11,344 11,344 11,344 11,344 11,344 11,344 11,344 11,344 11,344 11,344 11,	269,115 578,230 938,264 920,033 1,033,078 2,614,814 1,296,392 3,899,159 2,445,765 5,926,341 3,700,642 7,824,063 13,142,957 1,992,134 1,992,134 1,992,134 1,992,134 1,992,134 1,992,134 1,992,134 1,992,134 1,992,134 1,992,134 1,992,134 1,992,134 1,992,134 1,992,134 1,992,134 1,992,134 1,992,134 1,993,134 1,9	206,011 532,022 833,042 815,814 915,344 2,406,165 1,149,442 3,570,033 3,081,269 5,243,850 3,081,269 7,027,994 4,493,952 6,836,251 9,297,263 10,838,092 9,819,899 17,264,040 11,982,719 4,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,177 4,815,804 45% AH 286,011 532,022 683,042 4815,804 45% AH 286,011 532,022 683,042 815,814 2,406,165 1,149,442 2,406,165 1,149,442 2,406,165 1,149,442 2,406,165 1,149,442 3,510,134 2,257,039 3,532,698 5,243,350 3,081,269 7,027,994 4,493,952 6,836,251 9,277,263 3,081,269 7,027,994 4,493,952 6,836,251 9,297,263 10,838,092 7,277,994 11,982,719 9,819,388,092 7,277,994 14,93,952 6,836,251 9,297,263 10,838,092 7,277,994 11,982,719 1,082,719 1,082,719 1,082,719	242.9 485.8 771.5 797.6 2.197.5 1.002.4 3.551.1 9.8 3.593.6 5.457.6 8.060.2 8.533.2 6.727.4 1.40.3 11.982.7 1.082.8 771.5 3.217.4 4.013.1 4.815.8 50% AH 242.9 485.8 787.8 771.6 2.197
1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hundred unit scheme (flats - higher density) 18 Three hundred unit scheme (flats - higher density) 19 Five hundred unit scheme (flats - higher density) 10 Two hundred unit scheme (flats - higher density) 11 Two hundred unit scheme (flats) 12 Two hundred unit scheme (flats) 18 Three hundred unit scheme (flats) 19 Five hundred unit scheme (flats) 20 Two hundred unit scheme (flats) 21 Two hundred unit scheme (flats) 22 Comparison retail 23 Data Centre 24 Office development 25 Office development (160 rooms) 26 Hotel development (160 rooms) 27 Hotel development (160 rooms) 28 Light industrial scheme intensification (60% plot ratio) 29 Industrial Scheme hew build (50% plot ratio) 20 Industrial scheme (houses) 20 Two unit scheme (houses) 21 Two unit scheme (flats) 22 North Scheme (flats) 23 Nine unit scheme (flats) 24 Nine unit scheme (flats) 25 Nine unit scheme (flats) 26 Nine unit scheme (flats) 27 Ten unit scheme (flats) 28 Nine unit scheme (flats) 29 Two hundred unit scheme (flats) 30 Two hundred unit scheme (flats) 40 Thirty unit scheme (flats) 51 Two hundred unit scheme (flats) 52 Comparison retail 53 Data Centre 54 Comparison retail 55 Data Centre 55 Comparison on tensity 56 One hundred unit scheme (flats) 57 Two hundred unit scheme (flats) 58 Two hundred unit scheme (flats) 59 Two hundred unit scheme (flats) 50	R UNDEVELOPED LAND) No of units	BLV	473,945 947,841 1,040,037 1,754,233 1,974,950 4,284,006 2,471,988 6,741,360 4,855,357 7,522,264 11,384,168 8,655,623 14,723,751 12,596,293 19,215,924 20,250,612 31,548,837 37,457,636 69,247,806 69,2	450,641 901,683 1,649,964 1,857,216 4,075,356 4,566,660 7,079,006 10,703,044 8,036,250 13,689,369 11,696,032 17,643,648 19,033,574 29,254,611 34,390,266 35,511,476 11,982,719 43,351,724 21,672,065 2,068,471 9,790,100 43,351,724 21,672,065 2,068,471 9,790,100 43,351,724 21,672,065 2,068,471 9,790,100 43,351,724 21,672,065 2,068,471 9,790,100 10,703,044 4,075,356 2,322,539 6,382,335 6,386,369 11,696,032 17,643,848 6,036,250 17,679,006 10,703,044 6,036,250 11,696,032	427,730 855,475 1,380,575 1,380,6708 1,739,482 3,366,708 2,178,089 6,023,310 4,277,963 6,035,717 10,021,303 7,416,877 17,816,536 6,960,385 31,322,996 57,775,145 1,962,719 1,082,520 9,790,120 6,041,519 4,3351,724 21,672,065 2,068,471 3,277,634 21,672,065 2,068,471 3,277,634 21,672,065 2,068,471 3,277,634 21,738,896 3,277,453 3,277,453 4,013,771 4,815,804	404,634 809,268 1,141,472 1,441,427 1,621,748 3,658,059 2,031,139 5,664,285 3,989,267 12,160,605 9,895,513 15,096,698 16,599,498 24,666,159 26,255,525 52,016,536 11,962,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 6,073,674 4,074,674 4,074,674 4,074,674 4,074,674 6	20% AH 381,530 763,060 1,239,151 1,337,158 1,504,014 3,449,409 1,884,190 5,305,260 3,700,570 5,749,140 8,565,316 6,178,132 11,306,223 8,995,253 3,727,624 15,382,460 22,362,415 25,188,155 46,247,587 1,982,719 43,351,724 2,672,005 2,084,411 977,576 3,080 1,239,151 4,815,804 4,013,171 4,815,804 4,013,171 4,815,804 4,013,171 4,815,804 4,013,171 4,815,804 6,178,132 1,337,158 1,504,014 3,449,409 1,884,190 5,305,263 1,337,158 1,504,014 3,449,409 1,884,190 5,305,263 1,337,158 1,504,014 3,449,409 1,884,190 5,305,263 1,337,158 1	25% AH 358,427 716,652 1,163,929 1,232,890 1,386,280 1,386,280 1,386,280 1,386,280 1,386,280 1,386,280 1,41,874 5,305,652 7,973,823 1,41,874 8,04,992 12,350,638 14,165,421 10,625,20 9,790,120 6,041,519 43,351,724 21,872,065 22,120,764 40,478,636 11,685,219 1,085,220 1,777,576 22,120,784 40,178,636 11,685,219 1,085,200 1,085,	30% AH 335,322 670,645 1,080,707 1,128,620 1,268,540 1,2	312,219 624,437 1,013,486 1,024,352 1,150,812 2,023,463 1,443,342 4,228,184 2,834,481 4,419,275 6,608,836 4,320,014 8,740,145 6,294,473 9,593,444 11,731,344 15,447,822 15,986,042 28,891,407 11,982,719 1,982,719 1,982,719 1,982,719 1,982,719 3,217,453 4,013,177 4,615,804	269,115 578,230 938,264 920,033 1,033,076 2,614,814 1,296,392 3,899,169 2,545,785 3,975,986 5,926,343 3,700,642 7,884,069 5,394,213 8,214,847 10,514,306 11,982,719 40% AH 289,115 578,230 938,264 920,033 1,032,71,433 4,013,171 4,815,804	206,011 532,022 833,042 835,814 915,344 2,406,165 1,149,442 3,510,134 2,227,089 5,243,850 3,081,269 7,027,994 4,493,952 6,836,251 9,879,120 6,041,519 1,062,520 9,790,120 6,041,519 4,053,174,53 4,013,171 4,815,804	242.9 485.8 771.8 797.6 2197.5 1,002.4 3,151.1 1,988.3 3,089.4 4,561.3 2,461.8 6,171.9 3,533.6 5,477.6 8,080.2 8,533.2 6,727.4 11,450.3 11,982.7 1,082.8 9,780.1 4,815.8 1,711.6 1,711
1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - ligher density) 13 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats - higher density) 18 Five hundred unit scheme (flats - higher density) 19 Five hundred unit scheme (flats - higher density) 10 Two hundred unit scheme (flats) with GF retail 10 Trive hundred unit scheme (flats) 11 Five hundred unit scheme (flats) 12 Two hundred unit scheme (flats) 13 Five hundred unit scheme (flats) 14 Five hundred unit scheme (flats) 15 Other development 16 Five hundred unit scheme (flats) 17 Two hundred unit scheme (flats) 18 Two flats (flats) 19 Five hundred unit scheme (flats) 20 Two hundred unit scheme (flats) 21 Data Centre 24 Office development 25 Office development (160 rooms) 27 Hotel development (160 rooms) 28 Light industrial scheme 29 Industrial Scheme new build (50% plot ratio) 29 Industrial Scheme intensification (60% plot ratio) 20 Industrial scheme (houses) 21 Two unit scheme (houses) 22 Two unit scheme (flats) 3 Four unit scheme (flats) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 10 Thirty unit scheme (flats) 10 Thirty unit scheme (flats - higher density) 11 Fifty unit scheme (flats - higher density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hundred unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) 19 The hundred unit scheme (flats) 10	R UNDEVELOPED LAND) No of units 1	BLV	473,945 947,881 1,940,037 1,754,233 1,974,950 4,284,006 2,471,988 6,741,988 6,741,988 6,741,988 1,2596,293 19,215,924 11,384,168 655,623 11,2596,293 19,215,924 11,384,168 69,247,806 69,247,806 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,085 2,063,471 4,815,804	450,641 901,683 ,664,615 1,649,964 1,857,216 4,075,356 2,325,039 5,882,335 4,566,660 7,079,006 10,703,044 8,036,250 11,696,032 17,843,648 19,033,574 29,254,611 34,390,266 63,511,476 1,982,719 1,082,520 9,790,120 0,041,513 4,013,771 4,815,804 450,841 901,683 1,464,615 1,687,246 4,075,356 2,325,039 4,566,660 7,079,006 10,703,044 8,036,250 11,696,032 17,843,848 11,982,315 1,666,660 7,079,006 10,703,044 8,036,250 11,696,032 17,643,848 11,986,032 17,643,848 11,986,032 17,643,848 11,986,032 17,643,848 11,986,032 17,643,848 11,986,032 17,643,848 11,986,032 17,643,848 11,986,032 11,686,660 7,079,006 10,703,044 8,036,250 11,686,660 7,079,006 10,703,044 11,986,032 11,686,680 11,696,032 11,683,848 11,082,719 11,082,520 9,790,120 6,041,519 43,351,724 2,066,471 1,082,520 9,790,120 6,041,519 43,351,724 2,066,471	427,730 855,475 1,388,593 1,545,696 1,739,482 2,178,689 6,023,310 4,277,963 6,635,717 10,021,303 7,416,877 10,795,773 16,471,774 1,736,535 26,960,385 11,982,719 1,082,819	404,634 809,268 1014,572 1,441,427 1,621,748 3,658,059 2,031,139 5,664,285 3,989,267 12,660,605 9,995,513 15,099,698 24,666,159 26,255,525 52,016,536 11,982,719 1,062,520 9,790,120 6,041,519 43,351,724 21,672,665 2,068,471 4,013,171 4,815,804 1,013,171 4,815,804 1,013,171 4,013,171 4,013,171 4,013,171 4,013,171 4,013,171 1,0	20% AH 381,530 763,060 1,239,151 1,337,158 1,504,014 1,684,190 1,884,190 1,884,190 1,884,190 1,884,190 1,884,190 1,884,190 1,884,190 1,884,190 1,884,190 1,884,190 1,884,190 1,884,190 1,884,190 1,884,190 1,884,190 1,884,190 1,239,151 1,337,158 1,504,014 1,337,158 1,504,014 1,337,158 1,504,014 1,337,158 1,504,014 1,337,158 1,504,014 1,337,158 1,504,014 1,337,158 1,504,014 1,344,490 1,884,190 1,337,158 1,504,014 1,344,490 1,384,190 1,337,158 1,504,014 1,344,490 1	25% AH	30% AH 335,322 670,645 1,088,707 1,128,620 1,268,546 3,032,112 1,590,291 4,587,209 3,123,178 4,662,563 7,291,300 4,939,387 9,596,220 7,194,732 10,972,041 12,948,382 17,752,686 19,053,414 4,705,091 11,962,719 168,546 3,032,117,54 4,815,804	312,219 624,437 1,013,458 1,024,352 1,150,812 2,023,463 1,443,342 4,228,184 2,334,481 4,419,275 6,606,836 4,320,014 6,760,185 4,171,31,344 11,731,344	209,115 578,230 938,264 920,033 1,033,078 2,614,814 1,296,392 3,899,159 2,445,785 5,926,343 3,700,642 7,884,069 5,394,213 6,214,847 10,514,306 13,142,957 2,912,346 23,077,724 1,962,719 1,062,520 9,790,120 6,041,519 43,351,724 21,672,065 4,013,171 4,815,804 40% AH 40%	206,011 532,022 833,042 8315,814 915,344 2,406,165 1,149,442 3,570,134 2,257,089 5,243,850 3,081,269 7,097,994 4,493,952 6,836,251 9,297,253 10,838,092 9,819,899 17,264,040 11,982,719 1002,520 9,780,120 6,041,510 43,351,724 21,672,065 2,068,471 4815,814 2,406,165 1,149,442 2,257,089 3,532,098 5,243,850 3,081,269 7,027,994 4,493,952 6,836,251 3,297,253 10,838,092 9,819,899 17,264,040 11,982,719 10,1002,520 11,10	242,90 485,81 771,84 797,61 2,197,61 1,002,46 3,151,10 1,002,46 3,151,10 1,002,46 3,151,10 1,002,46 3,151,10 1,002,46 1,1450,36 1,1962,77 1,002,46 43,351,72 2,068,47 977,57 3,217,46 4,013,17 4,815,81 767,62 43,51,72 1,102,46 43,51,72 1,102,46 43,51,72 1,102,46 43,51,72 46,13 43,51,72 46,13 43,51,72 46,13 43,51,72 46,13 43,51,72 46,13 43,51,72 46,13 43,51,72 46,13 48,15
1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats - higher density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats - higher density) 18 Two hundred unit scheme (flats - higher density) 19 Five hundred unit scheme (flats - higher density) 10 One hundred unit scheme (flats - higher density) 11 Two hundred unit scheme (flats - higher density) 12 Firth unit scheme (flats - higher density) 13 Two hundred unit scheme (flats) 14 Five hundred unit scheme (flats) 15 Two hundred unit scheme (flats) 16 Five hundred unit scheme (flats) 17 Two hundred unit scheme (flats) 18 Two hundred unit scheme (flats) 19 Five hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 10 Five development (100 rooms) 11 Fifty unit scheme (flats) 12 Fifty unit scheme (flats) 13 Four unit scheme (houses) 14 Seven unit scheme (flats) 15 Five unit scheme (flats) 16 Fire unit scheme (flats) 17 Ten unit scheme (flats) 18 Twenty unit scheme (flats) 19 Two hundred unit scheme (flats) 10 Thirty unit scheme (flats) 10 Thirty unit scheme (flats - luyer density) 11 Fifty unit scheme (flats - luyer density) 12 Fifty unit scheme (flats - luyer density) 13 Seventy unit scheme (flats - luyer density) 14 Fifty unit scheme (flats - luyer density) 15 One hundred unit scheme (flats - luyer density) 16 One hundred unit scheme (flats - luyer density) 17 Two hunded unit scheme (flats - luyer density) 18 Five hundred unit scheme (flats - luyer density) 19 Five hundred unit scheme (flats - luyer density) 10 Thore hundred unit scheme (flats - luyer density) 11	RUNDEVELOPED LAND) No of units 1 2 3 4 7 9 10 10 20 20 30 50 70 100 100 200 300 500	BLV	470,945 947,891 1,974,900 1,754,233 1,974,900 4,284,000 2,471,988 6,741,380 4,855,357 1,2596,293 19,215,924 11,384,188 8,655,623 11,382,719 43,351,724 21,672,065 4,013,171 4,815,804 PER HA	450,641 901,683 1,649,964 1,649,964 1,857,216 4,075,356 2,325,039 6,382,335 4,566,660 7,079,006 10,703,044 8,036,250 11,696,032 17,643,648 19,033,574 20,254,611 34,390,266 63,511,476 11,962,719 9,790,120 6,041,519 43,051,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804 1,857,216 1,075,556 2,325,039 6,362,535 4,566,660 1,075,556 2,325,039 6,362,535 4,566,660 1,075,556 1,075,757 1,082,777 1,082,7	427,730 855,475 1,389,593 1,545,696 1,739,482 3,866,708 2,178,089 6,023,310 4,477,793 10,021,303 7,416,877 13,014,987 10,795,773,145 11,982,719 43,351,724 21,672,665 1,739,482 3,866,708 2,178,083 1,322,896 1,739,482 3,866,708 2,178,083 1,322,896 1,739,482	404,634 809,268 114,672 1,441,427 1,621,748 3,658,059 2,031,139 5,664,285 3,989,267 6,197,505 26,255,25 52,016,536 11,982,719 43,351,724 21,672,065 4,013,717 4,815,804 15,994,98 24,666,159 9,790,120 6,041,519 43,351,724 21,672,065 4,013,717 4,815,804 1,013,717 4,815,804 1,013,717 4,815,804 1,013,717 4,815,804 1,013,717 4,815,804 1,013,717 1,013	20% AH 381,530 763,080 1,239,151 1,337,158 1,504,014 3,449,499 1,884,190 5,305,280 3,700,570 5,749,140 8,656,316 6,178,132 11,306,223 8,995,253 13,727,624 15,382,460 22,382,415 25,188,155 46,247,587 11,982,719 1,062,520 790,120 6,041,519 43,351,724 21,672,085 4,013,171 4,815,804 8,865,316 6,178,132 11,306,223 1,304,013,171 4,815,804 1,337,155 1	25% AH 358, 427 716, 552 1, 163, 929 1, 232, 890 1, 366, 267 1, 163, 291 1, 366, 280 1, 366, 280 1, 366, 280 1, 366, 280 1, 366, 280 1, 366, 280 1, 367, 367, 367, 367, 367, 367, 367, 367	30% AH 335,322 670,645 1,088,707 1,128,620 1,268,546 3,032,112 1,590,291 4,567,209 3,123,178 4,862,563 7,291,330 4,939,367 9,596,220 7,194,732 10,972,041 12,948,382 7,752,686 19,053,414 4,615,004 108,707 1,128,620 6,041,519 4,351,724 21,672,065 1,088,707 1,128,620 1,088,707 1,128,620 1,128,174 1	312,219 624,437 1,013,486 1,024,352 1,150,812 2,023,463 1,443,342 4,228 184 2,034,481 4,419,275 6,608,636 4,320,014 8,740,145 6,294,473 9,593,444 11,731,344 15,447,822 16,760,812 26,891,407 11,982,719 48,1518 43,151,724 21,672,065 2,068,477 97,576 3,217,453 4,013,177 4,815,804 312,219 624,473 1,013,177 4,815,804 312,219 624,473 1,013,486 1,024,352 1,150,812 2,623,463 1,443,342 4,283,463 1,443,342 4,283,463 1,443,342 1,516,812 2,623,463 1,443,342 1,516,812 2,623,463 1,443,342 1,516,812 2,623,463 1,443,342 1,516,812 2,623,463 1,443,342 1,516,812 2,623,463 1,444,344 1,731,	269,115 578,230 938,264 920,033 1,033,078 2,614,814 1,296,392 3,899,159 2,445,765 5,926,341 3,700,642 7,824,062 7,824,063 13,142,957 12,912,346 23,077,724 11,982,719 4,815,804 40% AH 289,115 576,230 938,264 4,817 4,818,804 40% AH 289,115 576,230 938,264 1,033,078 2,614,814 1,296,322 3,899,159 2,645,783 3,775,986 5,966,343 3,700,642 7,884,063 5,976,384 3,700,642 7,884,063 5,976,384 3,700,642 7,884,063 5,976,384 3,700,642 7,884,063 5,976,384 3,770,642 7,884,063 5,976,384 3,700,642 7,884,063 5,976,384 3,700,642 7,884,063 5,976,384 3,700,642 7,884,063 5,976,384 3,700,642 7,884,063 5,976,384 3,700,642 7,884,063 5,976,384 3,700,642 7,884,063 5,976,384 3,700,642 7,884,063 5,976,384 3,700,642 7,884,063 5,976,384 3,700,642 7,884,063 5,976,384 3,700,642 7,884,063 5,976,384 3,700,642 7,884,063 5,976,384 3,700,642 7,884,063 5,976,343 3,700,642 7,884,063 5,976,343 3,700,642 7,884,063 5,976,343 3,700,642 7,884,063 5,976,343 3,700,642 7,884,063 5,976,343 3,700,642 7,884,063 5,976,343 3,700,642 7,884,063	206,011 532,022 833,042 815,814 915,344 2,406,165 1,149,442 3,570,134 2,257,083 4,493,952 6,836,251 9,297,264 4,493,952 10,838,092 17,264,040 11,962,719 4,975,763 3,217,453 4,013,177 4,815,804 45%,AH 266,011 552,022 863,042 87,077,97,94 4,815,804 45%,AH 266,011 552,022 863,042 87,077,97,94 4,815,804 45%,AH 266,011 552,022 863,042 87,077,97,97,97,97,97,97,97,97,97,97,97,97,9	242,90 485,81 771,84 797,61 1,002,49 3,151,10 1,068,39 3,089,40 4,561,35 2,461,89 6,171,91 3,593,69 5,457,65 8,633,22 6,777,45 11,450,35 11,450,35 11,982,77 1,082,82 9,790,12 6,041,51 2,068,47 977,57 3,217,45 4,013,17 4,815,80



Table 6.11.8: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £10,326 per square metre)

ENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£10,175,259						sidual land valu					
Description 1 One unit scheme (houses)		1 £273,460	505,951	5% AH 481,248	456,543	15% AH 431,839	407,135	25% AH 382,431	357,727	333,022	308,319	45% AH 283,614	50% AH 258,
2 Two unit scheme (houses) 3 Four unit scheme (houses)		2 £364,613 4 £395,705	1,011,902 1,644,243	962,494 1,563,811	913,086 1,483,379	863,678 1,402,947	814,270 1,322,515	764,862 1,242,083	715,454 1,161,651	666,045 1,081,220	616,637 1,000,787	567,229 920,356	517, 839,
4 Seven unit scheme (flats) 5 Nine unit scheme (flats)	i	7 £675,863 9 £572,358	1,901,081 2,140,762	1,789,470 2,014,737	1,677,858 1,888,713	1,566,247 1,762,688	1,454,637 1,636,664	1,343,025 1,510,639	1,231,414 1,384,615	1,119,803 1,258,590	1,008,192 1,132,566	896,581 1,006,540	784, 880,
6 Ten unit scheme (houses) 7 Ten unit scheme (flats)	10		4,575,603 2,678,945	4,352,374 2,521,648	4,129,145 2,364,351	3,905,917 2,207,053	3,682,688 2,049,756	3,459,459 1,892,459	3,236,230 1,735,161	3,013,001 1,577,864	2,789,772 1,420,567	2,566,543 1,263,269	2,343, 1,105,
8 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (flats)	21	0 £1,907,861	7,245,324 5,261,944	6,861,102 4,952,918	6,476,878 4,643,892	6,092,655 4,334,867	5,708,431 4,025,841	5,324,207 3,716,815	4,939,984 3,407,789	4,555,760 3,098,763	4,171,538 2,789,738	3,787,314 2,480,712	3,403, 2,171,
Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density)	3i 5i	0 £1,433,440	8,150,001 12,359,172	7,675,327 11,629,279	7,200,653 10,899,387	6,725,979 10,169,495	6,251,305 9,439,603	5,776,631 8,709,710	5,301,958 7,978,546	4,827,284 7,246,966	4,352,610 6,515,385	3,877,935 5,783,806	3,403, 5,052,
2 Fifty unit scheme (flats - higher density) 3 Seventy unit scheme (Industrial/employment led scheme)	51	0 £1,331,263	9,546,564 15,946,707	8,882,644 15,031,178		7,554,805 13,200,118	6,890,886 12,284,589	6,226,965 11,369,059	5,563,046 10,453,529	4,899,126 9,537,999	4,235,207 8,622,470	3,571,287 7,705,279	2,907, 6,787,
4 Seventy unit scheme (flats - higher density)	70	0 £703,635	13,891,279	12,926,270	11,961,260 18,249,985	10,996,251	10,031,242	9,066,232	8,101,223 12,366,526	7,136,214 10,888,850	6,171,204 9,410,606	5,206,195 7,932,363	4,241, 6,454
5 One hundred unit scheme (flats - lower density) 6 One hundred unit scheme (flats - higher density)	100	0 £2,852,706	21,191,714 22,003,150	19,720,850 20,698,485	19,393,819	16,779,120 18,089,154	15,308,256 16,784,489	13,837,391 15,479,824	14,175,159	12,870,493	11,565,828	10,261,163	8,956,
7 Two hunded unit scheme (flats) with GF retail 8 Three hundred unit scheme (flats) with GF retail	20 30	0 £3,900,516	34,907,908 41,955,024	32,445,729 38,677,932	29,983,549 35,387,041	27,521,369 32,093,884	25,059,190 28,800,728	22,597,010 25,507,572	20,124,491 22,214,416	17,650,211 18,921,259	15,175,932 15,628,102	12,701,653 12,330,508	9,009,
9 Five hundred unit scheme (flats) 0 Two hundred unit Co-living scheme	50	£1,511,753	77,348,904 11,982,719	71,207,518 11,982,719	65,066,133 11,982,719	58,924,747 11,982,719	52,783,362 11,982,719	46,607,459 11,982,719	40,429,920 11,982,719	34,252,382 11,982,719	28,032,025 11,982,719	21,805,483 11,982,719	
21 Large retail supermarket 22 Comparison retail	-	£10,175,259 £3,527,423	1,082,520 9,790,120	1,082,520 9,790,120	1,082,520 9,790,120	1,082,520 9,790,120	1,082,520 9,790,120	1,082,520 9,790,120	1,082,520 9,790,120	1,082,520 9,790,120	1,082,520 9,790,120	1,082,520 9,790,120	1,082, 9,790,
23 Data Centre 24 Office development	-	£8,445,465 £5,087,629	6,041,519 43,351,724	6,041,519 43,351,724	6,041,519 43,351,724	6,041,519 43,351,724	6,041,519 43,351,724	6,041,519 43,351,724	6,041,519 43,351,724	6,041,519 43,351,724	6,041,519 43,351,724	6,041,519 43,351,724	6,041, 43,351,
25 Office development 26 Hotel development (160 rooms)	-	£4,239,691 £1,882,423	21,672,065 2,068,471	21,672,065 2,068,471	21,672,065 2,068,471	21,672,065 2,068,471	21,672,065 2,068,471	21,672,065 2,068,471	21,672,065 2,068,471	21,672,065 2,068,471	21,672,065 2,068,471	21,672,065 2,068,471	21,672, 2,068,
7 Hotel development (100 rooms) 8 Light industrial scheme	-	£1,187,114 £5,087,629	977,576 3.217.453	977,576 3.217,453	977,576 3,217,453	977,576 3.217.453	977,576 3.217,453	977,576 3.217.453	977,576 3,217,453	977,576 3.217.453	977,576 3.217.453	977,576 3,217,453	977. 3.217
9 industrial Scheme new build (50% plot ratio) 0 industrial scheme intensification (60% plot ratio)	-	£10,175,259 £10,175,259	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013 4,815
NCHMARK LAND VALUE 2 (SECONDARY RETAIL)	No of units	£6,656,344 BLV	0% AH	5% AH	10% AH	15% AH		sidual land valu 25% AH		35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses) 2 Two unit scheme (houses)		1 £178,889 2 £238,519	505,951 1.011,902	481,248 962,494	456,543 913,086	431,839 863,678	407,135 814,270	382,431 764.862	357,727 715,454	333,022 666,045	308,319 616,637	283,614 567,229	258 517
3 Four unit scheme (houses) 4 Seven unit scheme (flats)		2 £258,858 4 £258,858 7 £442,129	1,644,243 1,901,081	1,563,811 1,789,470	1,483,379 1,677,858	1,402,947 1,566,247	1,322,515 1,454,637	1,242,083 1,343,025	1,161,651 1,231,414	1,081,220 1,119,803	1,000,787	920,356 896,581	839 784
Nine unit scheme (flats)		9 £374,419	2,140,762	2,014,737	1,888,713	1,762,688	1,636,664	1,510,639	1,384,615	1,258,590	1,132,566	1,006,540	880
Ten unit scheme (houses) Ten unit scheme (flats)	11	0 £400,569	4,575,603 2,678,945	4,352,374 2,521,648	4,129,145 2,364,351	3,905,917 2,207,053	3,682,688 2,049,756	3,459,459 1,892,459	3,236,230 1,735,161	3,013,001 1,577,864	2,789,772 1,420,567	2,566,543 1,263,269	2,343 1,105
Twenty unit scheme (houses and flats) Twenty unit scheme (flats)	21 21	0 £745,511	7,245,324 5,261,944	6,861,102 4,952,918	6,476,878 4,643,892	6,092,655 4,334,867	5,708,431 4,025,841	5,324,207 3,716,815	4,939,984 3,407,789	4,555,760 3,098,763	4,171,538 2,789,738	3,787,314 2,480,712	2,17
Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density)	31 51	0 £2,399,057	8,150,001 12,359,172	7,675,327 11,629,279	7,200,653 10,899,387	6,725,979 10,169,495	6,251,305 9,439,603	5,776,631 8,709,710	5,301,958 7,978,546	4,827,284 7,246,966	4,352,610 6,515,385	3,877,935 5,783,806	3,403 5,052
Fifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme)	51 71		9,546,564 15,946,707	8,882,644 15,031,178	8,218,725 14,115,648	7,554,805 13,200,118	6,890,886 12,284,589	6,226,965 11,369,059	5,563,046 10,453,529	4,899,126 9,537,999	4,235,207 8,622,470	3,571,287 7,705,279	2,907 6,787
Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density)	70	0 £460,296	13,891,279 21,191,714	12,926,270 19,720,850	11,961,260 18,249,985	10,996,251 16,779,120	10,031,242 15,308,256	9,066,232 13,837,391	8,101,223 12,366,526	7,136,214 10,888,850	6,171,204 9,410,606	5,206,195 7,932,363	4,24 6,45
One hundred unit scheme (flats - higher density) Two hunded unit scheme (flats) with GF retail	10i 20i	0 £1,866,154	22,003,150 34,907,908	20,698,485 32,445,729	19,393,819	18,089,154 27,521,369	16,784,489 25,059,190	15,479,824 22,597,010	14,175,159 20,124,491	12,870,493 17,650,211	11,565,828 15,175,932	10,261,163 12,701,653	8,956
Three hundred unit scheme (flats) with GF retail	300	0 £2,551,599	41,955,024 77,348,904	38,677,932 71,207,518	35,387,041 65,066,133	32,093,884 58,924,747	28,800,728 52,783,362	25,507,572 46,607,459	22,214,416 40,429,920	18,921,259 34,252,382	15,628,102 28,032,025	12,330,508 21,805,483	9,009
Five hundred unit scheme (flats) Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	21,805,463 11,982,719	11,982
Large retail supermarket Comparison retail	-	£6,656,344 £2,307,533	1,082,520 9,790,120	1,082,520 9,790,120	1,082,520 9,790,120	1,082,520 9,790,120	1,082,520 9,790,120	1,082,520 9,790,120	1,082,520 9,790,120	1,082,520 9,790,120	1,082,520 9,790,120	1,082,520 9,790,120	1,08 9,79
Data Centre Office development	-	£5,524,766 £3,328,172	6,041,519 43,351,724	6,041,519 43,351,724	6,041,519 43,351,724	6,041,519 43,351,724	6,041,519 43,351,724	6,041,519 43,351,724	6,041,519 43,351,724	6,041,519 43,351,724	6,041,519 43,351,724	6,041,519 43,351,724	6,04 43,35
Office development Hotel development (160 rooms)	-	£2,773,477 £1,231,424	21,672,065 2,068,471	21,672,065 2,068,471	21,672,065 2,068,471	21,672,065 2,068,471	21,672,065 2,068,471	21,672,065 2,068,471	21,672,065 2,068,471	21,672,065 2,068,471	21,672,065 2,068,471	21,672,065 2,068,471	21,672 2,068
Hotel development (100 rooms) Light industrial scheme	-	£776,574 £3,328,172	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	97 3,21
Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio)		£6,656,344 £6,656,344	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,010 4,819
NCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description	No of units			5% AH	10% AH	15% AH	20% AH	sidual land valu 25% AH	30% AH		40% AH	45% AH	50% AH
One unit scheme (houses) Two unit scheme (houses)	-	1 £95,835 £127,780	505,951 1,011,902	481,248 962,494	456,543 913,086	431,839	407,135	382,431	357,727	333,022	308,319	283,614	
Four unit scheme (houses)						863,678	814,270	764,862	715,454	666,045	616,637	567,229	
	-	£138,676 £236,858	1,644,243 1,901,081	1,563,811 1,789,470	1,483,379 1,677,858	1,402,947 1,566,247	814,270 1,322,515 1,454,637	764,862 1,242,083 1,343,025	715,454 1,161,651 1,231,414			567,229 920,356 896,581	839
Seven unit scheme (flats) Nine unit scheme (flats)		£138,676	1,644,243	1,563,811	1,483,379	1,402,947	1,322,515	1,242,083	1,161,651	666,045 1,081,220	616,637 1,000,787	920,356	83 78 88
Seven unit scheme (flats) Nine unit scheme (flats) Ten unit scheme (houses) Ten unit scheme (flats)	-	£138,676 £236,858 £200,584 £359,804 £214,593	1,644,243 1,901,081 2,140,762	1,563,811 1,789,470 2,014,737	1,483,379 1,677,858 1,888,713 4,129,145 2,364,351	1,402,947 1,566,247 1,762,688	1,322,515 1,454,637 1,636,664 3,682,688 2,049,756	1,242,083 1,343,025 1,510,639 3,459,459 1,892,459	1,161,651 1,231,414 1,384,615	666,045 1,081,220 1,119,803 1,258,590	616,637 1,000,787 1,008,192 1,132,566	920,356 896,581 1,006,540	83 78 88 2,34 1,10
Seven unit scheme (flats) Nine unit scheme (flats) Ten unit scheme (houses) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats)		£138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386	1,644,243 1,901,081 2,140,762 4,575,603 2,678,945 7,245,324 5,261,944	1,563,811 1,789,470 2,014,737 4,352,374 2,521,648 6,861,102 4,952,918	1,483,379 1,677,858 1,888,713 4,129,145 2,364,351 6,476,878 4,643,892	1,402,947 1,566,247 1,762,688 3,905,917 2,207,053 6,092,655 4,334,867	1,322,515 1,454,637 1,636,664 3,682,688 2,049,756 5,708,431 4,025,841	1,242,083 1,343,025 1,510,639 3,459,459 1,892,459 5,324,207 3,716,815	1,161,651 1,231,414 1,384,615 3,236,230 1,735,161 4,939,984 3,407,789	666,045 1,081,220 1,119,803 1,258,590 3,013,001 1,577,864 4,555,760 3,098,763	616,637 1,000,787 1,008,192 1,132,566 2,789,772 1,420,567 4,171,538 2,789,738	920,356 896,581 1,006,540 2,566,543 1,263,269 3,787,314 2,480,712	83 78 88 2,34 1,10 3,40 2,17
Seven unit scheme (flats) Nine unit scheme (flats) Ten unit scheme (houses) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Tity unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density)		£138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225	1,644,243 1,901,081 2,140,762 4,575,603 2,678,945 7,245,324 5,261,944 8,150,001 12,359,172	1,563,811 1,789,470 2,014,737 4,352,374 2,521,648 6,861,102 4,952,918 7,675,327 11,629,279	1,483,379 1,677,858 1,888,713 4,129,145 2,364,351 6,476,878 4,643,892 7,200,653 10,899,387	1,402,947 1,566,247 1,762,688 3,905,917 2,207,053 6,092,655 4,334,867 6,725,979 10,169,495	1,322,515 1,454,637 1,636,664 3,682,688 2,049,756 5,708,431 4,025,841 6,251,305 9,439,603	1,242,083 1,343,025 1,510,639 3,459,459 1,892,459 5,324,207 3,716,815 5,776,631 8,709,710	1,161,651 1,231,414 1,384,615 3,236,230 1,735,61 4,939,984 3,407,789 5,301,958 7,978,546	666,045 1,081,220 1,119,803 1,258,590 3,013,001 1,577,864 4,555,760 3,098,763 4,827,284 7,246,966	616,637 1,000,787 1,008,192 1,132,566 2,789,772 1,420,567 4,171,538 2,789,738 4,352,610 6,515,385	920,356 896,581 1,006,540 2,566,543 1,263,269 3,787,314 2,480,712 3,877,935 5,783,806	83 78 88 2,34 1,10 3,40 2,17 3,40 5,05
Seven unit scheme (flats) Nine unit scheme (flats) Ten unit scheme (houses) Ten unit scheme (flats) Twenty unit scheme (houses and flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme)		£138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £466,544 £954,633	1,644,243 1,901,081 2,140,762 4,575,603 2,678,945 7,245,324 8,150,001 12,359,172 9,546,564 15,946,707	1,563,811 1,789,470 2,014,737 4,352,374 2,521,648 6,861,102 4,952,918 7,675,327 11,629,279 8,882,644 15,031,178	1,483,379 1,677,858 1,888,713 4,129,145 2,364,351 6,476,873 4,643,892 7,200,653 10,899,387 8,218,725 14,115,648	1,402,947 1,566,247 1,762,688 3,905,917 2,207,053 6,092,655 4,334,867 6,725,979 10,169,495 7,554,805	1,322,515 1,454,637 1,636,664 3,662,688 2,049,756 5,708,431 4,025,841 6,251,305 9,439,603 6,899,886 12,284,589	1,242,083 1,343,025 1,510,639 3,459,459 1,892,459 5,324,207 3,716,815 5,776,631 8,709,710 6,226,965 11,369,059	1,161,651 1,231,414 1,384,615 3,236,250 1,735,161 4,939,984 3,407,789 5,301,958 7,976,546 5,563,046	666,045 1,051,220 1,119,803 1,258,590 3,013,001 1,577,884 4,655,760 3,098,763 4,827,284 7,246,966 4,899,126 9,537,999	616,637 1,000,787 1,008,192 1,132,566 2,789,772 1,420,567 4,171,538 2,789,738 4,352,610 6,515,385 4,235,207 6,622,470	920,356 896,581 1,006,540 2,566,643 1,263,269 3,787,314 2,480,712 3,877,935 5,783,806 3,571,287 7,705,279	83 78 88 88 2,34 1,10 3,40 2,17 3,40 5,05 2,90 6,78
Seven unit scheme (flats) Nine unit scheme (flats) Ten unit scheme (houses) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Tritry unit scheme (flats) Tritry unit scheme (flats) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - ligher density) Seventy unit scheme (flats - ligher density) One hundred unit scheme (flats - higher density) One hundred unit scheme (flats - ligher density)		£138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £466,544 £954,633 £246,590 £1,051,953	1,644,243 1,901,081 2,140,762 4,1575,603 2,676,945 7,245,324 5,261,944 8,150,001 12,359,172 9,546,564 15,946,707 33,891,279 21,191,714	1,563,811 1,789,470 2,014,737 4,352,374 2,521,648 6,861,102 4,952,918 7,675,327 11,629,279 8,882,644 15,031,178 12,926,270 19,720,850	1,483,379 1,677,688 1,688,713 4,129,145 2,364,351 6,476,878 4,643,892 7,200,653 10,699,387 8,218,725 14,115,648 11,961,260 16,249,985	1,402,947 1,566,247 1,762,686 3,905,917 2,207,053 6,092,655 4,334,667 6,725,979 10,169,495 7,554,605 13,200,118 10,996,251 16,779,120	1,322,515 1,444,637 1,636,664 3,682,688 2,049,756 5,708,431 4,025,841 6,251,305 9,439,603 6,890,886 12,284,589 10,031,242 15,308,256	1,242,083 1,343,025 1,510,639 3,459,459 1,692,459 5,324,207 3,716,615 5,776,631 6,709,710 6,226,965 11,369,059 9,066,232	1,161,651 1,231,414 1,384,615 3,236,230 1,735,161 4,939,984 3,407,789 5,301,958 7,978,546 5,563,046 10,453,529 8,101,223 12,366,526	666,045 1,081,220 1,119,803 1,285,590 3,013,001 1,577,864 4,555,760 3,096,763 4,827,284 7,246,960 4,899,126 9,557,999 7,136,214	616,637 1,000,787 1,008,192 1,132,566 2,789,772 1,420,567 4,171,538 2,769,738 4,352,610 6,515,385 4,235,207 6,622,470 6,171,204 9,410,606	920,356 896,581 1,006,540 2,566,543 1,263,269 3,787,314 2,480,712 3,877,935 5,763,806 3,571,287 7,705,279 5,206,195 7,932,363	831 784 881 2,341 1,102 3,400 2,17 3,400 5,055 2,90 6,78 4,24 6,45
Seven unit scheme (flats) Nine unit scheme (flats) Ten unit scheme (houses) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Seventy unit scheme (flats - ligher density) One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - ligher density) Two hunded unit scheme (flats - ligher density) Two hunded unit scheme (flats - ligher density)		£138,676 £236,858 £200,584 £359,804 £214,593 £688,614 £399,386 £502,352 £1,285,225 £466,544 £954,633 £246,590 £1,051,953 £99,738	1,644,243 1,901,081 2,140,762 4,575,603 2,676,945 7,245,324 8,150,001 12,359,172 9,546,504 15,946,707 13,891,279 21,191,714 22,003,150 34,907,908	1,563,811 1,789,470 2,014,737 4,352,374 2,521,648 6,861,102 4,952,918 7,675,327 11,629,279 8,882,644 15,031,178 12,926,270 19,720,850 20,698,485 32,445,729	1,463,379 1,677,658 1,688,713 4,129,145 2,364,351 6,476,878 7,200,653 10,899,387 6,215,725 14,115,648 11,961,290 18,249,985 19,393,319 29,983,549	1,402,947 1,566,247 1,762,688 3,905,917 2,007,053 6,092,655 4,334,867 6,725,979 10,169,495 7,554,005 12,000,118 10,996,251 16,779,120 18,089,12	1,322,515 1,444,637 1,636,684 3,682,688 2,049,756 5,708,431 4,025,841 6,251,305 9,439,603 6,899,886 12,284,589 10,031,242 15,308,256 6,784,489 25,059,190	1,242,083 1,343,025 1,510,639 3,459,459 1,892,459 5,324,207 3,716,815 5,776,631 8,709,710 6,222,595 11,369,059 5,066,232 13,837,391 15,479,824 22,597,010	1,161,651 1,231,414 1,384,615 3,236,230 1,735,161 4,939,984 3,407,789 5,301,958 7,978,546 5,563,046 10,453,529 8,101,223 12,366,526 4,175,159 20,124,491	666,045 1,081,220 1,119,803 1,258,590 3,013,001 1,577,864 4,655,760 3,098,763 4,627,284 7,246,966 4,899,126 9,537,999 7,136,214 10,888,850 12,677,493 17,650,211	616,637 1,000,787 1,008,192 1,132,566 2,769,772 1,420,567 4,171,538 2,789,738 4,352,610 6,515,385 4,255,207 8,622,470 6,171,204 9,410,606 11,565,828 15,175,932	920,356 896,581 1,006,540 2,566,543 1,263,269 3,787,314 2,480,712 3,677,935 5,783,806 7,705,279 5,206,195 7,932,363 10,261,163	83 78 83 234 1,10 3,40 2,17 3,40 3,40 4,24 4,24 6,45 8,95
Seven unit scheme (flats) Nine unit scheme (flats) Ten unit scheme (houses) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - ligher density) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - lower density) Two hunded unit scheme (flats - ligher density) Throe hundred unit scheme (flats) with GF retail Three hundred unit scheme (flats) with GF retail		£138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,265,225 £466,544 £954,633 £246,590 £1051,953 £999,738	1,644,243 1,901,081 2,140,762 4,575,603 2,670,945 7,245,324 5,261,944 8,150,001 12,359,172 9,546,564 15,946,707 21,191,714 22,003,150 34,907,908	1,563,811 1,789,470 2,014,737 4,352,374 2,521,648 6,861,102 4,952,916 7,675,327 11,629,279 8,882,644 12,926,270 19,720,850 20,698,485 32,445,729 71,207,518	1,463,379 1,677,658 1,886,713 4,129,145 2,364,351 4,643,692 7,200,653 10,699,387 1,201,693,387 11,961,260 16,249,985 19,393,819 29,983,549 35,387,041 65,066,133	1,402,947 1,566,247 1,762,688 3,905,917 2,207,053 5,092,655 4,334,867 6,725,979 10,109,495 7,554,805 15,200,118 10,996,251 16,779,120 16,089,154 27,521,369 32,093,884 88,924,747	1,322,515 1,454,637 1,636,664 3,662,688 2,049,756 5,708,431 4,025,841 6,251,305 9,439,603 6,890,886 12,264,589 10,031,242 15,306,255 16,764,489 25,059,190 28,800,728	1,242,083 1,343,025 1,510,639 3,459,459 1,692,459 5,324,207 3,716,615 5,776,631 6,226,965 11,369,059 9,066,232 13,837,391 15,479,824 22,597,010 25,507,572 46,607,459	1,161,651 1,231,414 1,384,615 3,236,230 1,735,161 4,939,984 3,407,789 5,301,958 7,978,546 5,563,046 10,453,529 8,101,223 12,366,526 14,175,159 20,124,419 40,429,920	666,045 1,081,220 1,119,803 1,288,590 3,013,001 1,577,864 4,555,760 3,098,763 4,827,284 7,246,966 4,899,126 9,537,999 7,136,214 10,888,850 12,670,493 17,650,211 18,921,255 34,252,382	616,637 1,000,787 1,000,192 1,132,566 2,759,772 1,420,567 4,171,538 2,709,738 4,352,610 6,515,365 4,235,207 6,622,470 6,712,004 11,505,628 15,175,932 15,175,932 15,628,102 28,032,025	920,356 896,581 1,006,540 2,566,543 1,263,269 3,787,314 2,480,712 3,877,935 5,763,806 3,571,287 7,705,279 5,206,195 7,932,363 10,261,163 12,701,653 12,30,508 21,805,483	83 78 88 2,34 1,10 3,40 5,05 2,90 6,78 4,24 6,45 8,95 10,22 9,00 15,57
Seven unit scheme (flats) Nine unit scheme (flats) Ten unit scheme (houses) Ten unit scheme (houses) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Thirty unit scheme (flats) Thirty unit scheme (flats) Thirty unit scheme (flats) Thirty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - lower density) Two hunded unit scheme (flats) with GF retail Three hundred unit scheme (flats) with GF retail Five hundred unit scheme (flats) Two hundred unit scheme (flats) Two hundred unit scheme (flats) Two hundred unit scheme (flats)		£138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £466,544 £954,633 £246,590 £1,051,953 £999,736	1,644,243 1,901,081 2,140,766 4,575,603 2,676,945 7,245,324 5,261,944 8,150,001 12,355,172 9,546,564 15,946,707 13,881,279 21,191,714 22,003,150 34,907,908	1,563,811 1,789,470 2,014,737 4,352,374 2,521,648 6,861,102 4,952,918 7,675,327 11,626,229 8,882,644 15,031,178 12,926,270 19,720,850 20,698,485 32,445,729 38,677,932	1,463,379 1,677,658 1,588,713 4,129,145 2,364,351 6,476,678 4,643,692 7,200,653 10,899,367 8,218,725 14,115,646 11,961,260 16,249,865 19,393,819 29,983,549 35,367,041	1,402,947 1,566,247 1,762,688 3,905,917 2,207,053 6,092,655 4,334,667 6,725,979 10,169,495 7,554,805 15,200,118 10,996,251 16,779,120 18,089,154 27,521,569 32,093,884	1,322,515 1,454,637 1,636,684 3,682,688 2,049,756 5,708,431 4,025,841 6,251,305 9,439,603 6,890,886 12,284,589 10,031,242 15,308,256 16,784,499 25,059,190 28,600,728	1,242,083 1,343,025 1,510,639 3,459,459 1,692,459 5,224,207 5,716,631 6,709,710 6,226,965 11,369,059 9,066,232 15,837,391 15,479,624 22,597,010	1,161,651 1,231,414 1,384,615 3,236,230 1,735,161 4,939,984 4,939,984 5,301,958 7,978,546 5,533,046 10,455,529 8,101,223 12,366,526 14,175,159 20,124,491 22,214,491	666,045 1,081,220 1,119,803 1,258,590 3,013,001 1,577,864 4,555,760 4,627,284 7,246,966 4,899,126 9,537,999 7,136,214 10,888,850 12,670,493 17,650,211 18,921,259	616,637 1,000,787 1,008,192 1,132,566 2,789,772 1,420,567 4,171,538 4,352,610 6,515,385 4,235,207 6,171,204 9,410,606 11,565,828 15,175,932 15,628,102	920,356 896,581 1,005,540 2,566,643 1,263,269 3,787,314 2,460,712 3,877,935 5,763,606 3,571,287 7,705,279 5,206,195 7,932,363 10,261,163 12,701,653 12,330,508	83 78 88 2,34 1,10 3,40 5,05 2,90 6,78 4,24 6,45 8,05 10,22 9,00 15,57
Seven unit scheme (flats) Nine unit scheme (flats) Ten unit scheme (houses) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Tirty unit scheme (flats) Tirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) Two hundred unit scheme (flats) with GF retail Three hundred unit scheme (flats) Two parison retail		£138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £466,544 £954,633 £246,590 £1,051,953 £1,051,953 £1,435,292 £1,366,945 £5,134,958 £5,134,958	1,644,243 1,901,081 2,140,762 4,575,603 2,678,945 7,245,324 5,261,944 8,150,001 12,339,172 9,546,564 15,940,707 13,881,279 21,191,714 22,003,150 34,907,908 41,955,024 77,348,904 11,962,719	1,563,611 1,789,470 2,014,772 4,352,374 2,521,648 6,661,102 4,952,918 7,075,527 11,629,279 8,882,644 15,031,176 12,926,270 19,720,850 20,698,485 32,445,729 38,677,932 71,207,518	1,463,379 1,677,658 1,868,713 4,129,145 2,364,351 6,476,872 7,200,653 10,899,387 6,218,725 14,115,642 11,961,260 16,249,965 19,393,819 29,983,549 35,367,041 65,066,133 11,962,719	1,402,947 1,566,247 1,762,688 3,905,917 2,207,053 6,092,655 4,334,867 6,725,979 10,169,495 7,554,805 13,200,118 10,996,251 10,779,120 18,089,154 27,521,369 32,093,884 58,924,747 11,982,719	1,322,515 1,454,637 1,636,664 3,662,688 2,049,756 5,708,431 4,025,841 6,251,305 9,439,603 6,890,886 12,284,589 10,031,242 15,308,255 16,764,489 25,059,190 28,800,728 52,783,362 11,962,719	1,242,083 1,343,025 1,510,639 3,459,459 1,892,459 5,324,207 3,716,815 5,776,631 8,709,710 6,226,965 11,369,059 9,066,232 13,637,391 15,479,824 22,597,010 25,507,672 46,607,459 11,982,710	1,161,651 1,231,414 1,384,615 3,236,230 1,735,161 4,939,984 4,939,985 5,301,958 7,978,546 10,453,529 8,101,223 2,366,526 14,175,159 20,124,491 22,214,416 40,499,920 11,962,719	666,045 1,081,220 1,119,803 1,258,590 3,013,001 1,577,864 4,555,760 3,098,763 4,827,284 7,246,966 4,899,126 0,537,969 7,136,214 10,888,850 12,670,493 17,650,211 16,921,259 34,252,382 11,962,719	616,637 1,000,787 1,000,782 1,132,566 2,789,772 1,420,567 4,171,538 2,769,738 4,352,610 6,515,385 4,235,207 6,171,204 9,410,606 11,565,628 15,175,932 15,628,102 28,032,025 28,032,025	920,356 896,581 1,006,540 2,566,543 1,263,269 3,767,314 5,783,806 5,783,806 3,571,287 7,705,279 5,206,195 7,932,363 10,261,163 12,701,653 12,330,508 21,805,483 11,962,710	6378 888 294 1,100 3,400 2,17 3,400 6,78 4,24 4,24 4,24 5,95 10,22 9,00 15,57 10,88
Seven unit scheme (flats) Nine unit scheme (flats) Ten unit scheme (houses) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Seventy unit scheme (flats - lower density) One hundred unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) Two hundred unit scheme (flats) Three hundred unit scheme (flats) Three hundred unit scheme (flats) Two hundred unit scheme (flats) Two hundred unit Co-living scheme Large retail supermarket Comparison retail Data Centre Office development		£138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £466,544 £954,633 £246,590 £1,051,953 £1,366,945 £5,134,958 £5,134,958 £5,134,958 £529,797 £3,565,943 £1,236,194 £1,782,971	1,644,243 1,901,081 2,140,762 4,575,603 2,676,945 7,245,324 5,261,944 8,150,001 12,359,172 9,546,564 15,946,707 21,191,714 22,003,150 34,907,908 41,955,024 77,346,904 11,982,719 1,062,520 9,790,120	1,563,811 1,789,470 2,014,737 4,352,374 2,521,648 6,861,102 4,952,918 7,675,327 11,629,279 8,882,644 15,031,178 12,926,270 19,720,550 20,698,485 32,445,77,932 71,207,518 11,982,719 38,677,932 71,207,518 11,982,719 9,790,120	1,463,379 1,677,658 1,868,713 4,129,145 2,364,351 6,476,872 7,200,653 10,899,387 6,218,725 14,115,648 11,561,260 18,249,985 19,393,819 29,903,549 35,387,041 65,066,133 11,982,719 665,050 9,790,120 6,041,519 43,351,724	1,402,947 1,566,247 1,762,688 3,905,917 2,007,053 6,092,655 4,334,867 6,725,979 10,169,495 7,554,605 13,200,118 10,996,251 16,779,120 18,089,154 27,521,369 32,093,884 55,924,747 11,982,719 10,025,00 9,790,120 6,041,519 43,351,724	1,322,515 1,444,637 1,636,684 3,682,688 2,049,756 5,708,431 4,025,841 6,251,305 9,439,603 6,899,886 12,284,589 0,031,242 15,308,256 6,764,489 25,059,190 28,800,728 52,763,362 11,982,719 1,982,719	1,242,083 1,343,025 1,510,639 3,459,459 1,892,459 5,324,207 3,716,815 5,776,631 8,709,710 6,225,965 11,369,059 9,066,232 13,837,391 15,479,824 22,597,010 25,507,672 46,607,459 11,982,719 10,825,500 9,790,120 6,041,519 43,351,724	1,161,651 1,231,414 1,384,615 3,296,230 1,735,161 4,939,984 3,407,789 5,301,958 7,978,546 5,563,046 10,453,529 8,101,223 12,366,526 14,175,159 20,124,491 22,214,416 40,429,920 11,982,719 1,082,719 1,082,719	666,045 1,081,220 1,119,803 1,258,590 3,013,001 1,577,864 4,555,760 3,098,763 4,627,284 7,246,966 4,899,126 9,537,999 7,136,214 10,868,850 12,870,493 17,650,211 18,921,259 34,252,362 11,982,719 9,790,120 9,790,120 9,790,120	616,637 1,000,787 1,000,782 1,132,566 2,789,772 1,420,567 4,171,538 2,789,738 4,352,610 6,515,385 4,235,207 8,622,470 6,171,204 9,410,606 11,565,828 15,172,932 15,628,102 28,032,025 11,982,719 9,790,120	920,356 896,581 1,005,540 2,566,643 1,263,269 3,787,314 2,460,712 3,877,935 5,763,606 3,571,287 7,705,229 5,206,195 7,932,363 10,261,163 12,701,653 12,305,508 21,805,483 11,932,719 1,932,719 1,932,719 1,932,719 1,932,719	637888888888888888888888888888888888888
Seven unit scheme (flats) Nine unit scheme (flats) Ten unit scheme (houses) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Trity unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) Two hundred unit scheme (flats) with GF retail Three hundred unit scheme (flats) Two flats upermarket Comparison retail Data Centre Office development Office development Hotel development (160 rooms)		£138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,265,225 £466,544 £954,633 £246,590 £1,051,953 £999,738 £1,365,945 £5,134,958 £5,29,797 £3,565,947 £1,236,194 £2,959,733 £1,782,971 £1,485,810 £659,699	1,644,243 1,901,081 2,140,762 4,575,603 2,678,945 5,261,944 8,150,001 12,359,172 9,546,564 15,946,707 13,881,279 21,191,714 22,003,150 34,907,908 41,955,024 77,348,904 11,862,719 1,062,520 9,790,120 6,041,519 43,351,724 21,672,068,471	1,563,611 1,789,470 2,014,737 4,352,374 2,521,648 5,661,102 4,952,918 7,075,327 11,629,279 8,882,644 15,031,176 12,926,270 19,720,856 20,698,485 32,445,729 36,077,932 71,207,518 11,982,719 1,082,529 9,790,120 6,041,519 43,351,724 21,672,035 6,041,519 43,351,724 21,672,035 20,684,471	1,463,379 1,677,658 1,868,713 4,129,145 2,364,351 4,643,692 7,200,653 10,899,387 7,200,653 10,899,387 11,961,260 16,249,665 19,393,819 29,983,549 35,367,041 65,066,133 11,962,719 1,082,520 6,041,519 43,351,724 21,672,065 2,068,471	1,402,947 1,566,247 1,762,688 3,905,917 2,207,053 6,922,655 4,334,867 6,725,979 10,169,495 13,200,118 10,996,251 16,779,120 18,089,154 27,521,369 32,093,684 58,924,747 11,962,520 9,790,120 6,041,519 43,551,724 43,551,724 43,551,724 43,551,724 43,551,724 43,551,724 43,551,724 43,551,724 43,551,724 43,551,724 43,551,724 43,551,724 43,551,724 43,551,724 43,551,724 43,551,724 43,551,724 43,572,065 2,068,471	1,322,515 1,454,637 1,636,664 3,662,688 2,049,756 5,708,431 4,025,841 6,251,305 9,439,603 6,890,886 12,224,589 10,031,242 15,306,255 16,764,499 25,059,190 28,800,728 52,763,362 11,962,719 1002,520 9,790,120 6,041,519 43,351,724 43,351,724	1,242,083 1,343,025 1,510,639 3,459,459 1,892,459 5,324,207 3,716,815 5,776,631 8,709,710 6,226,965 11,369,059 9,066,232 22,597,010 25,507,572 46,607,459 11,862,719 1002,520 9,790,120 6,041,519 43,351,720 21,167,720 6,041,519 43,351,720 21,167,720 21,16	1,161,651 1,231,414 1,384,615 3,236,230 1,735,161 4,939,984 4,939,984 5,563,046 10,453,529 8,101,223 12,366,526 14,175,159 20,124,491 22,214,416 40,429,920 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,157,246 2	666,045 1,081,220 1,119,803 1,258,599 3,013,001 1,577,864 4,555,760 3,098,763 4,827,284 7,246,966 4,899,126 9,537,999 7,136,214 10,888,850 12,670,493 17,650,211 1,082,529 34,252,382 11,962,719 1,082,529 9,790,120 6,041,510 43,351,724 21,672,065 2,068,471	616,637 1,000,787 1,000,782 1,132,566 2,769,772 1,420,567 4,171,538 2,709,738 4,352,610 6,510,365 4,235,207 8,622,470 6,112,504 11,565,628 15,175,932 15,628,102 28,032,025 11,962,719 9,790,120 6,041,519 43,351,726 21,672,684,71	920,056 896,581 1,006,540 2,566,543 1,263,269 3,767,314 5,763,060 3,571,287 7,705,279 5,206,195 10,261,163 12,701,653 12,330,508 21,805,483 11,962,719 1,002,520 9,790,120 6,041,519 43,351,72,05 21,805,483	65 78 88 2.34 1.10 5.05 2.17 3.00 6,70 4,24 4,24 5.05 8,95 10,22 10,22 10,22 10,23 10,43
Seven unit scheme (flats) Nine unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Thirty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) Two hundred unit scheme (flats) with GF retail Three hundred unit scheme (flats) with GF retail Five hundred unit scheme (flats) Two hundred unit scheme (flats) Two hundred unit ocheme (flats) Office development Unit scheme Office development Office development Hotel development (floo rooms) Light industrial scheme		£138,676 £236,858 £200,584 £359,804 £214,593 £688,614 £399,386 £502,352 £1,285,225 £466,544 £954,633 £246,590 £1,051,953 £1,366,945 £5,134,952 £1,366,945 £5,134,953 £5,134,953 £1,236,194 £2,959,733 £1,782,971 £1,485,810 £659,699 £416,027 £1,782,971	1,644,243 1,901,081 2,140,762 4,575,603 2,676,945 7,245,324 8,150,001 12,359,172 9,540,564 15,946,707 13,891,279 21,191,714 22,003,150 34,907,908 41,955,024 77,348,904 11,982,719 1,062,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453	1,563,611 1,789,470 2,014,737 4,352,374 2,521,648 6,861,102 4,952,918 7,675,327 11,629,279 8,802,644 15,031,178 12,926,270 19,720,850 20,698,465 32,445,729 38,677,932 71,207,518 11,982,719 1,062,520 9,790,120 6,041,519 43,351,724 21,672,055 2,068,471 9,779,720,750 2,068,471 9,790,790,790,790,790,790,790,790,790,79	1,463,379 1,677,658 1,688,713 4,129,145 2,364,351 6,476,878 4,643,892 7,200,653 10,899,387 6,216,725 11,115,648 11,961,250 18,249,985 19,393,319 29,983,549 55,387,041 65,066,133 11,982,719 1,062,520 9,790,120 6,041,519 43,351,724 21,672,065 7,777 63,217,776	1,402,947 1,566,247 1,762,688 3,905,917 2,207,053 6,092,655 4,334,867 6,725,979 10,169,495 7,554,005 12,200,118 10,996,251 16,779,120 16,069,120 16,069,120 17,521,369 32,093,884 53,924,747 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 9,77,576 3,217,453	1,322,515 1,444,637 1,636,684 3,682,688 2,049,755 5,708,431 4,025,841 6,251,305 9,439,603 6,890,886 12,284,589 10,031,242 15,308,255 16,764,489 25,059,190 28,800,728 52,763,362 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 9,775,576	1,242,083 1,343,025 1,510,639 3,459,459 1,892,459 5,324,207 3,716,815 5,776,631 6,225,965 11,369,059 9,066,232 18,837,391 15,479,824 22,597,010 25,507,572 46,607,459 11,982,719 1,062,520 9,790,120 6,041,519 43,351,724 21,572,065 2,068,471 977,576	1,161,651 1,231,414 1,384,615 3,236,230 1,735,161 4,939,984 5,301,955 7,978,546 5,563,046 10,453,529 6,101,222 12,366,526 20,124,491 22,214,416 40,429,920 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 20,684,471 22,685,471 43,751,757 5,757,576	666,045 1,081,220 1,119,803 1,258,590 3,013,001 1,577,864 4,555,760 3,098,763 4,627,284 4,696,64 6,099,126 9,537,999 7,136,214 10,888,850 12,870,493 17,650,211 18,921,259 34,252,382 11,902,719 1,002,2719 1,002	616,637 1,000,787 1,000,192 1,192,566 2,769,772 1,420,567 4,171,538 2,789,738 4,352,610 6,515,385 4,235,207 6,622,470 6,171,204 9,410,606 11,565,828 15,175,932 15,628,102 28,032,025 11,982,719 1,002,020 9,790,120 6,041,510 6,041,510 1,002,020 1,0	920,356 896,581 1,006,540 2,566,543 1,263,269 3,787,315 5,783,606 5,783,606 5,783,606 1,261,163 12,701,653 12,330,508 21,805,483 11,982,719 1,062,200 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 2,075,576 3,217,453	6:5 77. 8:6 8:6 8:6 8:7 9:7 9:7 9:7 9:7 9:7 10:2 10:2 10:2 10:2 10:2 10:2 10:2 10:2
Seven unit scheme (flats) Nine unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Tirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) One hundred unit scheme (flats - lower density) Two hunded unit scheme (flats - lower density) Two hundred unit scheme (flats - With GF retail Three hundred unit scheme (flats) Tree hundred unit scheme (flats) Two hundred unit scheme (flats) Town hundre		£138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £466,544 £954,633 £246,590 £1,051,953 £1,435,292 £1,366,945 £5,134,958 £529,797 £3,565,943 £1,236,1945 £1,236,1945 £1,236,1945 £1,236,1945	1,644,243 1,901,081 2,140,762 4,575,603 2,678,945 7,245,324 8,150,001 12,359,172 9,546,707 13,891,279 21,191,714 22,003,150 34,907,908 41,955,024 77,346,904 11,982,719 1,062,520 9,790,120 6,041,519 43,351,724 21,672,065 2,666,471 9,775,76	1,563,611 1,789,470 2,014,737 4,352,374 2,521,646 6,061,102 4,952,918 7,675,327 11,629,279 8,862,644 15,031,178 12,926,270 19,720,850 20,698,485 32,445,729 38,677,932 71,207,518 11,982,719 9,790,120 6,041,519 43,351,724 21,672,065 2,066,471	1,463,379 1,677,658 1,886,713 4,129,145 2,364,351 4,643,892 7,200,653 10,899,387 1,961,265 11,961,260 16,249,985 19,393,819 29,983,549 35,387,041 65,066,133 11,982,719 1,062,520 9,790,120 6,041,519 43,351,724 21,672,065 2,066,471 977,576 2,177,453 4,013,171	1,402,947 1,566,247 1,762,688 3,905,917 2,007,053 6,092,655 4,334,867 6,725,979 10,169,495 7,554,805 13,200,118 10,996,251 16,779,120 18,089,154 27,521,969 32,093,884 55,922,474 11,982,719 1,082,520 6,041,519 45,351,724 21,672,065 2,066,471 977,576	1,322,515 1,444,637 1,636,664 3,662,688 2,049,756 5,708,431 4,025,841 6,251,305 9,439,603 6,890,886 12,284,589 10,031,242 15,308,256 16,764,489 25,059,190 28,800,728 52,763,362 11,962,719 1,62,520 9,790,120 6,041,519 43,351,724 21,672,065 2,066,471 9,775,76	1,242,083 1,343,025 1,510,639 3,459,459 1,892,459 5,324,207 3,716,815 5,776,631 8,709,710 6,226,965 11,369,059 9,066,232 13,337,391 15,479,824 22,597,010 25,507,572 46,607,459 11,982,719 1,082,520 6,041,519 43,351,724 21,672,065 2,066,471 21,672,065	1,161,651 1,231,414 1,384,615 3,236,230 1,735,161 4,939,984 5,301,958 7,978,546 10,453,529 8,101,223 12,366,526 14,175,159 20,124,491 22,214,416 40,429,920 11,982,719 1082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576	666,045 1,081,220 1,119,803 1,258,590 3,013,001 1,577,864 4,555,760 3,038,763 4,827,284 7,246,966 4,899,126 9,537,999 7,136,214 10,886,855 12,870,493 17,650,211 18,921,259 34,252,382 11,902,719 1,082,520 9,790,120 6,041,519 4,3351,724 21,672,065 2,086,471	616,637 1,000,787 1,000,792 1,132,566 2,769,772 1,420,567 4,171,538 2,769,738 4,352,610 6,515,385 4,235,207 6,622,470 6,711,204 9,410,606 11,565,828 15,175,932 15,628,102 28,032,025 11,962,719 1,682,620 9,790,120 6,041,519 4,351,724 21,672,085 2,066,471 4,351,724 21,672,085 2,066,471 9,757,672	920,356 896,581 1,006,540 2,566,543 1,263,269 3,707,314 2,480,712 3,677,935 5,783,806 3,771,267 7,705,279 5,206,195 10,261,163 12,701,653 12,330,508 21,805,483 11,982,719 9,790,120 6,041,519 43,351,724 21,672,665 2,068,471 977,576	6,7,7,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,
Seven unit scheme (flats) Nine unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Trenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) Two hundred unit scheme (flats) with GF retail Three hundred unit scheme (flats) Two hundred unit scheme (flats) Two hundred unit scheme (flats) Town hundred unit scheme (flats) The hundred unit scheme (flats) The hundred unit scheme (flats) The hundred unit scheme (flats) Two hundred		£138,676 £236,858 £200,584 £359,804 £214,593 £688,614 £399,386 £502,352 £1,285,225 £466,523 £246,590 £1,051,953 £999,738 £1,435,292 £1,366,945 £5,134,958 £5,29,797 £3,565,943 £1,236,194 £2,959,733 £1,782,971 £1,485,810 £659,699 £416,027 £1,782,971 £3,565,943	1,644,243 1,901,081 2,140,762 4,575,603 2,676,945 7,245,324 8,150,001 12,359,172 9,340,564 15,946,707 13,891,279 21,191,714 22,003,150 34,907,908 41,935,024 77,348,904 41,935,024 77,348,904 11,982,719 1,082,520 9,790,120 6,041,519 4,3351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	1,563,011 1,789,470 2,014,772 4,352,374 2,521,648 6,861,102 4,952,918 7,675,327 11,629,279 8,882,644 15,031,178 12,926,270 19,720,858 20,696,485 32,445,729 36,077,522 71,207,518 11,982,719 10,025,520 9,790,120 6,041,519 43,351,724 21,672,065 2,066,471 977,576 3,217,453	1,463,379 1,677,658 1,886,713 4,129,145 2,364,351 4,643,892 7,200,653 10,899,387 1,961,265 11,961,260 16,249,985 19,393,819 29,983,549 35,387,041 65,066,133 11,982,719 1,062,520 9,790,120 6,041,519 43,351,724 21,672,065 2,066,471 977,576 2,177,453 4,013,171	1,402,947 1,566,247 1,762,628 3,905,917 2,207,053 5,092,655 4,334,867 6,725,979 10,169,495 7,554,805 13,200,118 10,996,251 16,779,120 16,089,154 27,521,369 32,093,884 86,924,747 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 5,217,453 4,013,171	1,322,515 1,454,637 1,636,664 3,662,688 2,049,756 5,708,431 4,025,841 6,251,305 9,439,603 6,890,886 12,284,589 10,031,242 15,308,256 16,764,469 25,059,190 28,600,722 52,763,362 11,962,719 1,662,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453	1,242,083 1,343,025 1,510,639 3,459,459 1,892,459 5,324,207 3,716,815 5,776,631 6,226,965 11,369,059 9,066,232 22,597,010 25,507,672 22,597,010 25,507,672 46,607,459 11,982,719 1,062,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 5,217,453	1,161,651 1,231,414 1,334,615 3,236,230 1,735,161 4,939,984 3,407,789 5,301,958 7,978,546 10,453,529 8,101,223 12,366,526 14,175,159 20,124,491 40,429,920 11,962,719 1,062,520 1,962,719 1,062,719	666,045 1,081,220 1,119,803 1,258,590 3,073,001 1,577,864 4,555,760 3,098,763 4,827,284 7,266,966 4,899,120 9,537,999 7,106,214 10,888,850 12,670,493 17,650,211 18,921,255 34,252,302 11,962,719 1,062,500 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171	616,637 1,000,787 1,000,782 1,132,566 2,789,772 1,420,567 4,171,538 2,709,738 4,352,610 6,515,385 4,235,207 8,622,470 6,171,204 9,410,606 11,565,628 15,175,932 15,628,102 28,032,025 11,982,719 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 9,775,565 2,068,471	920,056 896,581 1,006,540 2,566,543 1,263,269 1,263,269 3,577,354 5,703,806 3,571,287 7,705,279 5,206,195 12,701,653 12,330,506 21,805,483 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 21,672,065 21,672,065 21,672,065 21,672,065 21,672,065 43,351,724	6,7,7,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,
Seven unit scheme (flats) Nine unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Seventy unit scheme (flats - ligher density) One hundred unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) Two hundred unit scheme (flats) with GF retail Three hundred unit scheme (flats) Two hundred unit scheme (flats) Two hundred unit scheme (flats) Two hundred unit scheme Large retail supermarket Comparison retail Data Centre Office development Office development (100 rooms) Hotel development (100 rooms) Light industrial scheme Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio)		£138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £466,544 £994,633 £246,590 £1,051,935 £5,134,958 £5,134,958 £5,134,958 £5,134,958 £5,134,958 £1,295,1366,943 £1,295,1366,943 £1,295,1366,943 £1,295,1366,943	1,644,243 1,901,081 2,140,762 4,575,603 2,678,945 7,245,324 8,150,001 12,359,172 9,546,707 13,881,279 21,191,714 22,003,150 34,907,908 41,955,024 77,346,304 11,362,719 1,062,520 9,750,120 6,041,519 43,351,724 21,672,665 3,217,453 4,013,171 4,815,804	1,563,611 1,789,470 2,014,737 4,352,374 2,521,648 6,061,102 4,952,918 7,675,327 11,629,279 8,822,644 15,031,178 12,926,270 19,720,850 2,445,729 38,677,932 71,070,518 11,982,719 9,790,120 6,041,519 9,790,120 6,041,519 43,351,724 21,672,065 2,066,471 977,576 3,217,453 4,013,171 4,815,804	1,483,379 1,677,658 1,868,713 4,129,145 2,364,351 6,476,876 4,643,892 7,200,653 10,899,387 5,216,475,275 14,115,648 11,961,260 16,249,965 19,393,819 29,963,549 35,387,041 1962,660 11,982,719 106,641,519 107,976,760 107,776	1,402,947 1,566,247 1,762,688 3,905,917 2,007,053 6,092,655 4,334,867 6,725,979 10,169,495 7,554,805 13,200,118 10,996,251 16,779,120 18,089,154 27,521,369 32,093,884 56,9224,747 11,982,719 9,790,757 6,041,519 43,051,724 21,672,065 7,068,471 9,790,757 3,217,453 4,013,171 4,815,804	1,322,515 1,446,637 1,636,664 3,662,688 2,049,756 5,708,431 4,025,841 6,251,305 9,439,603 6,890,866 12,224,589 10,031,242 15,308,256 16,764,489 25,059,190 28,800,728 52,753,362 11,962,719 1,625,200 9,790,120 6,041,519 43,351,724 21,672,065 2,066,471 977,576 3,217,453 4,013,171 4,815,804	1,242,083 1,343,025 1,510,639 3,459,459 1,892,459 5,324,207 3,716,815 5,776,631 8,709,710 5,226,965 11,369,059 9,066,232 13,337,391 15,479,824 22,597,010 25,507,572 46,607,459 11,982,719 1,982,719	1,161,651 1,231,414 1,384,615 3,236,230 1,735,161 4,939,984 3,407,789 5,301,958 7,978,546 5,563,046 10,453,529 8,101,223 12,366,526 14,175,159 20,124,491 22,214,416 40,428,920 11,982,719 1,082,520 9,790,120 11,982,719 1,082,520 9,790,120 11,982,719 1,082,520 11,982,719 1,082,520 11,982,719 1,082,520 11,982,719 1,082,520 11,982,719 1,082,520 11,982,719 1,082,520 1,797,763 3,217,453 4,013,171 4,815,804	666,045 1,081,220 1,119,803 1,258,590 3,013,001 1,578,84 4,555,760 3,098,763 4,827,284 4,899,126 0,537,999 7,136,214 10,388,355 12,870,493 17,650,211 18,921,259 34,252,382 11,902,719 1,082,520 9,790,120 6,041,519 4,331,724 21,672,055 2,068,471 977,576 3,217,453 4,013,177 4,815,804	616,637 1,000,787 1,000,787 1,102,566 2,769,772 1,420,567 4,171,538 2,769,738 4,352,610 6,515,385 4,235,207 6,622,470 6,171,204 9,410,606 11,565,828 15,175,932 15,628,102 28,032,025 11,962,719 1,682,520 6,041,519 4,351,724 21,672,065 2,066,471 9,775,763 3,217,453 4,013,171 4,815,804	920,056 896,581 1,006,540 2,566,543 1,263,269 3,707,314 2,480,712 3,677,935 5,783,806 3,771,267 7,705,279 5,206,195 10,261,163 12,701,653 12,330,508 21,605,483 11,982,719 9,790,120 9,790,120 9,790,120 1,720,653 11,982,719 43,351,724 21,672,665 2,668,471 977,576 3,217,453 4,013,717 4,815,804	3.4 7.7 7.7 3.4 1.1 5.0 6.7 4.2 4.2 8.9 9.0 9.7 11,9 9.7 12,6 0.0 43,3 21,6 2.0 9.0 9.0 9.0 9.0 9.0 9.0 9.0 9.0 9.0 9
Seven unit scheme (flats) Nine unit scheme (flats) Ten unit scheme (houses) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Tity unit scheme (flats) Trity unit scheme (flats) Trity unit scheme (flats) Trity unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Seventy unit scheme (flats - ligher density) One hundred unit scheme (flats - higher density) One hundred unit scheme (flats - lower density) Two hundred unit scheme (flats) Troe h	UNDEVELOPED LAND)	£138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,265,252 £466,544 £954,633 £246,590 £1,365,945 £5,134,958 £5,29,797 £3,565,943 £1,782,971 £1,486,710 £659,699 £416,027 £1,782,971 £3,565,943 £3,565,943	1,644,243 1,901,081 2,140,762 4,575,603 2,678,945 7,245,324 5,261,944 8,150,001 12,359,172 9,546,564 15,946,707 13,881,279 21,191,714 22,003,150 34,907,908 41,955,024 77,348,904 11,882,719 1,062,520 9,790,120 6,041,519 43,351,724 21,672,068,471 977,576 3,217,453 4,013,171 4,915,804	1,563,611 1,789,470 2,014,777 4,352,374 2,521,648 7,753,77 11,629,279 8,882,644 15,031,176 12,926,270 19,70,565 20,698,485 32,445,729 32,445,729 32,445,729 43,351,72,64 1,082,520 6,041,519 43,351,72,64 21,677,632 71,207,518 11,322,719 1,082,520 6,041,519 43,351,72,64 21,677,065 2,068,471 9,779,120 6,041,519 43,351,72,64 21,677,065 2,068,471 9,779,176 5,2068,471 9,775,566 4,013,171 4,615,604	1,483,379 1,677,658 1,686,713 4,129,145 2,364,351 4,643,692 7,200,653 10,699,387 10,699,387 11,961,260 11,961,260 11,961,260 11,961,260 11,961,260 11,961,260 11,961,260 11,961,260 11,961,260 11,961,260 11,961,260 11,961,260 11,962,279 11,062,520 11,962,779 11,062,520 11,962,779 11,062,520 11,962,779 11,062,520 11,962,779 11,962,	1,402,947 1,566,247 1,762,638 3,905,917 2,207,053 4,334,867 6,725,979 10,169,495 7,554,805 13,200,118 10,996,251 16,779,120 18,089,154 27,521,369 32,093,684 58,924,747 11,962,520 9,790,120 6,041,519 43,531,724 21,672,065 20,68,471 9,77,576 21,689,471 43,531,724 4,013,171 4,615,804	1,322,515 1,454,637 1,636,664 3,662,688 2,049,756 5,708,431 4,025,841 6,251,305 9,439,603 1,2244,589 10,031,242 15,306,242 15,306,242 15,306,242 15,306,242 15,306,242 15,306,242 15,306,242 15,306,242 15,306,242 15,306,242 15,306,241 1982,719 1082,520 10,921,206 10,41,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 3,21	1,242,083 1,343,025 1,510,639 3,459,459 1,892,459 5,324,207 3,716,815 5,776,631 8,709,710 6,226,965 11,369,059 9,066,232 15,347,391 15,479,824 22,597,010 22,597,010 22,597,010 22,597,010 24,607,459 11,962,520 6,041,519 43,351,724 21,572,045 22,576,631 4,013,171 4,015,004	1,161,651 1,231,414 1,338,615 3,236,230 1,735,161 4,939,984 4,939,985 7,978,546 10,453,529 8,101,223 12,366,526 14,175,159 20,124,491 22,214,416 40,429,920 11,982,719 1,082,520 6,041,519 43,351,724 21,672,684,71 977,576 3,217,453 4,013,171 4,815,804	666,045 1,081,220 1,119,803 1,258,590 3,013,001 1,258,590 3,013,001 4,555,760 3,098,763 4,857,284 4,555,760 3,098,763 4,859,126 9,537,999 7,136,214 10,888,850 2,370,663 17,650,211 10,888,850 2,370,663 17,650,211 10,882,719 10,882,7	616,637 1,000,787 1,000,787 1,132,566 2,769,772 1,420,567 4,171,538 2,709,738 4,352,610 6,510,365 4,235,207 8,622,470 6,171,204 9,410,606 11,555,638 15,175,932 15,672,610 26,032,025 11,982,719 10,252 9,790,120 6,041,419 43,351,724 21,672,065 2,068,471 977,576 2,077,453 4,013,171 4,615,804	920,056 896,581 1,006,540 2,566,543 1,263,269 3,767,314 5,763,806 1,277,555 1,277 1,705,279 5,206,195 12,701,653 12,701,653 12,701,653 12,701,653 12,701,653 12,701,653 12,701,653 12,701,653 12,701,653 12,701,653 12,701,653 12,701,653 12,701,653 13,701,701,701,701,701,701,701,701,701,701	50% Al
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Seven unit scheme (flats) Nine unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) Two hundred unit scheme (flats - higher density) Two hundred unit scheme (flats - with GF retail Three hundred unit scheme (flats) with GF retail Three hundred unit scheme (flats) Two hundred unit scheme (flats) Large retail supermarket Comparison retail Data Centre Office development Office development Office development (100 rooms) Hotel development (10	UNDEVELOPED LAND)	£138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,265,255 £466,544 £954,633 £246,590 £1,051,953 £999,738 £1,435,292 £1,366,943 £2,959,737 £1,782,971 £1,485,810 £659,659 £416,027 £1,782,971 £1,843,810 £2,812,812	1,644,243 1,901,081 2,140,762 4,575,603 2,678,945 7,245,324 8,150,001 12,359,172 9,546,564 15,946,707 13,881,279 21,191,714 22,003,150 34,907,908 41,955,024 9,790,100 1,002,520 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	1,563,611 1,789,470 2,014,737 4,352,374 2,521,648 6,661,702 4,952,918 7,675,527 11,629,279 8,882,644 15,031,178 12,926,270 19,720,650 20,698,485 32,445,729 38,677,332 71,207,518 11,962,719 1,062,620 9,790,177,518 11,962,719 1,062,620 9,790,177,518 11,962,719 1,062,620 9,790,177,518 11,962,719 1,062,620 9,790,177,518 11,962,719 1,062,620 9,790,177,518 11,962,719 1,062,620 9,790,177,518 11,962,719 1,062,620 9,790,177,518 11,962,719 1,062,620 9,790,177,518 1,962,719 1,062,620 1,063,611 1,062,620 1,063,611 1,063,61	1,483,379 1,677,658 1,586,713 4,129,145 2,364,351 6,476,670 6,443,892 7,200,653 10,899,387 6,218,725 14,115,648 11,961,260 16,249,965 19,393,819 29,963,549 35,387,041 1,962,719 1,682,620 6,041,519 43,351,724 21,672,065 2,066,471 977,676 3,217,453 4,013,171 4,815,804	1,402,947 1,566,247 1,762,688 3,905,917 2,207,053 4,334,867 6,725,979 10,169,495 7,554,805 13,200,118 10,996,251 16,779,120 18,089,154 27,521,569 32,093,884 58,924,747 11,982,719 1,082,520 9,790,120 1,072,065 3,217,453 3,217,453 4,013,171 4,615,804	1,322,515 1,454,637 1,636,664 3,662,688 2,049,756 5,708,431 4,025,841 6,251,305 9,439,603 6,890,886 12,224,589 10,031,242 15,308,256 16,764,489 25,059,190 28,800,728 52,783,362 11,962,719 1,662,520 9,780,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 3,217,453 4,013,171 4,615,004	1,242,083 1,343,025 1,510,639 3,459,459 1,892,459 5,324,207 3,716,815 5,776,631 8,709,710 6,226,965 11,369,059 9,066,232 13,037,391 15,479,824 22,597,010 25,507,572 46,607,459 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,072,065 3,217,453 4,013,171 4,615,004	1,161,651 1,231,414 1,384,615 3,236,230 1,735,161 4,939,984 5,301,955 7,978,546 10,453,529 8,101,223 12,366,526 14,175,159 20,124,491 22,214,416 40,429,920 11,962,719 1,062,520 9,790,120 6,041,519 43,351,724 24,675,364 21,7453	666,045 1,081,220 1,119,800 1,258,590 3,013,001 1,578,844 4,555,760 3,098,763 4,877,284 4,899,126 9,537,999 7,136,214 10,888,850 12,670,493 17,650,211 1,602,1250 34,252,382 1,962,719 1,062,520 34,252,382 1,962,719 1,062,520 34,252,382 1,962,719 1,062,520 34,252,382 1,962,719 1,062,520 34,252,382 1,962,719 1,062,520 34,252,382 1,962,719 1,062,520 34,252,382 1,962,719 1,062,520 34,252,382 1,962,719 1,062,520 34,252,382 1,962,719 1,062,520 34,252,382 1,962,719 1,062,520 34,252,382 1,962,719 1,062,520 1,063,063,063 1,063,063	616,637 1,000,787 1,000,787 1,102,566 2,759,772 1,420,567 4,171,538 2,709,738 4,352,610 6,515,365 4,235,207 6,622,470 6,711,204 11,505,628 15,175,932 15,175,932 16,000,787 9,790,120 6,041,519 43,351,724 28,032,025 11,962,719 10,000,787 9,775,56 20,084,471 977,576 20,084,471 977,576 20,084,471 977,576 20,084,471 977,576 40,131,171 4,815,604	920,356 896,581 1,006,540 2,566,543 1,263,269 3,767,314 2,480,712 3,677,935 5,783,806 3,571,287 7,705,279 5,206,195 10,261,163 12,701,553 12,305,508 11,962,719 1,082,520 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,615,604	50% Al 4 6 7 7 8 8 8 9 7 7 8 8 8 9 7 7 8 8 8 9 7 7 8 8 9 7 7 8 8 9 7 7 8 8 9 7 7 8 8 9 7 7 8 8 9 7 7 7 8 9 8 9
Seven unit scheme (flats) Nine unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Trierly unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) One hundred unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) Two hundred unit scheme (flats) with GF retail Five hundred unit scheme (flats) Five hundred unit scheme (flats) Two hundred unit scheme (flats) Two hundred unit scheme (flats) Thore development Comparison retail Data Centre Office development Office development (100 rooms) Hotel development (100 rooms) Hotel development (100 rooms) Light industrial scheme intensification (60% plot ratio) Industrial scheme intensification (60% plot ratio) CHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER Description One unit scheme (houses) Four unit scheme (flats) Tien unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (houses)	UNDEVELOPED LAND) No of units	£138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £466,544 £994,633 £246,590 £1,051,935 £513,66,943 £1,236,194 £2,959,733 £1,782,971 £1,485,819 £416,027 £1,782,971 £1,782,971 £1,782,971 £1,782,971 £1,782,971 £1,782,971 £1,782,971 £1,782,971 £1,782,971 £1,782,971 £1,782,971 £1,782,971 £1,565,943 £1,782,971 £2,882,882	1,644,243 1,901,081 2,140,762 4,575,603 2,678,945 7,245,324 5,261,944 8,150,001 12,359,172 9,546,564 15,946,707 13,881,279 21,151,714 22,003,150 34,907,908 41,962,707 13,881,279 10,102,502 77,348,904 11,962,719 1,062,520 9,790,120 6,041,519 43,351,724 22,1672,065 2,068,471 977,576 3,277,463 4,013,171 4,815,804 PER HA 0% AH 505,951 1,011,902	1,563,611 1,789,470 2,014,737 4,352,374 4,352,374 2,521,648 6,561,102 4,952,918 7,075,327 11,629,279 8,882,644 15,031,178 12,926,270 19,720,858 20,696,485 32,445,729 36,677,022 36,677,022 37,127,518 11,982,719 1,082,520 1,083,351,724 2,1672,065 2,066,471 977,576 2,177,653 4,013,171 4,815,804	1,483,379 1,677,658 1,886,713 4,129,145 2,364,351 4,643,892 7,200,653 10,699,387 10,699,387 11,961,260 16,249,965 19,393,619 29,983,549 35,357,041 15,62,520 16,72,655 2,066,433 11,962,715 10,62,520 20,799,120 5,041,519 43,351,724 21,672,065 2,066,471 977,576 2,776,453 4,013,171 4,815,804	1,402,947 1,566,247 1,762,638 3,905,917 2,207,053 5,905,917 2,207,053 1,200,118 10,996,251 13,200,118 10,996,251 15,779,120 16,089,154 27,521,369 22,093,884 86,924,747 11,982,719 1,062,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 5,217,453 4,013,171 4,815,804	1,322,515 1,454,637 1,636,664 3,662,688 2,049,756 5,708,431 4,025,841 6,251,305 9,439,603 10,031,242 15,308,256 16,764,489 25,059,190 28,600,722 52,763,362 11,962,719 1,062,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	1,242,083 1,343,025 1,510,639 3,459,459 1,892,459 3,716,815 5,776,631 8,709,710 6,226,965 11,369,059 9,066,232 22,597,010 25,507,672 46,607,459 11,982,719 1,062,520 9,790,120 6,041,519 43,351,724 21,672,065 22,066,471 977,576 5,217,463 4,013,771 4,815,804	1,161,651 1,231,414 1,334,615 3,236,230 1,735,161 4,939,984 4,939,984 4,939,984 5,563,046 10,453,529 8,101,223 12,366,526 14,175,155 20,124,491 40,429,920 11,962,719 1062,520 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	666,045 1,081,220 1,119,803 1,258,590 3,013,001 1,577,864 4,555,760 3,006,765 4,827,284 4,555,760 3,006,765 4,839,126 9,537,999 7,106,214 10,888,850 12,670,493 17,650,211 18,921,259 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 2,068,471 977,576 3,217,453 4,013,171 4,815,804	616,637 1,000,787 1,000,787 1,132,566 2,789,772 1,420,567 4,171,538 2,709,738 4,352,610 6,511,385 4,235,207 8,622,470 9,410,606 11,565,628 15,172,932 15,628,102 28,032,025 11,982,719 9,790,120 6,41,519 43,351,724 21,672,065 2,066,471 9,77,576 3,217,453 4,013,171 4,815,804	920,056 896,881 1,006,540 2,566,643 1,263,269 3,767,314 2,480,712 3,877,935 5,763,806 1,261,633 1,271,267 7,705,279 5,206,195 1,2701,653 1,2300,606 21,805,483 11,962,719 1,062,520 21,805,483 11,962,719 1,062,520 21,805,483 11,962,719 1,062,520 21,805,483 11,962,719 1,062,520 21,805,483 11,962,719 1,062,520 21,805,483 11,962,719 1,062,520 2,066,471 977,576 5,277,603 3,277,603 4,013,771 4,815,804	6.0 2.3 1.11 3.44 5.0 6.7 4.2 2.1 2.1 2.1 2.1 2.1 2.1 2.1 2
Seven unit scheme (flats) Nine unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Tirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) One hundred unit scheme (flats - lower density) Two hundred unit scheme (flats - lower density) Two hundred unit scheme (flats - higher density) Two hundred unit scheme (flats) Tree hundred unit scheme (flats) Comparison retail Data Centre Office development Office development Office development Hotel development (100 rooms) Light industrial scheme Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) CHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER Description One unit scheme (houses) Two unit scheme (houses) Seven unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Tree unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats)	UNDEVELOPED LAND) No of units	£138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,265,252 £466,544 £954,633 £246,590 £1,051,953 £999,738 £1,366,943 £5,134,958 £529,797 £3,565,943 £1,236,944 £2,959,733 £1,782,971 £1,782,972 £1,7	1,644,243 1,901,081 2,140,762 4,575,603 2,678,945 7,245,324 8,150,001 12,359,172 21,191,714 22,003,150 34,907,908 41,955,024 77,348,904 11,362,719 1,062,520 9,750,120 6,041,519 43,351,724 21,672,665 3,217,453 4,013,177 4,815,804	1,563,611 1,789,470 2,014,737 4,352,374 2,521,648 6,061,102 4,952,918 7,675,327 11,629,279 9,720,850 12,926,270 19,720,850 11,982,719 9,790,120 6,041,519 9,790,120 6,041,519 9,790,120 6,041,519 9,790,120 6,041,519 9,790,120 6,041,519 9,790,120 6,041,519 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,771 4,815,804	1,483,379 1,677,658 1,868,713 4,129,145 2,364,351 6,476,876 4,643,892 7,200,653 10,899,387 5,216,725 14,115,648 11,961,260 16,249,965 19,393,819 29,963,349 35,387,041 19,827,719 66,241 57,970,120 67	1,402,947 1,566,247 1,762,688 3,905,917 2,007,053 6,092,655 4,334,867 6,725,979 10,169,495 7,554,695 13,200,118 10,996,251 16,779,120 18,089,154 27,521,369 32,093,884 56,524,747 11,982,719 9,790,120 6,041,519 43,051,724 21,672,685 3,003,884 4,013,171 4,815,804	1,322,515 1,444,637 1,636,664 3,682,688 2,049,756 5,708,431 4,025,841 6,251,305 9,439,603 6,890,886 12,284,589 10,031,242 15,308,256 16,784,489 25,059,190 28,800,728 52,783,362 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,085 2,066,471 977,576 3,217,453 4,013,171 4,815,804 407,135 814,270 1,322,515 1,454,637 1,636,664 3,662,688	1,242,083 1,343,025 1,510,639 3,459,459 1,892,459 5,324,207 3,716,815 5,776,631 8,709,710 6,222 13,337,391 15,479,824 22,597,010 25,507,572 46,607,459 11,982,719 6,041,519 45,351,724 21,672,685 2,066,471 977,576 3,217,453 4,013,171 4,815,804	1,161,651 1,231,414 1,384,615 3,236,230 1,735,161 4,939,984 3,407,789 5,301,958 7,978,546 10,453,529 8,101,223 12,366,526 14,175,159 20,124,491 22,214,416 10,429,20 11,982,719 102,520 9,790,120 6,041,519 43,351,724 21,672,065 2,066,471 977,576 3,217,453 4,013,1771 4,815,804	666,045 1,081,220 1,119,803 1,258,590 3,013,001 1,578,844 4,555,760 3,098,763 4,827,284 4,555,760 3,098,763 4,899,126 6,557,969 7,136,214 10,888,855 12,870,493 17,650,211 10,921,259 34,252,382 11,962,719 1,062,520 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,177 4,815,804	616,637 1,000,787 1,000,787 1,102,566 2,769,772 1,420,567 4,171,538 2,769,738 4,352,610 6,515,385 4,235,207 6,171,204 9,410,606 11,565,825 15,628,102 15,628,102 16,628,102 18,032,025 11,962,719 1,062,520 9,769,107 28,032,025 11,962,719 1,062,520 9,769,107 3,217,453 4,015,171 4,815,804 40% AH 308,319 616,637 1,000,787 1,008,192 1,008,192 1,008,192 1,008,192 1,008,192 1,008,192 1,008,192 1,008,192 1,008,192 1,102,566 2,769,772	920,056 896,581 1,066,540 2,566,543 1,263,269 3,707,314 2,480,712 3,677,935 5,783,806 3,771,267 7,705,279 5,206,195 10,261,163 12,701,653 11,982,719 9,790,120 6,041,519 43,351,724 21,672,665 2,068,471 977,576 3,217,483 4,013,771 4,815,804	6.0% AIA 3.34.4 5.0% AIA 3.34.
Seven unit scheme (flats) Nine unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Timenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - with GF retail Three hundred unit scheme (flats) with GF retail Three hundred unit scheme (flats) Two hundred unit scheme (flats) Two hundred unit Scheme (flats) Town hundred unit Scheme (flats) The hundred unit scheme (flats) The development Large retail supermarket Comparison retail Data Centre Office development Hotel development (160 rooms) Hotel development (160 rooms) Light industrial scheme intensification (60% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme intensification (60% plot ratio) CHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER Description One unit scheme (houses) Four unit scheme (flats) Nie unit scheme (flats) Nie unit scheme (flats) Timenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Thirty unit scheme (flats)	UNDEVELOPED LAND) No of units No against the second seco	£138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £1,285,225 £1,265,234 £246,590 £1,051,953 £999,738 £1,435,292 £1,366,945 £5,134,958 £5,134,958 £5,134,958 £529,797 £3,565,943 £1,235,194 £1,485,819 £2,959,733 £1,782,971 £1,485,819 £2,956,943 £1,782,971 £1,485,819 £2,956,943 £1,782,971 £1,485,819 £2,956,943 £1,782,971 £1,485,819 £2,956,943 £1,782,971 £1,485,819 £2,971 £1,485,819 £2,971 £1,485,819 £2,971 £1,485,819 £2,119 £1,485,819 £2,119 £1,485,819 £2,119 £1,485,819 £2,119 £2	1,644,243 1,901,081 2,140,762 4,575,603 2,678,945 7,245,324 6,150,001 12,359,172 21,191,714 2,003,150 34,907,903 41,955,024 77,348,904 11,962,719 1,963,763,763,763,774,774,774,774,774,774,774,774,774,77	1,563,611 1,789,470 2,014,737 4,352,374 2,521,548 6,861,102 4,952,918 7,675,327 11,629,279 6,635,644 15,031,178 12,226,220 19,720,850 20,698,485 32,445,729 38,677,932 71,207,518 11,982,719 6,041,519 43,351,724 21,672,685 2,474,729 43,351,724 43,351,724 43,351,724 43,351,724 43,351,724 43,351,724 43,351,724 43,351,724 1,772,685 3,217,463 4,013,171 4,815,804	1,483,379 1,677,658 1,868,713 4,129,145 2,364,351 6,476,878 4,643,892 7,200,653 10,899,387 10,899,387 11,961,260 11,561,2	1,402,947 1,566,247 1,762,688 3,905,917 2,007,053 6,092,655 4,334,867 6,725,979 10,169,495 1,564,945 1,564,945 1,564,947 1,564,947 1,564,947 1,982,719 1,982	1,322,515 1,444,637 1,636,664 3,662,688 2,049,756 5,708,431 4,025,841 6,251,305 9,439,603 6,899,886 12,284,589 0,031,242 15,308,256 16,764,489 25,059,190 28,800,728 52,783,362 11,962,719 1,962,719	1,242,083 1,343,025 1,510,639 3,459,459 1,892,459 5,324,207 3,716,815 5,776,631 8,709,710 6,222,965 11,369,059 9,066,232 13,337,391 15,479,824 22,597,010 25,507,572 46,607,459 11,982,719 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	1,161,651 1,231,414 1,384,615 3,236,230 1,735,161 4,939,984 3,407,789 5,301,958 7,978,546 5,563,046 10,453,529 8,101,223 12,366,526 14,175,159 20,124,491 22,214,416 40,429,920 11,982,719 1062,520 9,790,120 6,041,519 43,351,724 21,672,066,471 977,576 3,217,453 4,013,171 4,815,804	666,045 1,081,220 1,119,803 1,258,590 3,013,001 1,577,864 4,555,760 3,096,763 4,827,284 4,555,760 3,096,763 4,827,284 1,982,719 1,082,71	616,637 1,000,787 1,000,787 1,000,787 1,132,566 2,789,772 1,417,538 2,789,738 4,372,610 6,515,385 4,235,207 8,622,470 9,410,606 11,565,828 15,175,932 15,628,102 28,032,025 11,982,719 28,033,025 11,982,719 28,033,025 11,982,719 28,033,025 11,982,719 28,033,025 11,982,719 28,033,025 11,982,719 28,033,025 11,982,719 28,033,025 11,982,719 28,033,025 11,982,719 28,033,025 11,982,719 21,672,065 2,066,471 297,575 3,217,453 4,013,171 4,815,804	920,056 896,581 1,006,540 2,566,543 1,263,269 3,77,371 3,677,935 5,783,806 1,577,207 5,206,195 7,705,279 5,206,195 12,330,508 12,330,508 11,982,719 9,790,120 6,041,519 43,351,724 21,672,055 2,068,471 4,013,171 4,815,804	5.0% AA 6.0% A
Seven unit scheme (flats) Nine unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Thirty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) Two hunded unit scheme (flats - higher density) Two hunded unit scheme (flats with GF retail Three hundred unit scheme (flats) with GF retail Five hundred unit scheme (flats) Two hundred unit scheme hundred (some hundred h	UNDEVELOPED LAND) No of units No of units 1 1 1 2 2 3 5 5	£138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £466,544 £954,633 £246,590 £1,051,953 £999,738 £1,369,94 £5,134,958 £529,797 £3,565,943 £1,782,971 £1,485,810 £659,659 £416,027 £1,782,971 £1,782,971 £1,485,810 £659,699 £416,027 £1,782,971 £1,485,810 £1,236,943 £2,959,733 £1,782,971 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £2,595,733 £1,782,971 £1,585,943 £1,782,971 £1,585,943 £1,782,971 £1,585,943	1,644,243 1,901,081 2,140,762 4,575,603 2,678,945 7,245,324 8,150,001 12,359,172 9,546,564 15,946,707 13,881,279 21,191,714 22,003,150 34,907,908 41,955,024 9,790,120 6,041,519 43,351,724 21,672,065 4,975,023 4,073,17,453 4,073,171 4,815,804 PER HA 0% AH 505,951 1,011,902 1,644,243 1,907,908 2,176,933 2,177,553 4,073,177,576 3,217,453 4,073,177,576 3,217,453 4,073,177,576 3,217,453 4,073,177,576 3,217,453 4,073,177,576 3,217,453 4,073,177,576 3,217,453 4,073,177,576 3,217,453 4,073,177,576 3,217,453 4,073,177,576 3,217,453 4,073,177,576 3,217,453 4,073,177,576 3,217,57	1,563,611 1,789,470 2,014,737 4,352,374 2,521,648 6,661,102 4,952,918 7,675,327 11,629,279 8,882,644 15,031,178 12,926,270 19,720,650 20,698,485 32,445,729 38,677,932 71,207,518 11,962,719 1,062,620 6,041,519 4,351,724 21,672,065 0,793,27 1,075,618 11,962,719 1,062,620 6,041,519 4,3351,724 21,672,065 3,217,453 4,013,717 4,815,604	1,483,379 1,677,658 1,586,713 4,129,145 2,364,351 4,476,870 4,643,892 7,200,653 10,899,387 8,218,725 14,115,648 11,961,260 16,249,985 19,393,819 29,963,549 35,387,041 1,962,719 1,682,520 9,790,127 1,682,520 9,790,127 1,682,520 1,790,653 1,792,719 1,682,520 1,790,653 1,792,719	1,402,947 1,566,247 1,762,688 3,905,917 2,207,053 4,334,867 6,725,979 10,169,495 7,554,805 13,200,118 10,996,251 16,779,120 18,089,154 27,521,569 32,093,884 27,521,569 32,093,884 27,521,569 32,093,884 27,521,569 32,093,884 27,521,569 32,093,884 27,521,569 32,093,884 27,521,569 32,093,884 4,013,171 4,015,604	1,322,515 1,454,637 1,636,664 3,662,688 2,049,756 5,708,431 4,025,841 6,251,305 9,439,603 6,890,886 12,224,589 10,031,242 15,308,256 16,764,489 25,059,190 28,800,728 5,763,362 11,962,719 1,662,520 9,780,120 6,041,519 43,351,724 21,672,065 43,361,724 21,672,065 43,361,724 21,672,065 43,361,724 21,672,065 43,361,724 21,672,065 43,361,724 21,672,065 43,361,724 21,672,065 43,361,724 21,672,065 43,361,724 21,672,065 43,361,724 21,672,065 43,361,724 21,672,065 43,361,724 21,672,065 41,270 41,315 41,516,614 407,135 614,270 1,322,515 1,636,664 3,662,688 2,694,765 5,708,431 4,025,644 6,251,305 5,708,431 4,025,644 6,251,305 5,708,431 4,025,644 6,251,305 5,708,431	1,242,083 1,343,025 1,510,639 3,459,459 1,892,459 5,324,207 3,716,815 5,776,631 8,709,710 6,225,955 11,369,059 9,066,232 13,037,091 15,479,824 22,597,010 25,507,572 46,607,459 11,982,719 1,082,520 6,041,519 43,351,724 21,072,065 3,217,453 4,013,171 4,615,004	1,161,651 1,231,414 1,384,615 3,236,230 1,735,161 4,939,964 4,939,964 6,453,529 8,101,223 12,366,526 12,366,526 14,175,159 20,124,491 22,214,416 4,429,920 11,962,719 1,062,520 9,790,120 6,041,519 43,351,724 21,672,065 20,719,100,100,100,100,100,100,100,100,100,1	666,045 1,081,220 1,119,800 1,258,590 3,013,001 1,577,864 4,555,760 3,098,763 4,859,126 4,899,126 6,041,519 43,351,724 1,062,520 6,041,519 43,351,724 1,072,062 2,088,471 9,770,120 6,041,519 43,351,724 1,672,062 2,088,471 9,775,760 3,271,453 4,013,171 4,815,304	616,637 1,000,787 1,000,787 1,000,787 1,000,787 1,120,566 2,759,772 1,420,567 4,171,538 2,709,738 4,352,610 6,515,365 4,235,207 6,622,470 6,711,204 1,1505,628 15,175,932 15,175,932 15,175,932 16,0041,519 43,351,724 21,672,065 2,088,471 977,576 3,217,453 2,774,537 1,000,787 1,000,787 1,000,787 1,000,787 1,000,787 1,132,566 2,789,772 1,420,567 1,132,566 2,789,772 1,420,567 1,132,566 2,789,772 1,420,567 1,132,566 2,789,772 1,420,567 1,132,566 2,789,772 1,420,567 1,132,566 2,789,773 1,420,567 2,789,773 1,420,567 2,789,773 1,420,567 2,789,773 1,420,567 2,789,773 1,420,567 1,740,567 2,789,773 1,420,567 2,789,773 2,420,567 2,789,773 2,420,567 2,789,773 2,420,567 2,789,773 2,420,567 2,789,773 2,420,567 2,789,773 2,420,567 2,789,773 2,420,567 2,789,773 2,420,567 2,789,773 2,420,567 2,789,773 2,420,567 2,789,773 2,420,567 2,789,773 2,420,567 2,789,773 2,420,567 2,789,773 2,420,567 2,789,773 2,420,567 2,789,773 2,420,567 2,789,773 2,420,567 2,789,773 2,420,567 2,789,773 2,420,567 2,789,783 2,420,567 2,420,57 2	920,356 896,581 1,006,540 2,566,543 1,263,269 3,767,314 5,783,806 3,571,287 7,705,279 5,206,195 10,261,163 12,701,553 12,305,008 11,962,719 1,082,520 6,041,519 43,351,724 21,672,065 3,271,453 4,013,171 4,615,004	50% Al Al Service Al S
Seven unit scheme (flats) Nine unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Timity unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) Two hundred unit scheme (flats) with GF retail Three hundred unit scheme (flats) with GF retail Five hundred unit scheme (flats) Two hundred unit scheme (flats) Two hundred unit scheme (flats) Town hundred unit scheme (flats) The unit scheme (houses) Four unit scheme (houses) Ten unit scheme (flats) Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - higher density) Fifty unit scheme (flats - higher density) Seventy unit scheme (flats - higher density) Seventy unit scheme (flats - higher density)	UNDEVELOPED LAND) No of units No of units 11 11 22 33 55	£138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,265,252 £466,544 £954,633 £246,590 £1,051,953 £999,738 £1,365,943 £1,236,194 £2,959,733 £1,782,971 £1,486,810 £659,699 £416,027 £1,782,971 £1,485,810 £659,699 £416,027 £1,782,971 £1,485,810 £659,699 £416,027 £1,782,971 £1,485,810 £659,699 £416,027 £1,782,971 £1,485,810 £659,699 £417,917 £1,485,810 £659,699 £417,917 £1,485,810 £659,699 £417,917 £1,485,810 £590,000 BLV £1,782,971 £1,782	1,644,243 1,901,081 2,140,762 4,575,603 2,678,945 7,245,324 5,261,944 8,150,001 12,359,172 9,546,564 15,946,707 13,881,279 21,151,714 22,003,150 34,907,908 41,962,707 13,881,279 10,108 11,108	1,563,611 1,789,470 2,014,737 4,352,374 4,352,374 4,352,374 2,521,648 6,561,102 4,952,918 7,675,327 11,629,279 8,882,644 15,031,178 12,926,270 10,625,20 20,696,485 32,445,729 38,677,020 20,696,485 32,445,729 38,677,020 20,696,485 32,445,729 38,677,020 20,696,485 32,445,729 38,677,020 20,696,485 32,445,729 38,351,724 21,672,065 2,066,471 977,576 3,217,453 4,013,171 4,815,804	1,483,379 1,677,658 1,888,713 4,129,145 2,364,351 4,643,692 7,200,653 10,893,367 11,961,260 16,249,965 19,393,619 29,983,549 35,357,041 15,62,529 16,72,655 2,066,433 11,962,260 2,066,433 11,962,260 2,066,433 11,962,260 11,963,361 11,962,260 11,963,361 11,962,260 11,963,361 11,962,260 11,963,361 11,962,260 11,963,361 11,962,260 11,963,361 11,963,260 11,963,361 11,963,260	1,402,947 1,566,247 1,562,628 3,905,917 2,207,053 6,725,979 10,169,495 7,554,805 13,200,118 10,996,251 16,779,120 16,089,154 27,521,369 22,093,884 86,924,747 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 5,217,453 4,013,171 4,815,804 1,762,687 1,762,6	1,322,515 1,454,637 1,636,664 3,662,688 2,049,756 5,708,431 4,025,841 6,251,305 9,439,603 10,031,242 15,306,242 15,306,242 15,306,242 15,306,242 15,306,242 15,306,242 15,306,242 15,306,242 15,306,242 15,306,242 15,306,242 16,720,243 16,720,24	1,242,083 1,343,025 1,510,639 3,459,459 1,892,459 3,716,815 5,776,631 6,226,965 11,369,059 9,066,232 22,597,010 6,226,965 11,369,059 9,066,232 25,97,010 6,26,965 11,369,059 11,982,719 1,062,520 9,790,120 6,041,519 43,351,724 21,672,065 2,063,471 977,576 3,217,453 4,013,171 4,815,804	1,161,651 1,231,414 1,334,615 3,236,230 1,735,161 4,939,984 3,407,789 5,301,958 7,978,546 10,453,529 8,101,223 1,366,526 14,175,159 20,124,491 40,429,920 11,962,719 1062,520 11,962,719 1062,520 11,962,719 1062,520 11,962,719 1062,520 11,962,719 1062,520 11,962,719 1062,520 11,962,719 1062,520 11,962,719 1062,520 11,962,719 1062,520 11,962,719 1062,520 11,962,719 11,962,71	666,045 1,081,220 1,119,803 1,258,590 3,013,001 1,577,864 4,555,760 3,006,765 4,827,284 4,555,760 3,006,765 4,839,126 9,537,999 7,106,214 10,888,850 12,870,493 17,850,211 18,921,259 34,252,352 11,982,719 9,790,120 6,041,519 43,351,724 21,672,065 2,066,471 977,576 2,066,471 977,576 4,013,177 4,815,804	616,637 1,000,787 1,000,787 1,000,787 1,132,566 2,789,772 1,420,567 4,171,538 2,789,738 4,352,610 6,511,385 4,235,207 8,622,470 6,411,558 2,610 2,602,025 11,962,719 9,790,120 6,041,519 43,351,724 21,672,065 2,066,471 977,576 3,217,453 4,013,171 4,815,804	920,056 896,881 1,006,540 2,566,643 1,263,269 3,767,314 2,480,712 3,877,935 5,763,006 3,571,287 7,705,279 5,206,195 12,300,508 21,805,483 11,962,719 1,02,520 1,2300,508 21,805,483 11,962,719 1,02,520 1,2300,508 21,805,483 11,962,719 1,02,520 1,2300,508 21,805,483 11,962,719 1,02,520 1,2300,508 21,805,483 11,962,719 1,02,520 1,0300,508 21,805,483 11,962,719 1,0300,508 2,062,471 977,576 5,277,603 3,671,606,540 1,263,269 3,677,935 5,763,006 3,571,287 5,778,506 3,577,935 5,778,506 3,577,935 5,778,506 3,577,935 5,778,506 3,577,935 5,778,506 3,577,935 5,778,506 3,577,935 5,778,506 3,577,935 5,778,506 3,577,935 5,778,506 3,577,935 5,778,506 3,577,935 5,778,506 3,577,935 5,778,506 3,577,935 5,778,506 3,577,935 5,778,506 3,577,935 5,778,506 3,577,935 5,778,506 3,577,935 5,778,506	6.0% A A 8 6 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7
Seven unit scheme (flats) Nine unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) One hundred unit scheme (flats - lower density) Two hunded unit scheme (flats) with GF retail Three hundred unit scheme (flats) Troo hundred unit scheme (flats) Two hundred unit scheme (flats) Two hundred unit Co-living scheme Large retail supermarket Comparison retail Data Centre Office development Office development Office development Hotel development (100 rooms) Hotel development (100 rooms) Hotel development (100 rooms) Hotel development (60% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme (flats) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Nine unit scheme (flats) Tren unit scheme (flats) Tren unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Tren unit scheme (flats) Twenty unit scheme (flats) Thirty unit scheme (flats - higher density) Seventy unit scheme (flats - higher density) Green hundred unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) One hundred unit scheme (flats - higher density)	UNDEVELOPED LAND) No of units 11 22 33 55 77	£138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,265,252 £466,544 £954,633 £246,590 £1,051,953 £999,738 £1,365,943 £5,134,958 £529,797 £3,565,943 £1,265,269 £416,027 £1,782,971 £1,865,810 £659,659 £416,027 £1,782,971 £1,782,971 £1,865,6943 £2,959,733 £1,782,971 £1,782,972 £1,782,972 £1,782,972 £1,782,972 £1,782,972 £1,782,972 £1,782,97	1,644,243 1,901,081 2,140,762 4,575,603 2,678,945 7,245,324 8,150,001 12,359,172 15,946,707 13,881,279 21,191,714 22,003,150 34,907,908 41,955,024 77,346,303 11,982,719 1,062,520 9,790,120 6,041,519 43,351,724 21,672,665 43,174,53 4,013,177 4,815,804 PER HA 0% AH O% AH O	1,563,611 1,789,470 2,014,737 4,352,374 2,521,548 6,661,102 4,952,918 7,675,327 11,629,279 9,720,850 12,9445,729 38,677,932 20,698,485 32,445,729 38,677,932 11,629,279 6,041,519 43,351,724 21,672,065 11,982,719 43,351,724 21,672,065 3,217,453 4,013,771 4,815,804	1,483,379 1,677,658 1,686,713 4,129,145 2,364,351 6,476,879 4,643,892 7,200,653 10,899,387 8,218,725 14,115,648 11,961,260 16,249,965 19,393,819 29,963,649 35,387,041 1962,560 6,741,519 45,351,724 21,672,665 2,066,471 977,576 3,217,453 4,013,171 4,815,804	1,402,947 1,566,247 1,762,688 3,905,917 2,007,053 6,092,655 4,334,867 6,725,979 10,169,495 13,200,118 10,996,251 16,779,120 6,041,519 43,051,724 21,672,065 32,093,884 56,9224,747 11,982,719 6,041,519 43,051,724 21,672,065 7,068,471 977,576 3,217,453 4,013,171 4,815,804 1,762,688 3,905,917 2,207,653 6,032,947 1,762,688 3,905,917 2,207,653 6,032,947 1,762,688 3,905,917 2,207,653 6,033,867 6,725,979 10,169,495 7,7554,805 13,200,118 10,996,251 10,779,120 11,0996,251 10,779,120 11,0996,251 10,779,120	1,322,515 1,444,637 1,636,664 3,662,688 2,049,756 5,708,431 4,025,841 6,251,305 9,439,603 6,890,886 12,224,589 10,031,242 15,308,256 16,764,489 25,059,190 28,800,728 27,753,362 11,962,719 1,625,520 9,790,120 6,041,519 43,351,722 21,672,055 2,066,471 977,576 3,217,453 4,013,171 4,815,804 Re 20% AH 407,135 814,270 1,322,515 1,444,637 1,636,664 3,662,688 2,049,756 5,708,431 4,025,841 6,251,305 9,439,603 6,890,886 12,224,589 10,031,242 15,300,286 12,244,589 10,031,242 15,300,286	1,242,063 1,343,025 1,510,639 3,459,459 1,892,459 5,746,631 8,709,710 6,222,595 11,369,059 9,066,232 13,337,391 15,479,824 22,597,010 25,507,572 46,607,459 11,982,719 1,982,451 1,510,639 1,430,055 1,510,639 1,452,450 1,510,639 1,452,450 1,510,639 1,631,631 1,768,651 1,768,651 1,768,651 1,768,651 1,768,651 1,369,059 9,066,232 1,343,055 1,369,059 9,066,232 1,343,055 1,369,059 9,066,232 1,343,055 1,369,059 9,066,232 1,347,387	1,161,651 1,231,414 1,384,615 3,236,230 1,735,161 4,939,984 3,407,789 5,301,958 7,978,546 5,563,046 10,453,529 8,101,223 12,366,526 14,175,159 20,124,491 22,214,416 40,429,920 11,982,719 1,082,520 9,790,120 11,982,719 1,082,520 9,790,120 11,982,719 1,082,520 9,790,120 11,982,719 1,082,520 11,982,719 1,082,520 11,982,719 1,082,520 1,1982,719 1,082,520 1,1982,719 1,082,520 1,1982,719 1,082,520 1,1982,719 1,082,520 1,1982,719 1,082,520 1,1982,719 1,082,520 1,1982,719 1,082,520 1,1982,719 1,198	666,045 1,081,220 1,119,803 1,258,590 3,013,001 1,577,864 4,555,760 3,098,763 4,627,284 1,982,719 7,136,214 10,888,850 12,870,493 3,012,259 3,212,259 3,212,259 3,213,22,219 1,982,719 1,082,229 1,1982,719 1,082,229 1,1982,719 1,082,229 1,1982,719 1,082,229 1,1982,719 1,082,229 1,1982,719 1,082,229 1,1982,719 1,082,229 1,1982,719 1,082,220 1,1982,719 1,082,220 1,1982,719 1,082,220 1,119,803 1,11	616,637 1,000,787 1,000,787 1,000,787 1,132,566 2,789,772 1,420,567 4,171,538 2,789,738 4,325,610 6,515,385 4,235,207 8,622,470 9,410,606 11,565,828 15,175,932 15,628,102 28,032,025 11,962,719 9,410,606 11,565,828 15,175,932 15,628,102 28,032,025 11,962,719 9,410,606 11,565,828 15,175,932 15,628,102 28,032,025 11,962,719 9,790,120 6,041,519 4,3351,724 21,672,065 2,068,471 1,077,576 3,217,453 4,013,171 4,815,804	920,056 896,581 1,065,540 2,566,543 1,263,269 3,707,314 2,480,712 3,677,035 5,783,806 10,261,163 12,701,053 11,982,719 11	50% Al A 8 2 3 3 2 2 3 3 2 2 3 3 4 3 4 8 4 8 8 9 9 6 7 7 8 8 9 9 9 7 7 7 7 7 7 7 7 7 7 7 7 7
Seven unit scheme (flats) Nine unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - ligher density) Seventy unit scheme (flats - ligher density) One hundred unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) Two hundred unit scheme (flats) Two hundred unit scheme (flats) Tree hundred unit (flats) Thete development Hotel development Hotel development (flat oroms) Light industrial scheme Industrial scheme intensification (60% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme (flats) Tree unit scheme (flats) Treen unit scheme (flats)	UNDEVELOPED LAND) No of units No of units 1 1 1 1 1 2 2 3 5 5 7 7 7 1 10	£138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,265,252 £466,544 £954,633 £246,590 £1,051,953 £999,738 £1,365,943 £1,266,194 £2,959,733 £1,236,194 £2,959,733 £1,782,971 £1,486,810 £659,699 £416,027 £1,782,971 £1,485,810 £659,699 £416,027 £1,782,971 £1,485,810 £659,699 £417,917 £1,485,810 £659,699 £417,917 £1,485,810 £659,699 £417,917 £1,485,810 £659,699 £417,917 £1,485,810 £659,699 £417,917 £1,485,810 £500,000 £170,438 £500,000 £170,438 £500,000 £180,208 £180,208 £180,208 £180,208 £180,208 £180,208 £180,208 £180,208 £181,576 £18	1,644,243 1,901,081 2,140,160 2,678,945 7,245,324 5,261,944 8,150,001 12,359,172 9,546,564 15,946,707 13,881,279 21,191,714 22,003,150 34,907,908 41,955,022 9,790,120 1,062,520 1,062,520 1,041,519 43,351,724 21,672,065 21,745 21,672,065 21,745 21,672,065 21,745 21,672,065 21,745 21,672,065 21,745 21,672,065 21,745 21,672,065 21,644,243 21,672,065 21,644,243 21,672,065 21,644,243 21,672,065 21,644,243 21,672,065 21,644,243 21,672,065 21,644,243 21,672,065 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3,662,688 2,049,756 5,708,431 4,025,841 6,251,300 9,439,603 6,890,886 12,224,589 10,031,242 15,308,255 16,764,489 25,059,190 28,800,728 27,83,362 11,962,719 1,062,520 9,789,120 6,041,519 43,351,724 21,672,065 2,783,362 11,962,719 1,062,520 9,789,120 6,041,519 43,351,724 21,672,065 43,401,317,44 4,615,304	1,242,083 1,343,025 1,510,639 3,459,459 1,892,459 5,324,207 3,716,815 5,776,631 8,709,710 6,226,965 11,369,059 9,066,232 13,637,931 15,479,824 22,597,010 22,597,010 22,597,010 22,597,010 22,597,010 22,597,010 22,597,010 22,597,010 22,597,010 22,597,010 23,274,933 1,982,719 43,351,724 21,072,065 3,217,453	1,161,651 1,231,414 1,334,615 3,236,230 1,735,161 4,939,984 3,407,789 5,301,958 7,978,546 10,453,529 8,101,223 1,952,114,175,159 20,124,491 22,214,416 40,429,920 11,962,719 1,062,520 6,041,519 43,351,724 22,14,416 24,672,065 2,066,636 47,777 4,615,604	666,045 1,081,220 1,119,803 1,258,590 3,013,001 1,577,864 4,555,760 3,098,763 4,857,284 7,266,966 4,899,126 9,730,120 6,041,510 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Seven unit scheme (flats) Nine unit scheme (flats) Tren unit scheme (flats) Tren unit scheme (flats) Tren unit scheme (flats) Twenty unit scheme (flats) Trenuth scheme (flats) Trenuth scheme (flats) Trenuth scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - ligher density) Fifty unit scheme (flats - ligher density) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - with GF retail Trene hundred unit scheme (flats) Two hundred unit scheme (flats) Trene hundred unit colliving scheme Large retail supermarket Comparison retail Data Centre Office development Office development Office development (160 rooms) Hotel development (160 rooms) Hotel development (160 rooms) Light industrial scheme Industrial scheme intensification (60% plot ratio) Industrial scheme intensification (60% plot ratio) NCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER Description One unit scheme (houses) Four unit scheme (houses) Four unit scheme (flats) Tren unit scheme (flats) Tren unit scheme (flats) Tren unit scheme (flats) Twenty unit scheme (flats) Trenunt scheme (flats - ligher density) Seventy unit scheme (flats - ligher density) One hundred unit scheme (flats - ligher density) One hundred unit scheme (flats - ligher density) Twenty unit scheme (flats - ligher density) Twenty unit scheme (flats - ligher density) Trene hundred unit scheme (flats - ligher density) Trene hundred unit scheme (flats - ligher density) The hundred unit scheme	UNDEVELOPED LAND) No of units 11 11 22 23 33 55 55 17 77 70 100 100 200 300 500	£138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £466,544 £994,633 £246,590 £1,051,930 £1,051,930 £1,051,930 £1,051,930 £1,051,930 £1,051,930 £1,051,930 £1,051,930 £1,056,943 £1,056,943 £1,236,194 £2,959,733 £1,782,971 £1,485,810 £659,699 £416,027 £1,782,971 £3,565,943 £1,782,971 £3,565,943 £1,782,971 £3,565,943 £1,782,971 £3,565,943 £1,782,971 £3,565,943 £1,782,971 £3,565,943 £1,782,971 £3,565,943 £1,782,971 £3,565,943 £1,782,971 £3,565,943 £500,000 £1,782,971 £1,782,971 £1,782,971 £2,565,943 £500,000 £1,782,971 £1,782,9	1,644,243 1,901,081 2,140,762 4,575,603 2,678,945 7,245,324 8,150,001 12,359,172 21,191,714 22,003,150 34,907,908 41,955,024 7,346,904 11,902,719 4,815,804 11,902,719 4,815,804 11,902,719 4,815,804 11,902,719 4,815,804 11,902,719 4,815,804 11,902,719 4,905,951 1,011,902 1,644,243 1,901,081	1,563,611 1,789,470 2,014,737 4,352,374 2,521,648 6,661,102 4,952,918 7,675,327 11,629,279 8,882,644 15,031,178 12,926,270 9,790,120 6,041,519 9,790,120 6,041,519 4,352,714 4,815,804 5% AH 481,240 962,494 1,563,101 1,789,470 2,014,737 4,352,374 2,521,648 6,641,102 4,952,918 7,075,327 11,629,279 11,629,279 11,629,270 12,926,270 19,720,500 2,068,485 2,445,729 3,677,332 11,629,279 8,882,644 15,031,178 1,789,470 2,521,648 1,563,101 2,792,918 7,775,327 11,629,279 8,882,644 15,031,178 1,789,470 2,521,648 1,661,102 1,789,470 2,521,648 1,661,102 1,792,518 1,962,719 1,775,327 11,629,279 8,882,644 1,902,719 1,902,710 1,902,710 1,902,710 1,902,710 1,902,710 1,902,520 2,698,485 2,445,729 3,677,332 7,1207,518 1,902,719 1,902,520 6,041,519	1,483,379 1,677,658 1,686,713 1,686,713 1,129,145 2,364,351 6,476,879 4,643,892 7,200,653 10,899,387 5,216,225 14,115,648 11,961,260 16,249,985 19,393,819 29,983,549 35,387,041 1962,600 6,041,519 4,351,724 21,672,665 2,066,471 977,576 3,217,453 4,013,171 4,815,804	1,402,947 1,566,247 1,762,688 3,905,917 2,007,053 6,092,655 4,334,867 6,725,979 10,169,495 7,554,805 33,200,118 10,996,251 16,779,120 6,041,519 43,051,724 21,672,625 1,996,251 1,972,757 3,217,453 4,013,171 4,815,804 1,752,757 1,762,688 3,905,917 2,207,653 4,34,867 6,725,799 10,169,495 7,754,805 13,200,118 10,996,251	1,322,515 1,446,637 1,636,664 3,662,688 2,049,756 5,708,431 4,025,841 6,251,305 9,439,603 6,890,886 12,224,589 10,031,242 15,308,256 16,764,489 25,059,190 28,800,728 27,753,362 11,962,719 1,625,520 9,790,120 6,041,519 43,351,722 21,672,055 2,066,471 977,576 3,217,453 4,013,171 4,815,804 407,135 814,270 1,322,515 1,454,637 1,636,664 3,662,688 2,049,756 5,708,431 4,025,841 6,251,305 9,439,603 1,405,841 6,251,305 9,439,603 1,405,841 6,251,305 9,439,603 1,405,841 6,251,305 9,439,603 1,636,664 1,	1,242,063 1,343,025 1,510,639 3,459,459 1,892,459 5,324,207 3,716,815 5,776,631 1,369,059 9,066,232 13,337,391 15,479,824 22,597,010 25,507,572 46,607,459 1,982,459 5,766,631 4,815,804	1,161,651 1,231,414 1,384,615 3,236,230 1,735,161 4,939,984 3,407,789 5,301,958 7,978,546 10,453,529 8,101,223 12,366,520 11,962,719 102,520 11,962,719 102,520 11,962,719 102,520 11,962,719 102,520 11,962,719 102,520 11,962,719 102,520 11,962,719 102,520 11,962,719 102,520 11,962,719 102,520 11,962,719 102,520 11,962,719 102,520 11,962,719 102,520 11,962,719 102,520 11,962,719 102,520 11,962,719	666,045 1,081,220 1,119,803 1,258,590 3,013,001 1,577,864 4,555,760 3,098,763 4,827,284 7,246,966 4,099,120 9,537,999 7,136,214 10,888,850 12,870,493 17,650,211 18,921,259 9,790,120 6,041,519 1,082,520 9,790,120 6,041,519 1,082,520 9,790,120 6,041,519 1,082,520 9,790,120 6,041,519 1,082,520 9,790,120 6,041,519 1,082,520 9,790,120 6,041,519 1,081,220 1,119,803 1,214 1,081,220 1,119,803 1,220 1,119,803 1,220 1,119,803 1,220 1,119,803 1,220 1,119,803 1,220 1,119,803 1,220 1,119,803 1,220 1,119,803 1,220 1,119,803 1,220 1,119,803 1,220 1,119,803 1,220 1,119,803 1,220 1,119,803 1,220 1,119,803 1,220 1,119,803 1,220 1,119,803 1,220 1,119,803 1,220 1,119,803 1,220 1,119,803 1,220 1,20 1,	616,637 1,000,787 1,000,787 1,000,787 1,132,566 2,789,772 1,420,567 4,171,538 2,789,738 4,325,207 8,622,470 6,717,204 9,410,606 11,565,828 15,175,932 15,628,102 28,032,025 11,982,719 1,082,520 9,790,120 6,041,519 40% AH 308,319 407,7576 3,217,453 4,013,171 4,815,804	920,056 896,581 1,006,540 2,566,543 1,263,269 3,77,314 2,480,712 3,677,935 5,783,806 10,261,163 12,701,053 12,303,508 11,982,719 1,982,103 1,982,103 1,982,103 1,982,103 1,982,103 1,982,103 1,982,103 1,982,103 1,982,103 1,982,103 1,982,103 1,982,103 1,983,614 2,480,712 2,566,543 1,263,269 2,566,543 1,263,269 2,566,543 1,263,269 2,577,364 2,480,712 3,777,315 3,777,316 3,777,3	50% AH 50% AH 50% AH 51100 505 21,67 11,98 321 4,01 4,81 501 51,07 3,21 4,01 4,01 5,05 2,05 6,04 4,01 5,05 6,04 6,04 6,04 6,04 6,04 6,04 6,04 6,04
Seven unit scheme (flats) Nine unit scheme (flats) Nine unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Seventy unit scheme (flats - lower density) Seventy unit scheme (flats - lower density) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) Two hunded unit scheme (flats - higher density) Two hunded unit scheme (flats - higher density) Two hundred unit scheme (flats) Three development Office development Office development Office development Office development (100 rooms) Hotel development (100 rooms) Hotel development (100 rooms) I industrial scheme intensification (60% plot ratio) Industrial scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Tou unit scheme (flats) Nine unit scheme (flats) Nine unit scheme (flats) Then unit scheme (flats) Thren unit scheme (flats) Thren unit scheme (flats) Thren unit scheme (flats - higher density) Thren unit scheme (flats - higher density) Tren unit scheme (flats - higher density) Tren unit scheme (flats - higher density) Thren unit scheme (flats - hig	UNDEVELOPED LAND) No of units No of units 11 11 22 33 55 77 77 100 100 300 500	£138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,265,252 £466,544 £954,633 £246,590 £1,365,292 £1,366,943 £5,134,958 £5,134,958 £5,29,797 £3,565,943 £1,236,194 £2,959,733 £1,782,971 £1,385,910 £1,782,971 £1,782,972 £1,782,972 £1,782,972 £1,782,972 £1,782,972 £1,782,972 £1,782,972 £1,782,972 £	1,644,243 1,901,081 2,101,081 2,101,081 2,4575,603 2,678,945 7,245,324 5,261,944 8,150,001 12,359,172 9,546,564 15,946,707 13,881,279 21,191,714 22,003,150 34,907,908 41,955,024 9,750,209 6,041,519 43,351,724 21,672,065 4,013,171 4,815,304	1,563,611 1,789,470 2,014,737 4,352,374 2,521,646 4,952,918 7,675,327 11,629,279 8,882,644 15,031,178 12,926,270 19,720,850 20,698,485 32,445,729 38,677,932 71,207,518 11,962,629 4,952,918 71,207,518 11,962,629 4,952,918 43,351,724 21,672,065 481,248 562,444 1,563,811 1,789,470 2,014,737 4,352,374 2,521,648 6,861,102 4,952,918 6,861,102 6,961,819 7,902,918 7,902,918 7,902,918 7,902,918 7,902,918 7,902,918 7,902,918	1,483,379 1,677,658 1,586,713 4,129,145 2,364,351 4,643,892 7,200,653 10,899,387 8,218,725 14,115,643 11,961,260 16,249,965 19,393,819 29,983,549 35,387,041 1,082,620 9,790,120 6,041,519 43,351,724 21,672,065 4,013,171 4,615,604	1,402,947 1,562,628 1,566,247 1,562,638 3,905,917 2,207,053 4,334,867 6,725,979 10,169,495 7,554,805 13,200,118 10,996,251 16,779,120 16,899,154 27,521,369 32,093,884 58,924,747 11,982,719 43,351,724 21,672,065 22,068,471 9,790,120 6,041,519 43,351,724 21,672,065 21,7453 3,217,453 4,013,171 4,515,004 1	1,322,515 1,454,637 1,636,664 3,662,688 2,049,756 5,708,431 4,025,841 6,251,305 9,439,603 6,890,886 12,224,589 10,031,242 15,306,255 16,764,489 25,059,190 28,800,728 27,83,362 11,962,719 1,062,520 9,790,120 6,041,519 43,351,724 21,672,065 2,088,471 977,576 3,217,453 4,013,171 4,815,304	1,242,063 1,343,025 1,510,639 3,459,459 1,892,459 5,324,207 3,716,815 5,776,631 8,709,710 6,226,965 11,369,059 9,066,232 13,637,931 15,479,824 22,597,010 22,597,672 21,072,756 3,217,453	1,161,651 1,231,414 1,384,615 3,236,230 1,735,161 4,939,984 3,407,789 5,301,958 7,978,546 10,453,529 8,101,223 1,962,719 1,062,520 1,979,120 6,041,519 43,351,724 22,17,453 21,7453 21	666,045 1,081,220 1,119,803 1,258,590 3,013,001 1,577,864 4,555,760 3,098,763 4,827,284 7,246,966 4,899,126 9,537,999 7,136,214 10,888,850 2,370,463 17,650,211 18,921,259 34,252,362 11,982,719 1,082,520 3,1982,719 1,082,719	616,637 1,000,787 1,000,787 1,000,787 1,100,787 1,120,566 2,769,772 1,420,567 4,171,538 2,709,738 4,352,610 6,515,365 4,235,207 8,622,470 6,171,204 9,410,606 11,565,628 15,175,932 9,790,120 6,041,619 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,615,604 40%,AH 308,319 616,637 1,000,767 1,1	920,056 896,581 1,006,540 2,566,543 1,263,269 3,767,314 5,783,806 3,571,287 7,705,279 5,206,195 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 896,581 1,006,540 3,77,335 4,013,171 4,615,004	50% AH
Seven unit scheme (flats) Nine unit scheme (flats) Nine unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Seventy unit scheme (flats - lower density) Seventy unit scheme (flats - lower density) One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - lower density) Two hunded unit scheme (flats - lower density) Two hundred unit scheme (flats) with GF retail Five hundred unit scheme (flats) with GF retail Five hundred unit scheme (flats) Two hundred unit scheme (flats) The hundred unit scheme (flats) Toffice development (160 rooms) Hotel development (160 rooms) Hotel development (160 rooms) Hotel development (160 rooms) Hotel development (floo rooms) Light industrial scheme Industrial scheme intensification (60% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme (flooses) Four unit scheme (flooses) Four unit scheme (flooses) Four unit scheme (flats) Two unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats - higher density) Fifty unit scheme (flats - higher density) Twenty unit scheme (flats - higher density) Twenty unit scheme (flats - higher density) Twenty unit scheme (flats - higher density) The hundred unit scheme (flats - higher density) Twenty unit scheme (flats - higher density) The hundred unit scheme (flats - higher density) The hundred unit scheme (flats - higher density) The	UNDEVELOPED LAND) No of units No of units 111 22 33 55 77 77 100 200 300 500	£138,676 £236,858 £200,584 £359,804 £359,804 £214,593 £668,614 £399,386 £502,352 £1,265,2352 £466,544 £954,633 £246,590 £1,365,943 £1,366,945 £5,134,958 £5,29,797 £3,565,943 £1,236,194 £2,959,733 £1,782,971 £1,486,810 £659,699 £416,027 £1,782,971 £1,485,810 £659,699 £416,027 £1,782,971 £1,485,810 £659,699 £417,917 £1,485,810 £659,699 £417,917 £1,485,810 £659,699 £416,027 £1,782,971	1,644,243 1,901,081 2,140,762 4,575,603 2,678,945 7,245,324 5,261,944 8,150,001 12,359,172 9,546,564 15,946,707 13,881,279 21,191,714 22,003,150 34,907,908 4,1962,719 1,062,520 9,790,120 6,041,519 43,351,724 21,672,665 2,068,471 977,576 8,150,001 1,001 1,001 1,001 1,002 1,004 1,003 1,004	1,563,611 1,789,470 2,014,789,470 2,014,352,374 4,352,374 4,352,374 4,952,918 7,675,327 11,629,279 8,882,644 15,031,178 12,926,270 19,720,850 20,696,485 32,445,729 36,077,932 71,207,518 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,066,471 977,576 3,177,453 4,013,171 4,815,804 1,663,311 1,789,470 2,014,737 4,815,804 1,663,1102 4,363,311 1,789,470 2,014,737 4,952,918 6,861,102 4,952,918 6,861,102 4,952,918 6,861,102 4,952,918 1,767,527 1,720,550 8,882,644 6,861,102 4,952,918 1,952,919 8,877,932 71,207,518 1,952,719 1,720,850 32,445,729 38,677,932 71,207,518 11,982,719 1,002,520 9,790,120 1,979,756	1,463,379 1,677,658 1,886,713 4,129,145 2,364,351 4,643,692 7,200,653 10,699,387 1,617,658 11,961,260 16,249,965 19,393,619 29,983,549 20,66,133 11,962,210 4,041,519	1,402,947 1,562,628 1,566,247 1,566,	1,322,515 1,454,637 1,636,664 3,662,688 2,049,756 5,708,431 4,025,841 6,251,305 9,439,603 6,890,886 12,234,589 10,031,242 15,306,2688 12,264,589 10,031,242 15,306,2688 12,264,589 10,031,242 15,308,256 10,704,489 10,705	1,242,083 1,343,025 1,510,639 3,459,459 1,892,459 3,716,815 5,776,631 8,709,710 6,226,965 11,369,059 9,066,232 18,837,391 15,479,624 22,597,010 25,507,572 46,607,459 19,862,719 43,351,72,45 24,063,471 977,576 32,17,453 4,013,171 4,815,804	1,161,651 1,231,414 1,334,615 3,236,230 1,735,161 4,939,984 3,407,789 5,301,958 7,978,546 10,453,529 8,101,223 12,366,526 14,175,155 20,124,491 22,214,416 40,429,920 11,962,719 1,062,520 12,491 12,1672,065 12,17,453 12,17,453 12,17,453 12,17,453 12,17,454 13,17,44 13,17,48 13,17,24 13,17,17,18 13,17 13,17 13,17 13,17 13,17 13	666,045 1,081,220 1,119,803 1,258,590 3,073,001 1,577,864 4,555,760 3,096,765 4,827,284 7,246,966 4,899,126 9,537,999 9,7105,214 10,888,850 2,670,493 17,650,211 4,872,874 4,872,874 4,872,874 4,872,874 4,872,874 4,872,874 4,872,874 4,872,874 4,872,874 4,872,874 4,872,874 4,872,874 4,872,874 4,872,874 4,872,874 4,872,874 4,872,874 4,872,874 4,973,777 4,873,773 4,873,773 4,873,773 4,872,874 4,872	616,637 1,000,787 1,000,787 1,000,787 1,100,787 1,100,787 1,102,566 2,789,772 1,11,538 2,789,738 4,352,610 6,511,385 4,235,207 8,622,470 9,410,606 11,565,828 15,175,932 9,790,120 6,041,519 43,351,724 21,672,665 2,066,471 977,576 3,217,453 4,013,171 4,815,804 40% AH 306,319 616,637 1,000,787 1,000,192 1,120,567 4,171,538 2,789,789,789 2,789 2,78	920,056 896,881 1,006,540 2,566,643 1,263,269 3,787,314 2,480,712 3,777,5279 5,206,195 7,323,563 10,261,163 12,701,653	50% AH 50% AH 1,100 5,05; 2,900 6,78 4,24 4,24 6,45 7,11 9,79 6,04 4,3,35 2,167 2,167 2,167 3,21 4,011 4,811 50% AH 1,100 8,79 9,79 8,21 4,011 4,811 50% 6,78 8,86 6,78 8,86 8,96 9,79 9,79 1,100
4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 2 Fifty unit scheme (flats - lower density) 3 Seventy unit scheme (flats - higher density) 5 One hundred unit scheme (flats - higher density) 6 One hundred unit scheme (flats - higher density) 7 Two hunded unit scheme (flats - higher density) 8 There hundred unit scheme (flats) 9 Five hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 11 Carpe retail supermarket 12 Comparison retail 13 Data Centre 14 Office development 15 Office development (100 rooms) 16 Hotel development (100 rooms) 17 Hotel development (100 rooms) 18 Light industrial scheme intensification (60% piot ratio) 19 Industrial scheme intensification (60% piot ratio) 10 Industrial scheme (houses) 17 Two unit scheme (houses) 18 Two unit scheme (houses) 19 Twent unit scheme (flats) 19 Twent unit scheme (flats) 10 Tren unit scheme (flats) 10 Tren unit scheme (flats) 11 Tren unit scheme (flats) 12 Two unit scheme (flats) 13 Twenty unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Ten unit scheme (flats - higher density) 17 Ten unit scheme (flats - higher density) 18 Twenty unit scheme (flats - higher density) 19 Twenty unit scheme (flats - higher density) 10 Two hundred unit scheme (flats - higher density) 11 Twenty unit scheme (flats - higher density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hundred unit scheme (flats - higher density) 18 Twenty unit scheme (flats - higher density) 19 Twenty unit scheme (flats - higher density) 10 Two hundred unit scheme (flats - higher	UNDEVELOPED LAND) No of units 11 11 22 33 55 77 10 100 200 300 500	£138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,265,256 £466,644 £954,633 £246,590 £1,365,295 £1,369,945 £5,134,958 £529,797 £3,565,943 £1,236,194 £2,959,733 £1,782,971 £1	1,644,243 1,901,081 2,140,762 4,575,603 2,678,945 7,245,324 5,261,944 8,150,001 12,359,172 9,546,564 15,946,707 13,881,279 21,191,714 22,003,150 34,907,908 41,955,024 77,348,904 11,962,710 6,041,513 43,351,724 21,672,065 2,078,17453 2,17453	1,563,611 1,789,470 2,014,737 4,352,374 2,521,648 7,775,327 11,629,279 8,882,644 15,031,176 12,926,270 19,720,868 2,445,729 38,677,332 71,207,518 11,622,279 6,041,519 43,351,724 2,572,686,471 9,775,527 1,207,518 11,629,279 6,041,519 43,351,724 2,572,686,471 9,775,527 1,625,520 1,785,327 1,635,321 1,785,327 1,785,337 1,785,337 1,785,337 1,785,337 1,785,337 1,785,337 1,785,37	1,483,379 1,677,658 1,888,713 4,129,145 2,364,351 4,643,892 7,200,653 10,899,387 8,218,725 14,115,640 11,961,260 16,249,965 19,393,819 29,883,549 35,367,041 65,066,133 11,962,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 4,013,171 4,615,604 14,013,171 4,615,604 15,004 16,004 16,004 17,005 16,004 17,005 17,005 18,006 18,006 18,006 18,006 18,006 18,006 18,006 18,006 19,933,819 18,006 11,156 18,006 18,006 18,006 18,006 18,006 18,006 19,006 18,006 19,006	1,402,947 1,566,247 1,566,247 1,566,247 1,566,247 1,566,247 1,0169,495 1,020,116 1,030	1,322,515 1,454,637 1,636,664 3,662,688 2,049,756 5,708,431 4,025,841 6,251,305 9,439,603 6,890,886 12,224,589 10,031,242 1,632,636 1,63	1,242,063 1,343,025 1,510,639 3,459,459 1,892,459 5,324,207 3,716,815 5,776,631 8,709,710 6,226,965 11,369,059 9,066,232 15,337,391 15,479,824 22,597,010 22,507,572 46,607,459 11,962,570 9,701 24,607,459 11,962,570 9,701 25,507,572 46,607,459 11,962,570 11,962,770 11,962,570 11,962,770	1,161,651 1,231,414 1,334,615 3,236,230 1,735,61 4,939,964 4,939,965 7,978,546 5,563,046 10,453,529 8,101,223 1,2366,526 14,175,159 20,124,491 22,214,416 40,429,920 1,982,719 1,082,526 4,175,159 43,351,724 21,672,065 1,211,414 1,364,615 3,236,230 1,735,161 1,331,414 1,384,615 3,236,230 1,735,161 1,331,414 1,384,615 3,236,230 1,735,161 1,939,943 3,407,789	666,045 1,081,220 1,119,803 1,258,590 3,013,001 1,577,864 4,555,760 3,098,763 4,827,284 7,266,966 4,899,126 9,537,999 7,106,214 10,888,850 2,870,493 17,650,211 18,921,259 34,222,302 11,982,719 16,927,999 7,106,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	616,637 1,000,787 1,000,787 1,000,787 1,000,787 1,102,566 2,789,772 1,420,567 4,171,538 2,709,738 4,352,610 6,515,385 4,235,207 8,622,470 6,717,204 9,410,606 11,566,528 15,175,932 19,92,799 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804 40% AH 308,319 616,637 1,008,192 1,192,566 2,789,772 1,420,567 4,171,538 2,789,738 4,352,610 6,515,385 4,235,207 6,711,204 9,410,606 11,556,828 4,352,610 6,515,385 4,235,207 6,711,204 9,410,606 11,556,828 15,175,932 15,628,102 28,032,025 11,962,179 11,062,520 9,790,120 6,311,724 21,672,065 2,068,471	920,056 896,581 1,006,540 2,566,543 1,263,269 3,767,314 2,480,712 3,77,535 5,783,806 21,805,483 11,662,719 1,082,520 21,805,483 11,662,719 1,082,520 21,805,483 11,662,719 1,082,520 21,805,483 11,662,719 1,082,520 21,805,483 11,662,719 1,082,520 21,805,483 11,662,719 1,082,520 2,71,453 4,013,171 4,615,604 1,006,540 2,566,543 1,006,540 2,566,543 1,006,540 2,566,543 1,006,540 2,566,543 1,006,540 2,566,543 1,006,540 2,566,543 1,006,540 2,566,543 1,563,269 3,767,355 5,783,806 3,777,355 5,783,806 3,777,355 5,783,806 3,777,355 5,783,806 3,777,355 1,263,300 2,180,483 1,1902,719 1,082,520 9,790,120	1,103 3,403 3,403 5,052 2,907 6,787 4,244 6,454 10,227 11,902 11,902 11,903 11,
3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats - lower density) 1 Fifty unit scheme (flats - lower density) 2 Fifty unit scheme (flats - lower density) 3 Seventy unit scheme (flats - lower density) 5 One hundred unit scheme (flats - lower density) 5 One hundred unit scheme (flats - lower density) 6 One hundred unit scheme (flats - lower density) 7 Two hundred unit scheme (flats - lower density) 8 Three hundred unit scheme (flats) with GF retail 9 Five hundred unit scheme (flats) 9 Five hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 10 Industrial scheme 11 Large retail supermarket 12 Comparison retail 13 Data Centre 14 Office development (flo rooms) 15 Office development (flo rooms) 16 Hotel development (flo rooms) 17 Hotel development (flo rooms) 18 Light industrial scheme 19 Industrial scheme (houses) 10 Industrial scheme (houses) 11 Two unit scheme (houses) 12 Two unit scheme (flouses) 13 Four unit scheme (flats) 15 Nine unit scheme (flats) 16 Ten unit scheme (flats) 17 Ten unit scheme (flats) 18 Twenty unit scheme (flats) 19 Twenty unit scheme (flats) 10 Two hundred unit scheme (flats) 11 Tree hundred unit scheme (flats) 12 Two unit scheme (flats) 13 Twenty unit scheme (flats - lower density) 14 Two hundred unit scheme (flats) 15 Two hundred unit scheme (flats) 16 Tree hundred unit scheme (flats) 17 Two hundred unit scheme (flats) 18 T	UNDEVELOPED LAND) No of units 11 12 23 33 55 77 100 200 300 500	£138,676 £236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,265,2352 £466,544 £954,633 £246,590 £1,051,953 £999,738 £1,435,292 £1,366,945 £5,134,958 £5,29,797 £3,565,943 £1,236,194 £2,959,733 £1,782,971 £1,486,810 £659,699 £416,027 £1,782,971 £1,486,810 £659,699 £416,027 £1,782,971 £1,486,810 £659,699 £416,027 £1,782,971 £1,486,810 £659,699 £417,917 £1,486,810 £659,699 £417,917 £1,486,810 £500,000 £147,500	1,644,243 1,901,081 2,140,762 4,575,603 2,678,945 7,245,324 5,261,944 8,150,001 12,359,172 9,546,564 15,946,707 13,881,279 21,191,714 22,003,150 34,907,908 4,1962,719 1,062,520 9,790,120 6,041,519 43,351,724 21,672,665 2,068,471 977,576 8,150,001 1,001 1,001 1,001 1,002 1,004 1,003 1,004	1,563,611 1,789,470 2,014,789,470 2,014,352,374 4,352,374 4,352,374 4,952,918 7,675,327 11,629,279 8,882,644 15,031,178 12,926,270 19,720,850 20,696,485 32,445,729 36,077,932 71,207,518 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,066,471 977,576 3,177,453 4,013,171 4,815,804 1,663,311 1,789,470 2,014,737 4,815,804 1,663,1102 4,363,311 1,789,470 2,014,737 4,952,918 6,861,102 4,952,918 6,861,102 4,952,918 6,861,102 4,952,918 1,767,527 1,720,550 8,882,644 6,861,102 4,952,918 1,952,919 8,877,932 71,207,518 1,952,719 1,720,850 32,445,729 38,677,932 71,207,518 11,982,719 1,002,520 9,790,120 1,979,756	1,483,379 1,677,658 1,586,8713 4,129,145 2,364,351 6,476,870 4,643,892 7,200,653 10,899,387 8,218,725 14,115,648 11,961,260 16,249,985 19,393,819 29,983,549 35,387,041 65,066,433 11,962,719 1,062,520 9,790,120 6,041,519 43,351,724 21,672,065 3,217,453 4,013,171 4,815,604	1,402,947 1,562,628 1,566,247 1,566,	1,322,515 1,454,637 1,636,664 3,662,688 2,049,756 5,708,431 4,025,841 6,251,305 9,439,603 6,890,886 12,234,589 10,031,242 15,306,2688 12,264,589 10,031,242 15,306,2688 12,264,589 10,031,242 15,308,256 10,704,489 10,705	1,242,083 1,343,025 1,510,639 3,459,459 1,892,459 3,716,815 5,776,631 1,369,059 9,066,232 22,597,010 25,507,572 46,607,459 1,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804 382,431 764,862 1,242,083 1,343,025 1,510,639 3,459,459 1,510,639 3,459,459 1,510,639 1,525,676,631 5,776,631	1,161,651 1,231,414 1,384,615 3,236,230 1,735,161 4,939,984 3,407,789 5,563,046 10,453,529 8,101,223 12,366,526 14,175,155 20,124,491 1,962,719 1,	606,045 1,081,220 1,119,803 1,258,590 3,073,001 3,073,001 3,073,001 3,073,003 4,555,760 3,006,763 4,827,284 7,246,966 4,899,126 9,577,999 4,003,174 4,815,804 333,022 6,041,519 4,073,777,804 4,877,878 4,073,777,804 4,877,878 4,073,777,804 4,877,878 4,073,777,804 4,877,878 4,073,777,804 4,877,878 4,073,777,804 4,877,878 4,073,777,804 4,877,878 7,266,966 4,877,987 7,136,214 10,888,850 11,982,799 7,136,214 10,888,850 11,982,799 7,136,214 10,888,850 12,877,999 7,136,214 10,888,850 12,877,999 7,136,214 10,888,850 11,982,799 7,136,214 10,888,850 11,982,799 7,136,214 10,888,850 11,982,799 7,136,214 10,888,850 11,982,799 7,136,214 10,888,850 11,982,799 7,136,214 10,888,850 11,982,799 7,136,214 10,888,850 11,982,799 7,136,214 10,888,850 11,982,799 7,136,214 10,888,850 11,982,799 7,136,214 10,888,850 11,982,799 7,136,214 10,888,850 11,982,799 7,136,214 10,888,850 11,982,799 7,136,214 10,888,850 11,982,799 7,136,214 10,888,850 11,982,799 7,136,214 10,888,850 11,982,799 7,136,214 10,888,850 11,982,799 7,136,214 10,888,850 11,982,799 7,136,214 10,888,850	616,637 1,000,787 1,000,787 1,000,787 1,102,566 2,789,772 4,171,538 2,789,738 4,352,610 6,515,385 4,235,207 8,622,470 6,171,204 9,410,606 11,565,828 15,175,932 15,628,102 28,032,025 11,982,719 48,15,174 48,15,174 48,15,174 48,15,174 48,15,174 48,15,174 48,15,174 48,15,174 48,15,174 48,15,174 48,15,174 48,15,174 48,15,174 48,15,174 48,15,174 48	920,056 896,881 1,006,540 2,566,643 1,263,269 3,767,314 2,480,712 3,877,935 5,703,006 21,803,933 10,261,163 12,701,653 12,300,508 21,805,483 11,982,719 1,002,520 9,790,120 6,041,519 43,351,724 21,672,065 3,777,653 4,013,771 4,815,604 48,161,6	50% AH 50% AH 50% AH 1,10 5,05 2,00 6,78 4,24 4,31 5,05 7,11,98 8,33 8,34 1,10 6,04 4,31 5,05 7,11,98 8,34 7,11 8,11



Table 6.11.9: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £10,764 per square metre)

EALING LOCAL PLAN VIABILITY TESTING SENCHMARK LAND VALUE 1 (SECONDARY OFFICES)	Sales value £10,764 psn	£10,175,259	PER HA	AH tenure	Rented 70%	SO 30%	Frst Hms 0%						
Description	No of units	BLV £273.460	0% AH	5% AH			20% AH	sidual land valu 25% AH	30% AH	35% AH		45% AH	50% AH
1 One unit scheme (houses) 2 Two unit scheme (houses)	1 2	£364,613	537,958 1,075,915			459,045 918,089	432,740 865,479	406,436 812,871	380,131 760,262	353,826 707,654	327,523 655,044 1,063,311	301,218 602,435	274,9° 549,82
3 Four unit scheme (houses) 4 Seven unit scheme (flats)	7 9	£675,863	1,748,449 2,047,928 2,306,573	1,928,975		1,491,522 1,691,068 1,903,628	1,405,880 1,572,114 1,769,313	1,320,238 1,453,161 1,634,997	1,234,595 1,334,207 1,500,682	1,148,953 1,215,254 1,366,367	1,063,311 1,096,300 1,232,052	977,669 977,347 1,097,737	892,0 858,3 963,4
5 Nine unit scheme (flats) 6 Ten unit scheme (houses) 7 Ten unit scheme (flats)	10 10	£1,026,684 £612,333	4,867,200 2,885,904	4,629,391	4,391,583	4,153,774 2,382,967	3,915,966 2,215,322	3,678,157 2,047,677	3,440,348 1,880,031	3,202,539 1,712,386	2,964,731 1,544,742	2,726,922 1,377,096	2,489,1 1,209,4
8 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (flats)	20	£1,907,861 £1,139,629	7,749,288 5,668,532	7,339,867		6,521,024 4,680,467	6,111,602 4,351,111	5,702,181 4,021,756	5,292,759 3,692,400	4,883,338 3,363,046	4,473,916 3,033,691	4,064,494 2,704,335	3,655,0 2,374,9
Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density)	30 50	£1,433,440 £3,667,333	8,777,707 13,334,156	8,271,648	7,765,589	7,259,530 10,998,231	6,753,470 10,219,590	6,247,411 9,440,947	5,741,352 8,662,306	5,235,293 7,883,665	4,729,234 7,104,429	4,223,174 6,323,762	3,717,1 5,543,0
2 Fifty unit scheme (flats - higher density) 3 Seventy unit scheme (Industrial/employment led scheme)	50 70	£1,331,263 £2,724,002	10,437,505 17,169,664	9,729,038	9,020,572	8,312,105 14,239,631	7,603,638 13,262,954	6,895,172 12,286,276	6,186,705 11,309,599	5,478,238 10,332,921	4,769,771 9,356,244	4,061,305 8,379,566	3,352,8 7,402,8
4 Seventy unit scheme (flats - higher density) 5 One hundred unit scheme (flats - lower density)	70 70	£703,635 £3,001,701	15,186,265 23,167,504	14,156,507	13,126,747	12,096,989 18,458,542	11,067,231 16,888,888	10,037,472 15,319,234	9,007,713 13,749,580	7,977,954 12,179,926	6,948,196 10,606,365	5,918,438 9,028,475	4,888,6 7,450,5
6 One hundred unit scheme (flats - higher density) 7 Two hunded unit scheme (flats) with GF retail	100 200	£2,852,706 £4,095,542	23,755,687	22,363,395	20,971,104	19,578,811 30,376,579	18,186,519 27,746,446	16,794,227 25,116,313	15,401,935 22,486,179	14,009,642 19,852,601	12,617,351 17,208,907	11,225,058 14,565,213	9,832,7 11,921,5
18 Three hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats)	300 500	£3,900,516 £14,652,373	46,431,796 85,447,753	42,930,865	39,429,935 72,357,121	35,929,004 65,810,680	32,413,302 59,264,241	28,894,360 52,717,801	25,375,418 46,150,155	21,856,476 39,564,029	18,337,533 32,977,902	14,818,590 26,346,926	11,292,1 19,707,5
20 Two hundred unit Co-living scheme 21 Large retail supermarket		£1,511,753 £10,175,259	11,982,719			11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,7
22 Comparison retail 33 Data Centre		£3,527,423 £8,445,465	9,790,120 6,041,519	9,790,120 6,041,519	9,790,120 6,041,519	9,790,120 6.041.519	9,790,120 6,041,519	9,790,120 6,041,519	9,790,120 6.041.519	9,790,120 6.041.519	9,790,120 6,041,519	9,790,120 6,041,519	9,790,1 6,041.5
24 Office development 25 Office development	-	£5,087,629 £4,239,691	43,351,724 21,672,065			43,351,724 21,672,065	43,351,724 21,672,065	43,351,724 21,672,065	43,351,724 21,672,065	43,351,724 21,672,065	43,351,724 21,672,065	43,351,724 21,672,065	43,351,7 21,672,0
26 Hotel development (160 rooms) 27 Hotel development (100 rooms)	-	£1,882,423 £1,187,114	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,4 977,5
28 Light industrial scheme 29 Industrial Scheme new build (50% plot ratio)	-	£5,087,629 £10,175,259	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,4 4,013,1
0 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,8
NCHMARK LAND VALUE 2 (SECONDARY RETAIL)	No of units	£6,656,344	0% AH	5% AH	10% AH	15% AH		sidual land valu 25% AH		35% A H	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	537,958 1,075,915	511,653	485,348	459,045	432,740 865,479	406,436	380,131 760,262	35% AH 353,826 707,654	327,523 655,044	301,218 602,435	274,9
2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats)	2 4 7		1,075,915 1,748,449 2,047,928	1,662,806	1,577,165	918,089 1,491,522 1,691,068	1,405,880 1,572,114	812,871 1,320,238 1,453,161	1,234,595 1,334,207	1,148,953 1,215,254	1,063,311 1,096,300	977,669 977,347	549,8 892,0 858,3
5 Nine unit scheme (flats)	9	£374,419 £671,625	2,047,928 2,306,573 4.867,200	2,172,258	2,037,943	1,691,068 1,903,628 4,153,774	1,572,114 1,769,313 3,915,966	1,453,161 1,634,997 3,678,157	1,500,682 3,440,348	1,215,254 1,366,367 3,202,539	1,096,300 1,232,052 2,964,731	977,347 1,097,737 2,726,922	963,4 2,489,1
6 Ten unit scheme (houses) 7 Ten unit scheme (flats) 8 Twenty unit scheme (houses and flats)	10 10 20	£671,625 £400,569 £1,248,065	4,867,200 2,885,904 7,749,288	2,718,258	4,391,583 2,550,613 6,930,445	4,153,774 2,382,967 6,521,024	3,915,966 2,215,322 6,111,602	3,678,157 2,047,677 5,702,181	3,440,348 1,880,031 5,292,759	3,202,539 1,712,386 4,883,338	2,964,731 1,544,742 4,473,916	2,726,922 1,377,096 4,064,494	2,489,1 1,209,4 3,655.0
8 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor)	20 20 30	£1,248,065 £745,511 £937,713	7,749,288 5,668,532 8,777,707	5,339,177	5,009,822	4,680,467 7,259,530	6,111,602 4,351,111 6,753,470	5,702,181 4,021,756 6,247,411	3,692,400 5,741,352	4,883,338 3,363,046 5,235,293	4,473,916 3,033,691 4,729,234	2,704,335 4,223,174	2,374,9 3,717,1
1 Fifty unit scheme (flats - lower density) 2 Fifty unit scheme (flats - higher density)	50 50	£2,399,057 £870,872	13,334,156 10,437,505	12,555,513		7,259,530 10,998,231 8,312,105	10,219,590 7,603,638	9,440,947 6,895,172	8,662,306 6,186,705	7,883,665 5,478,238	7,104,429 4,769,771	6,323,762 4,061,305	5,543,0 3,352,8
Seventy unit scheme (Industrial/employment led scheme) Seventy unit scheme (Industrial/employment led scheme)	70 70	£1,781,959 £460,296	17,169,664 15,186,265	16,192,986		14,239,631 12,096,989	13,262,954 11,067,231	12,286,276 10,037,472	11,309,599 9,007,713	10,332,921 7,977,954	9,356,244 6,948,196	8,379,566 5,918,438	7,402,8 4.888.6
Doe hundred unit scheme (flats - lower density) One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density)	100	£1,963,622 £1,866,154	23,167,504	21,597,850		18,458,542 19,578,811	16,888,888 18,186,519	15,319,234 16,794,227	13,749,580 15,401,935	12,179,926 14,009,642	10,606,365 12,617,351	9,028,475 11,225,058	7,450,5 9,832,7
17 Two hunded unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) with GF retail	200	£2,679,179 £2,551,599	38,266,979 46,431,796	35,636,846		30,376,579 35,929,004	27,746,446 32,413,302	25,116,313 28,894,360	22,486,179 25,375,418	19,852,601 21,856,476	17,208,907 18,337,533	14,565,213 14,818,590	11,921,5 11,292,1
19 Five hundred unit scheme (flats) 20 Two hundred unit Co-living scheme	500	£9,585,136 £988,943	85,447,753 11,982,719	78,903,561	72,357,121	65,810,680 11,982,719	59,264,241 11,982,719	52,717,801 11,982,719	46,150,155 11,982,719	39,564,029 11,982,719	32,977,902 11,982,719	26,346,926 11,982,719	19,707,5
21 Large retail supermarket 22 Comparison retail		£6,656,344 £2,307,533	1,082,520	1,082,520	1,082,719	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,719	1,082,5
23 Data Centre 24 Office development		£5,524,766 £3,328,172	6,041,519 43,351,724			6,041,519 43.351.724	6,041,519 43,351,724	6,041,519 43,351,724	6,041,519 43,351,724	6,041,519 43,351,724	6,041,519 43,351,724	6,041,519 43,351,724	6,041,5 43,351,7
26 Hotel development (160 rooms)	-	£2,773,477 £1,231,424	21,672,065	21,672,065	21,672,065 2,068,471	21,672,065 2,068,471	21,672,065 2,068,471	21,672,065 2,068,471	21,672,065 2,068,471	21,672,065	21,672,065 2,068,471	21,672,065 2,068,471	21,672,0
77 Hotel development (100 rooms) 18 Light industrial scheme	-	£776,574	977,576 3,217,453	977,576	977,576	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,5
30 Industrial Scheme new build (50% plot ratio) 30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344 £6,656,344	4,013,171 4,815,804	4,013,171	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,1 4,815,8
, , , , , , , , , , , , , , , , , , ,		1 20,000,011	1,010,00	1,010,001	1,010,001		1,010,001	1,010,001		1,010,00	1,010,001	1,010,001	1,010,0
ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description 1 One unit scheme (houses)	No of units	£3,565,943 BLV £95,835	0% AH 537,958	5% AH 511,653	10% AH 485,348	15% AH 459,045		sidual land valu 25% AH 406,436		35% AH 353,826	40% AH 327,523	45% AH 301,218	50% AH 274,9
2 Two unit scheme (houses) 3 Four unit scheme (houses)	-	£127,780	1,075,915			918,089	865,479						549,8
	_	£138.676	1 748 449	1 662 806				812,871 1 320 238	760,262 1 234 595	707,654	655,044 1.063.311	602,435 977,669	2020
4 Seven unit scheme (flats)	-	£138,676 £236,858	1,748,449 2,047,928 2,306,573	1,928,975	1,577,165 1,810,021	1,491,522 1,691,068	1,405,880 1,572,114	1,320,238 1,453,161	1,234,595 1,334,207	1,148,953 1,215,254	1,063,311 1,096,300	977,669 977,347	858,3
4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (houses)		£236,858 £200,584 £359,804	2,047,928 2,306,573 4,867,200	1,928,975 2,172,258 4,629,391	1,577,165 1,810,021 2,037,943 4,391,583	1,491,522 1,691,068 1,903,628 4,153,774	1,405,880 1,572,114 1,769,313 3,915,966	1,320,238 1,453,161 1,634,997 3,678,157	1,234,595 1,334,207 1,500,682 3,440,348	1,148,953 1,215,254 1,366,367 3,202,539	1,063,311 1,096,300 1,232,052 2,964,731	977,669 977,347 1,097,737 2,726,922	858,3 963,4 2,489,1
4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (houses) 7 Ten unit scheme (flats) 8 Twenty unit scheme (houses and flats)		£236,858 £200,584 £359,804 £214,593 £668,614	2,047,928 2,306,573 4,867,200 2,885,904 7,749,288	1,928,975 2,172,258 4,629,391 2,718,258 7,339,867	1,577,165 1,810,021 2,037,943 4,391,583 2,550,613 6,930,445	1,491,522 1,691,068 1,903,628 4,153,774 2,382,967 6,521,024	1,405,880 1,572,114 1,769,313 3,915,966 2,215,322 6,111,602	1,320,238 1,453,161 1,634,997 3,678,157 2,047,677 5,702,181	1,234,595 1,334,207 1,500,682 3,440,348 1,880,031 5,292,759	1,148,953 1,215,254 1,366,367 3,202,539 1,712,386 4,883,338	1,063,311 1,096,300 1,232,052 2,964,731 1,544,742 4,473,916	977,669 977,347 1,097,737 2,726,922 1,377,096 4,064,494	858,3 963,4 2,489,1 1,209,4 3,655,0
4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (houses) 7 Ten unit scheme (flats) 8 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (flats) 0 Thirty unit scheme (flats with retail use on ground floor)		£236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352	2,047,928 2,306,573 4,867,200 2,885,904 7,749,288 5,668,532 8,777,707	1,928,975 2,172,258 4,629,391 2,718,258 7,339,867 5,339,177 8,271,648	1,577,165 1,810,021 2,037,943 4,391,583 2,550,613 6,930,445 5,009,822 7,765,589	1,491,522 1,691,068 1,903,628 4,153,774 2,382,967 6,521,024 4,680,467 7,259,530	1,405,880 1,572,114 1,769,313 3,915,966 2,215,322 6,111,602 4,351,111 6,753,470	1,320,238 1,453,161 1,634,997 3,678,157 2,047,677 5,702,181 4,021,758 6,247,411	1,234,595 1,334,207 1,500,682 3,440,348 1,880,031 5,292,759 3,682,400 5,741,352	1,148,953 1,215,254 1,366,367 3,202,539 1,712,386 4,883,338 3,363,046 5,235,293	1,063,311 1,096,300 1,232,052 2,964,731 1,544,742 4,473,916 3,033,691 4,729,234	977,669 977,347 1,097,737 2,726,922 1,377,096 4,064,494 2,704,335 4,223,174	858,3 963,4 2,489,1 1,209,4 3,655,0 2,374,9 3,717,1
4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (houses) 7 Ten unit scheme (flats) 8 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (flats) 0 Thirty unit scheme (flats) 1 Fifty unit scheme (flats - lower density) 2 Fifty unit scheme (flats - lower density)		£236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £466,544	2,047,928 2,306,573 4,867,200 2,885,904 7,749,288 5,668,532 8,777,707 13,334,156 10,437,505	1,928,975 2,172,258 4,629,391 2,718,256 7,339,667 5,339,177 8,271,648 12,555,513 9,729,038	1,577,165 1,810,021 2,037,943 4,391,583 2,550,613 6,930,443 5,009,822 7,765,589 11,776,872 9,020,572	1,491,522 1,691,068 1,903,628 4,153,774 2,382,967 6,521,024 4,680,467 7,259,530 10,998,231 8,312,105	1,405,880 1,572,114 1,769,313 3,915,966 2,215,322 6,111,602 4,351,111 6,753,470 10,219,590 7,603,638	1,320,238 1,453,161 1,634,997 3,678,157 2,047,677 5,702,181 4,021,756 6,247,411 9,440,947 6,895,172	1,234,595 1,334,207 1,500,682 3,440,348 1,880,031 5,292,759 3,692,400 5,741,352 8,662,306 6,186,705	1,148,953 1,215,254 1,366,367 3,202,539 1,712,386 4,883,338 3,363,046 5,235,293 7,883,665 5,478,238	1,063,311 1,096,300 1,232,052 2,964,731 1,544,742 4,773,916 3,033,661 4,729,234 7,104,429 4,769,771	977,669 977,347 1,097,737 2,726,922 1,377,096 4,064,494 2,704,335 4,223,174 6,323,762 4,061,305	858,3 963,4 2,489,1 1,209,4 3,655,0 2,374,9 3,717,1 5,543,0 3,352,8
4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - ligher density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 Seventy unit scheme (flats - higher density) 16 Seventy unit scheme (flats - higher density)		£236,658 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £466,544 £954,633	2,047,928 2,306,573 4,867,200 2,885,904 7,749,288 5,668,532 8,777,707 13,334,156 10,437,505 17,169,664 15,186,265	1,928,975 2,172,258 4,629,391 2,718,258 7,339,867 5,339,177 8,271,648 12,555,513 9,729,038 16,192,986 14,156,507	1,577,165 1,810,021 2,037,943 4,391,583 2,550,613 6,930,445 5,009,822 7,765,589 11,776,372 9,020,572 15,216,309 13,126,747	1,491,522 1,691,068 1,903,628 4,153,774 2,382,967 6,521,024 4,680,467 7,259,530 10,998,231 8,312,105 14,239,631 12,096,989	1,405,880 1,572,114 1,769,313 3,915,966 2,215,322 6,111,602 4,351,111 6,753,470 10,219,590 7,603,638 13,262,954 11,067,231	1,320,238 1,453,161 1,634,997 3,678,157 5,702,181 4,021,756 6,247,411 9,440,947 6,895,172 12,286,276	1,234,595 1,334,207 1,500,682 3,440,346 1,880,031 5,292,759 3,692,400 5,741,352 8,662,306 6,186,705 11,309,599 9,007,713	1,148,953 1,215,254 1,366,367 3,202,539 1,712,386 4,883,338 3,353,046 5,235,293 7,883,665 5,478,238 10,332,921 7,977,954	1,063,311 1,096,300 1,232,052 2,964,731 1,544,742 4,473,916 3,033,691 4,729,234 7,104,429 4,769,771 9,356,244 6,948,196	977,669 977,347 1,097,737 2,726,522 1,377,096 4,064,494 2,704,335 4,223,174 6,323,762 4,061,305 8,379,566 5,918,438	858,3 963,4 2,489,1 1,209,4 3,655,0 2,374,9 3,717,1 5,543,0 3,352,8 7,402,8 4,888,6
4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 5 Nine unit scheme (flats) 7 Ten unit scheme (houses) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 1 Thirty unit scheme (flats) 2 Thirty unit scheme (flats - lower density) 2 Fifty unit scheme (flats - higher density) 3 Seventy unit scheme (flats - higher density) 4 Seventy unit scheme (flats - higher density) 5 One hundred unit scheme (flats - higher density) 6 One hundred unit scheme (flats - lower density)		£236,858 £200,584 £359,804 £214,593 £668,614 £399,366 £502,352 £1,285,225 £466,544 £954,633 £246,590 £1,051,953 £999,738	2,047,928 2,306,573 4,867,200 2,885,904 7,749,288 5,668,532 8,777,707 13,334,156 10,437,505 17,169,664 15,186,265 23,167,504 23,755,667	1,928,975 2,172,258 4,629,391 2,718,258 7,339,667 5,339,177 6,271,648 12,555,513 9,729,038 16,192,966 14,156,507 21,597,850 22,363,395	1,577,165 1,810,021 2,037,943 4,391,583 2,550,613 6,530,445 5,009,822 7,765,589 11,776,872 9,020,572 15,216,309 13,126,747 20,028,196 20,971,104	1,491,522 1,681,668 1,903,628 4,153,774 2,382,967 7,259,530 10,998,231 8,312,105 14,239,631 12,096,989 18,458,542 19,578,811	1,405,880 1,572,114 1,769,313 3,915,966 2,215,322 6,111,602 4,351,111 6,753,470 10,219,590 7,603,638 13,262,954 11,067,231 16,888,888 16,186,519	1,320,238 1,453,161 1,634,997 3,678,157 2,047,677 5,702,181 4,021,756 5,247,411 9,440,947 12,286,276 10,037,472 15,319,234 16,794,227	1,234,595 1,334,207 1,500,682 3,440,346 1,880,031 5,292,759 3,692,400 5,741,352 8,662,300 6,186,705 11,309,599 9,007,713 3,744,580 15,401,935	1,148,953 1,215,254 1,366,367 3,202,539 1,712,386 4,883,338 3,363,046 5,205,203 7,883,665 5,478,238 10,332,921 7,977,954 12,179,926	1,063,311 1,096,300 1,232,052 2,964,731 1,544,742 4,473,916 3,033,691 4,729,234 7,104,429 4,769,771 9,356,244 6,940,195 6,940,195 10,666,365 12,617,351	977,669 977,347 1,097,737 2,726,922 1,377,096 4,064,494 2,704,335 4,223,174 6,323,762 4,061,305 8,379,566 5,918,438 9,028,475 11,225,058	858,3 963,4 2,489,1 1,209,4 3,655,0 2,374,9 3,717,1 5,543,0 3,352,8 7,402,8 4,888,6 7,450,5 9,632,7
4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (houses) 7 Ten unit scheme (houses) 8 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hundred unit scheme (flats - higher density) 18 Tree hundred unit scheme (flats) with GF retail		£236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £466,584 £954,633 £246,590	2,047,928 2,306,573 4,867,200 2,885,904 7,749,288 5,668,532 8,777,707 13,334,156 10,437,505 17,169,664 15,186,265 23,167,504	1,920,975 2,172,258 4,629,391 2,718,258 7,339,867 5,339,177 8,271,648 12,555,513 9,729,038 16,192,986 14,156,507 21,597,850 22,363,395 35,636,846 42,930,865	1,577,165 1,810,021 2,037,943 4,391,583 2,550,613 6,930,445 5,009,822 7,765,589 11,776,872 9,020,572 15,216,309 13,126,747 20,026,196 20,971,104 33,006,713	1,491,522 1,691,068 1,903,628 4,153,774 2,382,967 6,521,024 4,680,467 7,259,530 10,998,231 8,312,105 14,239,631 12,096,989 18,458,542	1,405,880 1,572,114 1,769,313 3,915,966 2,215,322 6,111,602 4,351,111 6,753,470 10,219,590 7,603,638 13,262,954 11,067,231 16,888,888	1,320,236 1,453,161 1,634,997 3,678,157 2,047,677 5,702,181 4,021,756 6,247,411 9,440,947 6,895,172 12,286,276 10,037,472 15,319,234	1,234,595 1,334,207 1,500,682 3,440,348 1,880,031 5,292,759 3,692,400 5,741,352 8,662,306 6,186,705 11,309,599 9,007,713	1,148,953 1,215,254 1,366,367 3,202,539 1,712,386 4,883,338 3,363,046 5,235,293 7,883,665 5,478,238 10,332,921 7,977,954 12,179,926	1,063,311 1,096,300 1,232,052 2,964,731 1,544,742 4,473,916 3,033,691 4,729,234 7,104,429 4,769,771 9,356,244 6,948,196 10,606,365	977,669 977,347 1,097,737 2,726,522 1,377,096 4,064,494 2,704,335 4,222,174 6,323,762 4,061,305 8,379,566 5,918,438 9,026,475	963.4 963.4 2,489.1 1,209.4 3,655.0 2,574.9 3,717.1 5,543.0 3,352.8 7,402.8 4,888.6 7,450.5 932.7 11,921,5
4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (houses) 7 Ten unit scheme (houses and flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fiffy unit scheme (flats - lower density) 12 Fiffy unit scheme (flats - lower density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats - higher density) 18 Two hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 11 Two hundred unit scheme (flats) 12 Two hundred unit scheme (flats) 13 Two hundred unit scheme (flats) 14 Two hundred unit scheme (flats) 15 Two hundred unit scheme (flats) 16 Two hundred unit Co-living scheme		£236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £466,544 £96,590 £1,051,953 £99,738 £1,435,292 £1,366,945	2,047,928 2,306,573 4,867,200 2,855,904 7,749,288 5,668,532 8,777,707 13,334,156 10,437,505 17,169,664 15,186,285 23,167,504 23,755,687 38,266,979 46,431,796	1,920,975 2,172,258 4,629,391 2,718,258 7,339,667 5,339,177 8,271,668 12,555,513 5,729,038 16,192,986 14,166,507 21,597,850 22,363,395 35,636,846 42,953,865 76,903,661	1,577,165 1,810,021 2,037,943 4,391,583 2,550,613 6,930,445 5,009,622 7,765,589 11,776,672 9,020,572 15,216,309 13,126,747 20,028,196 20,971,104 33,006,713 39,429,935 72,357,121	1,491,522 1,691,068 1,903,628 4,153,774 2,382,967 6,521,024 7,259,530 10,998,231 8,312,105 14,239,631 12,096,989 18,458,542 19,578,811 30,376,579 35,929,004	1,405,850 1,572,114 1,769,313 3,915,966 2,215,322 6,111,602 4,351,111 6,753,470 10,219,550 7,603,638 13,262,954 11,067,231 16,888,688 13,186,519 27,746,446 32,413,302	1,320,236 1,453,161 1,634,997 3,678,157 2,047,677 5,702,181 4,021,756 6,247,411 9,440,947 6,895,172 12,266,276 10,037,472 15,319,234 16,794,227 25,116,313 26,694,360	1,234,595 1,334,207 1,500,682 3,440,348 1,880,031 5,292,759 3,652,400 5,741,352 8,662,300 6,186,705 11,309,599 9,007,713 13,749,580 15,401,935 22,488,179 22,375,418	1,140,953 1,215,254 1,206,367 3,202,539 1,712,366 4,883,338 3,363,046 5,235,293 7,883,665 5,478,238 10,332,921 7,977,954 12,179,926 14,009,642 19,852,601 21,856,476	1,063,311 1,096,300 1,232,052 2,964,731 1,544,742 4,473,916 3,033,691 4,729,234 7,104,429 4,769,771 9,356,244 6,948,196 10,606,365 12,617,351 17,208,907 18,337,533	977,669 977,347 1,097,737 2,726,922 1,377,096 4,064,494 2,704,395 4,223,174 6,323,174 6,323,762 4,061,305 8,376,566 5,918,438 9,026,475 11,225,058 14,566,213 14,818,590	556.3 963.4 2,489.1 1,209.4 3,655.0 2,374.9 3,717.1 5,543.0 3,352.8 7,402.8 4,686.6 7,450.5 9,832.7 1,921.5 11,292.1 19,707.5
4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (houses) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fiffy unit scheme (flats with retail use on ground floor) 12 Fiffy unit scheme (flats - lower density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hundred unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) 19 Five hundred unit scheme (flats) 20 Two hundred unit scheme (flats) 21 Large retail supermarket 22 Comparison retail		£236,858 £200,584 £359,804 £214,593 £668,614 £399,366 £502,352 £1,285,225 £466,544 £954,633 £246,590 £1,051,953 £999,738 £1,435,282 £1,366,945 £5,134,958	2,047,928 2,306,573 4,867,200 2,885,904 7,749,268 5,668,532 5,777,707 13,334,156 10,437,505 17,169,664 15,186,265 23,167,504 23,755,687 38,266,979 46,431,756	1,920,975 2,172,258 4,629,391 2,718,258 7,339,667 5,339,177 8,271,648 12,555,513 9,729,038 10,192,986 14,156,507 21,597,650 22,363,395 23,636,646 42,930,865 78,903,661 11,982,719 1,082,520 9,790,120	1,577,165 1,810,021 2,037,943 4,391,583 2,550,613 6,930,445 5,009,622 7,765,589 11,776,672 9,020,572 15,216,309 13,126,747 20,028,196 20,971,104 33,006,713 39,429,935 72,357,121	1,491,522 1,691,068 1,903,628 4,153,774 2,382,967 6,521,024 4,680,467 7,259,530 10,998,231 8,312,105 14,239,631 12,096,989 18,458,542 19,578,811 30,376,579 35,929,004 65,810,680	1,405,880 1,572,114 1,769,313 3,915,966 2,215,322 6,111,602 4,351,111 6,753,470 10,219,590 7,603,638 13,262,954 11,067,231 16,888,888 18,186,519 27,746,446 32,413,302 59,264,241	1,320,236 1,453,161 1,634,997 3,678,157 2,047,677 5,702,181 4,021,756 6,247,411 9,440,947 6,895,172 12,266,276 10,037,472 15,319,234 16,794,227 25,116,313 28,894,360 52,717,801	1,234,595 1,334,207 1,500,682 3,440,348 1,880,031 5,292,759 3,692,400 5,741,352 8,662,306 6,186,705 11,309,599 9,007,713 13,749,580 15,401,935 22,486,179 25,375,418 46,150,155	1,148,953 1,215,254 1,366,367 3,202,539 1,712,386 4,883,338 3,363,046 5,225,293 7,883,665 5,478,238 10,332,921 12,179,926 14,009,642 19,852,601 21,856,476 39,564,029	1,063,311 1,096,300 1,232,052 2,964,731 1,544,742 4,473,916 3,033,691 4,729,234 7,104,429 4,769,771 9,356,244 6,948,196 10,606,365 12,617,351 17,208,907 18,337,533 32,977,902	977,669 977,347 1,097,737 2,726,922 1,377,096 4,064,494 2,704,335 4,223,174 6,323,762 4,061,305 6,379,566 5,916,438 9,026,475 11,225,058 14,565,213 14,818,590 26,346,926	958.3 963.4 2.489.1 1,209.4 3,655.0 2,374.9 3,352.8 7,402.8 4,886.6 7,450.5 9,832.7 11,921.5 11,921.5 11,922.7 11,922.7
4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Nine unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - lower density) 16 One hundred unit scheme (flats - lower density) 17 Two hunded unit scheme (flats) 18 Three hundred unit scheme (flats) 19 Five hundred unit scheme (flats) 19 Five hundred unit scheme (flats) 20 Two hundred unit scheme (flats) 21 Two hundred unit scheme (flats) 22 Comparison retail 23 Data Centre 24 Office development		£236,858 £200,584 £214,593 £6688,614 £399,386 £502,352 £1,285,225 £466,544 £954,633 £246,590 £1,051,953 £1,336,945 £5,134,958 £5,134,958 £5,134,958 £5,134,958 £5,134,958 £5,134,958 £5,134,958	2,047,928 2,306,573 4,867,200 2,885,904 7,749,288 5,668,532 8,777,707 10,334,166 10,437,505 17,169,664 15,186,265 23,167,504 23,755,667 38,266,979 46,431,756 65,447,753 11,982,719 10,663,664 11,982,719 10,663,664 11,982,719 10,663,664 11,982,719 10,663,664 11,982,719 10,663,664 11,982,719 10,663,664 11,982,719 10,663,664 11,982,719 10,663,664 11,982,719 10,663,664 11,982,719 10,664,674 10,664,	1,920,975 2,172,258 4,629,391 2,718,258 7,339,867 5,339,177 8,271,648 12,655,513 9,729,038 16,192,966 14,156,507 21,597,850 32,263,395 33,636,846 42,930,865 70,903,561 11,982,719 1,082,550 9,790,120 6,041,519 43,351,724	1,577,165 1,810,021 2,037,943 4,391,583 2,550,613 6,930,445 5,009,822 7,765,589 11,776,872 9,020,572 15,216,309 10,126,747 20,026,196 20,971,104 33,006,713 39,429,935 72,357,121 11,982,719 1,062,520 9,790,120 6,041,519 43,351,724	1,491,522 1,691,068 1,903,628 4,153,774 2,362,967 6,521,024 4,680,467 7,259,530 10,998,231 12,096,989 18,458,542 19,578,811 30,376,579 35,929,004 11,982,719 1,062,520 9,790,120 6,041,519 6,041,519	1,405,650 1,572,114 1,769,3113 3,915,966 2,215,322 6,111,602 4,351,111 6,753,470 10,219,590 7,603,638 13,262,954 11,067,221 16,888,888 18,106,519 27,746,446 32,413,302 59,264,241 11,982,719 1,082,550 9,790,120 6,041,519 43,351,724	1,320,236 1,453,161 1,634,997 3,676,157 2,047,677 5,702,181 4,021,756 6,247,411 9,440,947 6,995,172 12,286,276 10,037,472 15,319,234 16,794,227 25,116,313 28,894,360 52,717,601 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724	1,234,595 1,334,207 1,500,682 3,440,348 1,880,031 5,292,759 8,662,300 6,166,705 11,309,599 9,007,713 13,749,580 15,401,935 22,486,179 25,375,418 46,150,155 11,982,719 1,682,580 9,790,120 6,641,515	1,146,953 1,215,254 1,356,367 3,202,539 1,712,386 4,863,338 1,712,386 5,235,293 7,883,665 5,478,238 10,332,921 7,977,954 12,1779,926 14,009,642 19,852,601 21,856,476 39,564,029 11,962,719 1,002,500 9,790,120 6,041,519 43,351,724	1,063,311 1,096,300 1,232,052 2,964,731 1,544,742 4,473,916 3,033,691 4,729,234 7,104,429 4,769,771 9,356,244 6,946,195 10,606,365 12,617,351 17,208,907 18,337,533 32,977,902 11,962,719 1,962,719	977,669 977,347 1,097,737 2,726,922 1,377,096 4,064,494 2,704,335 4,223,174 6,323,762 4,061,305 8,379,566 5,916,438 9,028,475 11,225,058 14,565,213 14,818,590 26,346,925 11,982,719 1,082	955.3 963.4 2.489, 1 2.99, 4 3.655.0 2.374, 6 3.352.0 7.402, 8 4.886, 6 7.455, 5 9.791, 1 11.921, 5 11.927, 1 1.927, 1 1.928, 7 9.790, 1 9.790, 1 9
4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (houses) 7 Ten unit scheme (houses) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fiffy unit scheme (flats with retail use on ground floor) 11 Fiffy unit scheme (flats - lower density) 12 Fiffy unit scheme (flats - lower density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hundred unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) 20 Two hundred unit scheme (flats) 21 Two hundred unit scheme (flats) 22 Comparison retail 23 Data Centre 24 Office development 25 Office development 26 Hotel development (160 rooms)		£236,858 £200,584 £220,584 £214,593 £668,614 £399,386 £502,352 £1,285,225 £466,544 £954,633 £246,590 £1,051,953 £999,738 £1,435,292 £1,366,945 £5,134,958 £529,797 £3,565,594 £1,236,194 £2,959,733 £1,782,971 £1,485,810 £1,485,810	2,047,926 2,306,573 4,867,200 2,885,904 7,749,268 5,668,532 6,777,707 13,334,156 10,437,505 17,169,664 15,168,265 23,167,504 23,755,687 38,266,979 46,431,756 85,447,753 11,982,719 1,082,520 9,790,120 6,041,519	1,920,975 2,172,258 4,629,391 2,718,258 7,339,657 5,339,177 8,271,648 12,555,513 9,729,038 10,192,966 14,156,507 21,597,850 22,363,395 14,156,507 21,597,850 22,363,365 14,156,507 21,597,850 22,363,365 14,156,507 21,597,850 22,363,365 14,156,507 21,597,850 22,363,365 14,156,507 21,597,850 22,363,365 14,156,507 21,597,850 22,363,365 11,982,719 1,082,520 3,979,120 6,041,519 43,351,724 21,672,065 2,066,471	1,577,165 1,810,021 2,037,943 4,391,583 2,550,613 6,930,445 5,009,822 7,765,859 11,776,672 15,216,309 13,126,747 20,026,196 20,971,104 33,006,713 33,429,935 72,357,121 11,562,719 1,625,209 9,790,120 6,041,519 43,351,724 21,672,665 2,066,471	1,491,522 1,681,668 1,903,628 4,153,774 2,382,967 7,259,530 10,998,231 12,096,989 18,458,542 19,578,811 30,376,579 35,929,004 58,810,680 11,982,719 1,082,520 9,790,120	1,405,860 1,572,114 1,769,313 3,915,966 2,215,322 6,111,602 4,351,111 6,753,470 10,219,590 7,603,638 13,262,954 11,067,231 16,888,888 10,106,519 27,746,446 32,413,302 59,264,241 11,962,719 1,062,520 9,790,120 6,041,519 43,351,724 21,672,085 2,066,471	1,320,238 1,453,161 1,634,997 3,676,157 2,047,677 5,702,181 4,021,756 5,247,411 9,440,947 12,286,276 10,037,472 15,319,224 16,794,227 25,116,313 26,694,360 52,717,801 1,962,719 1,002,520 9,790,120 6,041,519 43,351,724 21,672,065,471	1,234,595 1,334,207 1,500,682 3,440,346 1,860,031 5,292,759 8,662,306 6,186,705 11,309,599 9,007,713 13,749,580 15,401,935 22,486,179 25,375,416 46,150,155 11,962,719 1,082,520 9,790,120	1,146,953 1,215,254 1,366,367 3,202,539 1,712,386 4,883,338 3,363,046 5,255,293 7,883,665 5,478,238 10,332,921 7,977,954 12,179,926 14,009,642 19,852,601 21,856,476 39,564,029 11,962,719 1,062,520 9,790,120 6,041,519	1,063,311 1,096,300 1,232,052 2,964,731 1,544,742 4,473,916 4,729,234 7,104,429 9,366,244 6,948,196 10,606,365 12,617,351 17,208,907 18,337,533 32,977,902 11,962,719 1,062,520 1,962,719 1,062,520 1,962,719 1,062,520 1,962,719 1,062,520 1,962,719 1,062,520 1,962,719 1,062,520 1,962,719 1,062,520 1,962,719 1,062,520 1,962,719 1,062,520 1,962,719 1,062,520 1,962,719 1,062,520 1,962,719 1,062,520 1,962,719	977,669 977,347 1,097,737 2,726,922 1,377,096 4,064,494 2,704,335 4,221,174 6,323,762 6,379,566 5,918,438 9,028,475 11,225,058 14,565,213 14,815,590 26,346,926 11,932,719 10,525,20 9,790,120 6,041,519 43,351,724 21,672,682 2	655,3 963,4 2,485,1 1,209,4 3,655,0 2,374,9 3,5543,0 3,352,8 7,402,8 4,886,6 7,450,5 9,832,7 11,921,5 11,921,5 11,921,6 11,921,6 11,921,6 11,921,7 11,921,7 12,931,7 11,921,7 12,931,7 11,931,7 1
4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats and the scheme (flats) 11 Fifty unit scheme (flats and the scheme (flats) 12 Fifty unit scheme (flats - lower density) 13 Fifty unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - lower density) 16 One hundred unit scheme (flats - lower density) 17 Two hundred unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) 19 Five hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 11 Two retail 12 Comparison retail 13 Data Centre 14 Office development 15 Office development 16 Hotel development (160 rooms) 17 Hotel development (100 rooms) 18 Light industrial scheme		£236,858 £200,584 £214,593 £668,614 £399,386 £502,352 £1,285,225 £466,544 £954,639 £1,051,953 £999,738 £1,435,292 £1,366,945 £5,134,958 £1,236,194 £1,236,194 £1,236,194 £1,236,194 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810	2,047,928 2,306,573 4,867,200 2,885,904 7,749,288 5,668,532 8,777,707 13,334,156 10,437,505 17,169,664 15,186,265 23,167,504 23,755,687 38,266,979 46,431,796 55,447,753 11,982,719 1,982,719 4,351,724 21,672,065 21,672,065	1,920,975 2,172,258 4,459,391 2,718,258 7,339,867 5,339,177 8,271,648 12,655,513 9,729,038 14,156,507 21,597,850 22,363,395 14,156,507 21,597,850 22,363,395 11,592,799 1,082,520 9,790,120 6,041,519 4,351,724 21,672,065 2,068,471 1,975,756 3,217,453	1,577,165 1,810,021 2,037,943 4,391,583 2,550,613 6,930,445 5,009,822 7,765,859 11,776,672 15,216,309 13,126,747 20,026,196 20,971,104 33,006,713 33,429,935 72,357,121 11,562,719 1,625,209 9,790,120 6,041,519 43,351,724 21,672,665 2,066,471	1,491,522 1,681,668 1,903,628 4,153,774 2,382,967 6,521,024 4,680,467 7,259,530 10,998,231 12,096,989 14,239,631 12,096,989 18,455,542 19,576,811 30,376,579 35,929,004 65,810,680 11,982,719 1,062,520 6,041,519 43,351,724 21,672,064	1,405,880 1,572,114 1,769,313 3,915,966 2,215,322 6,111,602 4,351,111 6,753,470 10,219,580 7,603,638 13,262,954 11,067,231 16,888,888 18,186,519 27,746,446 32,413,302 59,264,241 11,982,719 10,622,520 9,790,120 6,041,519 43,551,724 43,551,724	1,320,230 1,453,161 1,634,997 3,678,157 2,047,677 5,702,181 4,021,756 6,247,411 9,440,947 6,995,172 12,286,276 10,037,472 15,319,234 16,794,227 25,116,313 26,694,360 52,717,801 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065	1,234,595 1,334,207 1,500,682 3,440,346 1,880,031 5,292,759 8,662,300 6,186,705 11,309,599 9,007,713 13,749,580 15,401,935 22,486,179 25,375,418 46,150,155 11,962,719 1,062,520 6,041,519 43,351,724 1,672,065 1,672,06	1,148,953 1,215,254 1,366,367 3,002,539 1,712,386 4,863,338 3,363,046 5,235,293 7,803,665 5,478,238 10,332,921 7,977,954 12,179,926 14,009,642 19,852,601 21,056,476 39,564,029 11,882,719 1062,520 10,331,724 21,672,055 2,068,471	1,063,311 1,096,300 1,232,052 2,964,731 1,544,742 4,473,916 3,033,691 4,729,234 7,104,429 4,769,771 9,356,244 6,948,196 10,606,365 12,617,351 17,208,907 18,337,533 32,977,902 11,962,719 1,062,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471	977,669 977,347 1,097,737 2,756,922 1,377,096 4,064,494 2,700,335 4,223,174 6,323,762 4,061,305 8,379,566 5,918,438 9,028,475 11,225,058 14,565,213 14,816,590 26,346,926 11,962,71 11,062,520 9,790,120 6,041,519 4,3351,724 21,672,065	955.3 963.4 2.485, 1 2.99.4 3.655.0 2.374.5 3.371.7 5.543.0 3.352.8 4.886.6 7.450.5 9.802.7 11.921.5 11.922.5 11.922.5 11.922.5 10.92.5 9.790.1 5.041.5 4.3351.7 2.672.0 2.686.4 9.705.5 9.705
4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hundred unit scheme (flats - higher density) 18 Three hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 11 Two hundred unit scheme (flats) 12 Two hundred unit scheme (flats) 13 Data Centre 14 Office development 15 Office development 16 Hotel development (160 rooms) 17 Hotel development (160 rooms) 18 Light Industrial Scheme new build (50% plot ratio)		£236,858 £200,584 £214,593 £668,614 £699,362 £1,285,225 £466,544 £954,633 £246,590 £1,051,953 £1,435,292 £1,366,945 £5,134,958 £529,797 £3,565,943 £1,285,194 £2,959,733 £1,782,971 £1,485,810 £2,619,619 £1,485,810 £2,619,619 £1,485,810	2,047,928 2,306,573 4,867,200 2,885,904 7,749,288 5,666,532 8,777,707 13,334,156 10,437,505 17,169,664 15,186,265 23,167,504 23,755,687 38,266,979 46,431,756 85,447,753 1,982,719 1,082,520 9,790,120 6,041,519 6,041,5	1,920,975 2,172,258 4,629,391 2,718,258 7,339,867 5,339,177 8,771,648 12,555,513 9,729,038 16,192,986 14,156,507 21,597,850 22,363,395 35,636,636 42,930,865 78,903,561 11,982,719 1002,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 9,77,576 3,217,453 4,013,171	1,577,165 1,810,021 2,037,943 4,391,583 2,550,613 5,909,645 5,009,822 7,765,589 11,776,572 15,216,309 13,126,747 20,028,196 20,971,104 33,006,713 33,042,9355 72,357,121 11,982,719 1,062,520 9,790,120 6,041,519 43,351,724 14,72,065 2,068,471 977,576 2,177,453 4,013,171	1,491,522 1,691,068 1,903,628 4,153,774 2,362,967 6,521,024 4,680,467 7,259,530 10,998,231 12,096,989 18,458,542 19,576,811 30,376,579 35,929,004 65,810,680 11,982,719 1,062,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576	1,405,680 1,572,114 1,769,313 3,915,966 2,215,392 6,111,602 4,351,111 6,753,470 10,219,590 7,603,638 13,262,954 11,067,231 16,888,888 18,106,519 27,746,446 32,413,302 59,264,241 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,085 2,068,471 977,576 3,217,453	1,320,230 1,453,161 1,634,997 3,678,157 2,947,677 5,702,181 4,021,756 6,247,411 9,440,947 1,6,955,172 12,286,276 10,037,472 15,319,234 16,794,227 25,116,313 28,894,360 52,717,601 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,055 2,068,471 977,576 5,217,453	1,234,595 1,334,207 1,500,682 3,440,346 1,880,031 5,222,759 8,662,300 6,166,705 11,309,599 9,007,713 13,749,580 15,401,935 22,486,179 25,375,418 46,150,155 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,088,471 977,576	1,140,953 1,215,254 1,356,367 3,202,539 1,712,386 4,883,338 4,883,338 5,235,293 7,883,665 5,235,293 7,883,665 10,332,921 7,977,954 12,177,954 12,177,954 13,852,601 21,856,476 39,564,029 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453	1,063,311 1,096,300 1,232,052 2,964,731 1,544,742 4,473,916 3,033,691 4,729,234 7,104,429 4,769,771 9,356,244 6,948,196 10,606,365 2,617,351 17,208,907 18,337,533 32,977,902 11,962,719 1,062,520 9,790,120 6,041,519 43,351,724 21,672,065 2,088,471 977,576	977,669 977,347 1,097,737 2,726,922 1,377,096 4,064,494 2,704,335 4,223,174 6,323,762 4,061,305 8,379,566 5,910,430 9,028,475 11,222,058 14,565,213 14,818,590 26,346,928 11,982,719 1,002,520 9,790,120 6,041,519 43,351,724 21,672,665 2,088,471 977,576 3,217,453	955.3 963.4 2.89, 3 5.55.2 2.374, 5 3.352.6 7.402.5 4.886, 7 4.50.3 9.832, 7 11,222, 1 11,222, 1 10,222, 1 10,223, 2 1,235, 2 1,242, 2 1,2
4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - lower density) 14 Seventy unit scheme (flats - lower density) 15 One hundred unit scheme (flats - lower density) 16 One hundred unit scheme (flats - lower density) 16 One hundred unit scheme (flats - lower density) 17 Two hundred unit scheme (flats) 18 Three hundred unit scheme (flats) with OF retail 19 Five hundred unit scheme (flats) 20 Two hundred unit scheme (flats) 21 Two product of the flats) 22 Comparison retail 23 Data Centre 24 Office development 25 Office development 26 Hotel development (160 rooms) 27 Hotel development (160 rooms) 28 Light industrial scheme 29 Industrial Scheme new build (50% plot ratio) 30 Industrial scheme intensification (60% plot ratio)		£236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £466,544 £954,633 £246,590 £1,051,953 £999,738 £1,435,292 £1,386,945 £5,134,958 £52,797 £3,565,943 £1,782,971 £1,485,810 £1,782,971 £1,485,810 £416,027	2,047,928 2,306,573 4,867,200 2,885,904 7,749,288 5,668,532 8,777,707 13,334,156 10,437,505 17,169,664 15,186,265 23,167,504 23,755,687 38,266,979 46,431,756 85,447,753 11,962,719 9,790,120 6,041,519 9,790,120 6,041,519 9,790,120 6,041,519 9,77,576 2,068,471 9,77,576 2,068,471 9,77,675 3,217,453 4,013,171 4,815,804	1,920,975 2,172,258 4,629,391 2,718,258 7,339,867 5,339,177 8,771,648 12,555,513 9,729,038 16,192,986 14,156,507 21,597,850 22,363,395 35,636,636 42,930,865 78,903,561 11,982,719 1002,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 9,77,576 3,217,453 4,013,171	1,577,165 1,810,021 2,037,943 4,391,583 2,550,613 5,909,645 5,009,822 7,765,589 11,776,572 15,216,309 13,126,747 20,028,196 20,971,104 33,006,713 33,042,9355 72,357,121 11,982,719 1,062,520 9,790,120 6,041,519 43,351,724 14,72,065 2,068,471 977,576 2,177,453 4,013,171	1,491,522 1,681,068 1,903,628 4,153,774 2,382,967 6,521,024 4,680,467 7,259,530 10,998,231 12,096,989 14,239,631 12,096,989 15,788,811 30,376,579 35,929,004 65,810,680 11,982,719 1,082,529 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171	1,405,880 1,572,114 1,769,313 3,915,966 2,215,322 6,111,602 4,351,111 6,753,470 10,219,580 7,603,638 13,262,954 11,067,231 16,888,888 18,186,519 27,746,446 32,413,302 59,264,241 11,982,719 1,082,520 6,041,519 43,351,724 21,672,065 2,068,471 9,77,576 3,217,453 4,013,171 4,015,804	1,320,238 1,453,661 1,634,997 3,678,157 2,047,677 5,702,181 4,021,756 5,247,411 9,440,947 10,037,472 12,286,276 10,037,472 15,319,234 16,794,227 25,116,313 26,994,360 52,717,801 11,982,749 1,082,520 9,790,120 6,041,519 43,351,724 21,672,68,471 977,576 3,217,453 4,013,171 4,815,004	1,234,595 1,334,207 1,500,682 3,440,346 1,860,031 5,292,759 3,692,400 5,741,352 8,662,300 6,186,705 11,309,599 9,007,713 13,749,580 15,401,935 22,486,179 22,476,176 11,932,719 1,022,575,418 46,150,155 11,962,719 1,022,575,418 1,022,575,418 2,076,415,194 43,351,724 21,672,686 21,774,775 21,774,775 3,217,453	1,148,953 1,215,254 1,366,367 3,002,539 1,7712,386 4,883,338 3,363,046 5,225,293 7,863,685 5,478,238 10,352,921 7,977,954 12,179,926 14,009,642 19,852,601 21,862,763 39,564,029 11,982,719 10,02,526 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,463	1,063,311 1,096,300 1,232,052 2,964,731 1,544,742 4,473,916 3,033,691 4,729,234 7,104,429 4,769,771 9,356,244 6,948,196 10,606,365 12,617,351 17,208,907 10,337,533 32,977,902 11,902,719 1,062,719	977,669 977,347 1,097,737 2,726,922 1,377,096 4,064,494 2,704,335 4,223,174 6,323,762 6,379,566 5,918,438 9,026,475 11,225,058 14,565,213 14,655,213	858,3 963,4 2,489,1 1,209,4 3,655,0 2,374,9 3,352,8 7,450,5 9,832,7 11,921,5 11,921,5 11,922,1 11,922,1 11,922,1 1,922,1 1,923
4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Nine unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - lower density) 16 One hundred unit scheme (flats - lower density) 17 Two hunded unit scheme (flats - lower density) 18 Three hundred unit scheme (flats - lower density) 19 Five hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) 20 Two hundred unit scheme (flats) 21 Two hundred unit scheme (flats) 22 Two hundred unit scheme (flats) 23 Data Centre 24 Office development 25 Office development 26 Hotel development (100 rooms) 27 Hotel development (100 rooms) 28 Light industrial scheme new build (50% plot ratio) 29 Industrial Scheme new build (50% plot ratio) 20 Industrial scheme intensification (60% plot ratio) 20 ENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER) Description	UNDEVELOPED LAND)	£236,858 £200,584 £214,593 £668,614 £399,386 £502,352 £1,285,225 £466,544 £954,639 £1,051,953 £999,738 £1,435,292 £1,366,945 £5,134,958 £1,236,194 £2,959,733 £1,782,971 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,485,810 £1,782,971 £1,485,810 £1,782,971 £1,782,971 £3,565,943 £3,565,943 £3,565,943	2,047,928 2,306,573 4,657,200 2,885,904 7,749,288 8,777,707 13,334,156 10,437,505 17,168,664 15,186,265 23,167,504 23,755,687 38,266,979 46,431,756 38,266,979 46,431,756 38,266,979 46,431,756 38,266,979 46,431,756 46,431,756 46,431,756 47,757 48,757,697 48,351,724 21,072,065 2,068,471 21,072,065 2,068,471 21,072,065 2,068,471 21,072,065 2,068,471 21,072,065 2,068,471 21,072,065 2,068,471 21,072,065 2,068,471 21,072,065 2,068,471 21,072,065 2,068,471 21,072,065 21,072,0	1,920,975 2,172,258 4,429,301 2,718,258 7,339,867 5,339,177 8,771,648 12,655,513 9,729,038 14,156,507 21,597,850 22,363,395 14,156,507 21,597,850 22,363,395 14,156,507 21,597,850 22,363,395 14,156,507 21,597,850 22,363,395 14,156,507 21,597,850 22,363,395 14,156,507 21,597,850 22,363,395 14,156,507 21,597,850 22,363,351 14,533,772 21,672,065 22,777,576 3,217,453 4,013,171 4,015,504	1,577,165 1,810,021 1,810,021 1,937,943 4,391,583 2,550,613 6,930,445 5,009,822 7,765,689 11,776,872 9,020,572 15,216,309 10,126,747 20,026,196 20,971,104 33,006,713 39,429,935 20,971,104 33,006,713 39,429,935 11,982,719 1,062,520 9,790,120 6,041,519 43,351,724 21,672,665 2,068,47 977,576 9,217,453 4,013,171 4,815,804	1,491,522 1,691,068 1,903,628 4,153,774 2,362,667 6,521,024 4,680,467 7,259,530 10,998,231 12,096,989 18,458,542 19,578,811 30,376,579 35,929,004 65,810,600 11,982,719 1,062,520 9,790,120 6,041,510 43,351,724 21,672,065 2,088,471 9,775,576 3,217,453 4,013,171 4,815,804	1,405,680 1,572,114 1,769,313 3,915,966 2,215,392 6,111,602 4,351,111 6,753,470 10,219,590 7,603,638 13,262,954 11,067,221 16,888,888 18,106,519 27,746,446 32,413,302 53,264,241 11,982,719 1,082,580 9,790,120 6,041,519 43,351,724 21,672,085 2,086,471 4,013,171 4,015,004	1,320,230 1,453,161 1,634,997 3,678,157 2,947,677 5,702,181 4,021,756 6,247,411 9,440,947 12,286,276 10,037,472 12,286,276 10,037,472 15,319,234 16,794,227 25,116,313 28,894,360 52,717,601 11,982,719 1,082,520 9,790,120 6,041,619 43,351,724 21,672,065 72,065,471 977,576 3,217,453 4,013,171 4,815,604	1,234,595 1,334,207 1,500,682 3,440,348 1,880,031 5,292,759 8,662,306 6,166,705 11,309,599 9,007,713 13,749,580 15,401,935 22,486,179 25,375,419 10,52,526 9,790,120 6,041,510 43,351,724 21,672,068,471 977,576 3,217,453 4,013,171 4,815,804	1,146,953 1,215,254 1,366,367 3,202,539 1,712,386 4,883,333 3,363,046 5,235,293 7,883,665 5,478,238 10,332,921 7,977,954 12,1779,926 12,1856,476 39,564,029 11,982,719 1,062,939 9,790,120 6,041,519 43,351,724 21,672,065 2,084,471 977,576 3,217,453 4,013,171 1,915,804	1,063,311 1,096,300 1,232,052 2,964,731 1,574,74,976 4,773,976 3,033,691 4,729,234 7,104,429 4,769,771 9,366,244 6,946,106 10,606,365 2,671,355 17,208,907 18,337,533 32,977,902 11,982,719 10,525,520 9,790,120 6,041,510 43,351,724 21,672,065 2,081,471 977,576 3,217,453 4,013,171 4,615,804	977,669 977,347 1,097,737 2,726,922 1,777,966 4,004,494 2,704,335 4,223,174 6,323,762 4,001,305 8,379,566 5,010,438 9,028,475,11 12,25,058 14,565,213 14,818,590 26,346,920 17,982,719 1,002,200 9,790,120 6,044,121 6,044,121 6,044,121 6,044,121 7,775,766 3,217,453 4,013,171 4,815,504	656.3 963.4 2.486.1 1,209.4 3.655.0 2,374.9 3,717.1 5,543.0 3,352.8 4,886.6 7,450.5 9,832.7 11,921.5 11,922.1 19,707.5 11,922.7 1,062.5 9,790.1 6,745.5 1,962.5 1,9
4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - lower density) 15 One hundred unit scheme (flats - lower density) 16 One hundred unit scheme (flats - lower density) 17 Two hunded unit scheme (flats - lower density) 18 Three hundred unit scheme (flats - lower density) 19 Two hundred unit scheme (flats - lower density) 10 Two hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 11 True hundred unit scheme (flats) 12 Two hundred unit scheme (flats) 13 Three hundred unit scheme (flats) 14 Two hundred unit scheme (flats) 15 Office development (flats) 16 Two hundred unit (flats) 17 Two hundred unit (flats) 18 Three hundred unit (flats) 19 Five hundred unit (flats) 10 Two hundred unit (flats) 10 Two hundred unit (flats) 11 Two hundred unit (flats) 12 Two dunits scheme (flats) 13 Data Centre 14 Office development (flats) 15 Office development (flats) 16 True dunits scheme (flats) 17 Hotel development (flats) 18 Two dunits scheme intensification (flats) 19 Industrial scheme intensification (flats) 10 Industrial scheme intensification (flats) 10 Two unit scheme (houses) 11 Two unit scheme (houses)	UNDEVELOPED LAND) No of units 1 2	£236,858 £200,584 £214,593 £6688,614 £399,386 £502,352 £1,285,225 £466,544 £954,633 £246,590 £1,051,953 £1,336,945 £1,336,945 £1,34,958 £529,797 £3,565,943 £1,435,292 £1,366,945 £2,959,733 £1,782,971 £1,485,810 £2,959,733 £1,782,971 £1,782,971 £3,565,943 £3,565,943 £3,565,943	2,047,928 2,306,573 4,867,200 2,885,904 7,749,288 8,777,707 13,334,166 10,437,505 17,169,664 15,186,265 23,167,504 12,755,687 38,266,979 46,431,796 66,447,753 11,982,719 66,447,753 11,982,719 67,790,120 6,041,519 43,351,724 21,672,065 2,068,471 4,815,804 PER HA PER HA 0% AH 537,958 1,075,915	1,920,975 2,172,258 4,4629,391 2,718,258 7,339,867 5,339,177 8,271,648 12,655,513 9,729,038 16,192,966 14,156,507 21,597,850 22,363,305 35,636,846 42,930,865 76,903,561 11,982,719 1,062,600 5,790,120 6,041,519 43,351,724 21,672,065 3,672,664 43,351,724 21,672,065 3,217,453 4,013,171 4,815,804	1,577,165 1,810,021 2,037,043 4,391,583 2,550,613 6,090,822 7,665,689 11,776,872 5,000,872 15,216,309 13,126,747 20,026,196 20,971,104 35,006,713 39,429,935 72,357,121 11,902,719 1,062,520 9,790,120 6,041,519 4,351,724 21,672,065 2,066,471 977,576 3,217,453 4,013,171 4,815,804	1,491,522 1,681,668 1,903,628 4,153,774 2,362,967 6,521,024 4,680,467 7,259,530 10,998,231 12,096,989 16,455,542 19,578,811 30,376,579 35,929,004 6,811,680 11,962,719 1,062,520 6,041,519 4,351,724 21,672,065 2,068,471 9,775,76 3,217,453 4,013,177 4,815,804	1,405,880 1,572,114 1,769,313 3,915,966 2,215,322 6,111,602 4,351,111 6,753,470 10,219,590 7,603,658 13,262,954 11,067,231 16,080,080 13,262,954 11,067,231 16,080,080 13,262,954 11,087,231 16,080,080 13,262,954 11,087,231 16,080,080 13,262,954 11,087,231 16,080,080 13,262,954 11,087,231 16,080,080 13,262,954 11,087,276 14,13,092 17,766,446 32,413,302 17,766,446 32,776 32,17,453 4,013,177 4,815,804	1,320,230 1,453,161 1,334,997 3,678,157 2,047,677 5,702,181 4,021,756 9,247,411 9,440,947 12,286,276 10,037,472 15,319,234 16,794,227 25,116,313 28,894,360 57,717,801 11,982,719 1082,520 9,790,178,611 11,982,719 1082,520 9,790,178,611 11,982,719 1082,520 9,790,178,611 11,982,719 1082,520 9,790,178,611 11,982,719 1082,520 9,790,178,611 11,982,719 1082,520 9,790,178,611 11,982,719 1082,520 9,790,178,611 11,982,719 1082,520 1088,471 1097,767 3,217,453 1013,171 4,815,804	1,234,595 1,334,207 1,500,682 3,440,348 1,880,031 5,292,759 8,662,300 6,186,700 11,309,599 9,007,713 13,749,580 15,401,935 22,486,179 25,375,418 46,150,155 11,962,719 1,682,520 9,790,120 6,041,519 43,351,724 21,672,055 2,066,471 977,576 3,217,453 4,013,177 4,815,804	1,146,953 1,215,254 1,366,367 3,202,539 1,712,386 4,883,333 3,363,046 5,255,293 7,883,665 5,478,238 10,332,921 7,977,954 12,179,920 14,009,642 19,822,001 21,856,476 9,790,120 6,041,519 43,351,724 21,672,085 21,962,719 1,062,520 1,962,719 1,062,520 1,975,719 1,062,520 1,062,520 1,062,520 1,062,520 1,062,520 1,062,520 1,062,520 1,062,520 1,062,520 1,062,520 1,062,52	1,063,311 1,096,300 1,232,052 2,964,731 1,544,742 4,473,916 4,729,234 7,104,429 4,769,77 9,356,244 6,948,196 10,606,365 12,617,351 17,206,907 18,337,533 32,977,902 11,962,520 9,790,120 6,041,519 4,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,177 4,815,804	977,669 977,347 1,097,737 2,726,922 1,377,096 4,064,494 6,323,762 4,061,305 6,379,566 5,918,438 9,028,475 11,225,058 14,665,213 14,818,590 26,344,926 11,962,719 1,062,520 9,790,120 6,041,519 4,351,724 21,672,065 21,775,775 3,217,453 4,013,171 4,815,804	856.3 963.4 2,489.1 1,209.4 3,655.0 2,374.9 3,717.1 5,543.0 3,352.8 7,402.8 4,888.6 7,450.5 9,832.7 11,921.5 11,921.7 10,22.6 9,790.1 6,041.5 43,351.7 21,672.0 2,086.4 9,775.3 2,174.4 1,013.1 4,815.8
4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 10 Thirty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - lower density) 16 One hundred unit scheme (flats - lower density) 17 Two hundred unit scheme (flats - lower density) 18 Three hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 11 Large retail supermarket 12 Comparison retail 13 Data Centre 14 Office development 15 Office development (160 rooms) 16 Hotel development (160 rooms) 17 Hotel development (160 rooms) 18 Light industrial scheme 19 Industrial Scheme new build (50% plot ratio) 10 Industrial scheme intensification (60% plot ratio) 11 One unit scheme (houses) 12 Two unit scheme (houses) 13 Four unit scheme (houses) 14 Seven unit scheme (flats)	UNDEVELOPED LAND) No of units 1 2 4 4 7	£236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £466,544 £954,633 £246,590 £1,051,953 £1,352,522 £1,366,945 £5,134,958 £529,797 £3,565,943 £1,226,194 £2,959,733 £1,782,971 £1,485,810 £3,585,943 £3,585,943 £500,000	2,047,928 2,306,573 4,867,200 2,885,904 7,749,288 5,668,532 8,777,707 13,334,156 10,437,505 17,169,664 15,186,265 23,167,604 23,755,887 46,431,756 85,447,753 1,1962,719 1,062,520 9,790,120 6,041,519 1,062,520 9,790,120 6,041,519 1,752,752 1,752,719 1,752,7	1,920,975 2,172,258 4,629,391 2,718,258 7,339,887 5,339,177 8,271,648 12,555,513 9,729,038 16,192,966 14,156,507 21,597,850 22,363,395 35,636,846 42,930,865 78,903,561 11,982,719 1,082,520 9,760,120 6,041,519 43,351,724 21,672,065 2,068,471 9,77,576 3,217,453 4,013,171 4,815,804	1,577,165 1,810,021 2,037,943 4,391,583 2,550,613 6,930,445 5,009,822 7,765,589 11,776,572 15,216,309 13,126,747 20,028,196 20,971,104 33,006,713 33,429,935 20,971,104 33,006,713 30,429,935 72,357,121 11,982,719 1,082,529 9,790,120 6,041,519 43,351,724 10,72,065 2,066,471 977,576 5,217,463 4,013,171 4,815,804	1,491,522 1,681,068 1,900,628 4,153,774 2,382,967 6,521,024 4,680,467 7,259,530 10,998,231 12,096,989 14,239,631 12,096,989 14,239,631 12,096,989 15,768,811 30,376,579 35,929,004 65,810,680 11,982,719 1,082,529	1,405,880 1,572,114 1,769,313 3,915,966 2,215,322 6,111,602 4,351,111 6,753,470 10,219,590 7,603,638 13,262,954 11,067,231 16,888,888 10,106,519 27,746,446 32,413,302 59,264,241 11,962,520 9,790,120 6,041,519 43,351,724 11,962,520 12,167,265 2,063,471 977,576 3,217,453 4,013,171 4,815,804	1,320,238 1,453,611 1,834,997 3,676,157 2,047,677 5,702,181 4,021,756 5,247,411 9,440,947 16,395,172 12,286,276 10,037,472 15,319,234 16,794,227 25,116,313 26,694,560 52,717,861 11,962,719 1002,520 9,790,120 6,041,519 43,351,724 21,672,065 22,177,636 22,177,205 3,2064,471 977,576 5,217,463 4,013,771 4,815,804	1,234,595 1,334,207 1,500,682 3,440,346 1,880,031 5,292,759 3,692,400 5,741,352 6,62,306 6,186,705 11,309,599 9,007,713 3,749,580 15,401,935 22,486,179 25,375,418 46,150,155 11,962,719 1,062,520 6,041,519 43,351,724 21,672,065 2,068,471 977,576 21,672,065 2,068,471 977,576 40,13,317,74 815,804	1,148,953 1,215,254 1,366,367 3,002,539 1,7712,386 4,883,338 3,363,046 5,235,293 7,883,685 5,478,238 10,332,921 7,977,954 12,179,926 14,009,642 19,852,601 19,852,601 21,952,719 10,62,526 10,635,77,654 21,672,065 2,068,471 977,576 3,277,233 4,013,177 4,815,804	1,063,311 1,096,300 1,232,052 2,964,731 1,544,742 4,473,916 3,033,689 4,726,234 7,104,429 4,769,771 9,356,244 6,948,196 10,666,365 12,617,351 17,208,907 18,307,533 32,977,902 1,962,719 1,062,520 6,041,519 43,351,724 21,672,065 2,068,471 9,775,076 2,071,465 3,071,465 4,013,171 4,815,804	977,669 977,347 1,097,737 2,720,922 1,377,096 4,064,494 2,704,335 4,221,174 6,323,762 5,918,438 9,022,475 11,225,058 14,565,213 14,015,590 26,346,926 11,922,719 10,02,520 9,790,120 6,041,519 43,351,724 21,672,065 2,088,471 977,568 4,013,171 4,815,804	856,3 963,4 2,489,1 1,209,4 3,655,0 2,374,9 3,717,1 5,543,0 3,352,8 7,450,5 9,832,7 11,921,5 11,921,5 11,921,5 12,021,6 11,921,5 1
4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 1 Fifty unit scheme (flats - lower density) 2 Fifty unit scheme (flats - ligher density) 3 Seventy unit scheme (flats - higher density) 5 One hundred unit scheme (flats - lower density) 6 One hundred unit scheme (flats - lower density) 7 Two hunded unit scheme (flats - higher density) 9 Time hundred unit scheme (flats - higher density) 10 Two hundred unit scheme (flats) 11 Three hundred unit scheme (flats) 12 Two hundred unit scheme (flats) 13 Three hundred unit scheme (flats) 14 Three hundred unit scheme (flats) 15 Office development 16 Large retail supermarket 17 Comparison retail 18 Data Centre 19 Industrial Scheme 19 Industrial Scheme (floor rooms) 19 Hotel development (floor rooms) 19 Hotel development (floor rooms) 19 Industrial Scheme new build (50% plot ratio) 10 Industrial Scheme intensification (60% plot ratio) 10 Industrial scheme intensification (60% plot ratio) 10 Industrial scheme (flouses) 10 Four unit scheme (houses) 11 Four unit scheme (houses) 12 Two unit scheme (houses) 13 Four unit scheme (flats) 15 Nine unit scheme (flats) 15 Nine unit scheme (flats) 16 Ten unit scheme (flats) 17 Ten unit scheme (flats) 18 Nine unit scheme (flats) 19 Nine unit scheme (flats) 10 Ten unit scheme (flats)	UNDEVELOPED LAND) No of units 1 4 7 9 9 10	£236,858 £200,584 £200,584 £214,593 £668,614 £399,386 £502,352 £1,285,225 £466,544 £954,633 £246,590 £1,051,953 £1,366,945 £1,366,945 £1,34,958 £2,959,737 £3,565,943 £1,236,194 £2,959,733 £1,782,971 £1,485,810 £2,959,733 £1,782,971	2,047,928 2,306,573 4,667,200 2,885,904 7,749,288 8,777,707 10,334,156 10,437,505 17,169,664 15,186,265 23,167,504 15,186,265 23,167,504 15,186,265 23,167,504 15,186,265 23,167,504 15,186,265 23,167,504 15,186,265 23,167,504 15,186,265 23,167,504 143,351,724 21,672,065 2,063,471 4,013,171 4,013,171 4,013,171 4,013,171 4,013,171 4,013,171 4,013,171 4,013,171 4,013,171 4,013,171 4,013,171 4,013,171 5,015 1,746,449 2,046,523 4,065,200	1,920,975 2,172,258 4,629,391 2,718,258 7,339,867 5,339,177 8,771,648 12,655,513 9,729,038 16,192,966 14,156,507 21,597,850 35,636,846 42,530,865 76,903,561 11,982,719 1,082,550 9,790,120 6,041,517 43,351,724 21,672,065 2,063,471 43,351,724 21,672,065 2,063,471 43,351,724 21,672,065 3,217,53 4,013,171 4,815,804	1,577,165 1,810,021 2,037,943 4,391,583 2,550,613 5,009,822 7,765,589 11,776,572 5,216,309 15,126,747 20,026,196 13,106,713 39,429,935 72,357,121 11,982,719 168,520 9,790,120 6,041,519 43,351,724 21,672,665 2,066,471 9,77,576 3,217,453 4,013,171 4,815,804	1,491,522 1,691,668 1,903,628 1,903,628 1,903,628 1,903,627 1,903,627 1,908,231 1,908,	1,405,880 1,572,114 1,769,313 3,915,966 2,215,322 6,111,602 4,351,111 6,753,470 10,219,590 7,603,668 13,262,954 11,667,231 16,888,888 13,262,954 11,667,231 16,888,888 13,262,954 11,982,719 10,925,900 11,982,719 11,982,71	1,320,230 1,453,161 1,634,997 3,678,157 2,047,677 5,702,181 4,021,756 6,247,411 9,440,947 16,794,227 12,286,276 10,037,472 15,319,234 16,794,227 25,116,313 28,894,360 52,717,601 11,982,719 1,982,116,313 28,894,360 6,041,519 43,351,724 21,672,665 2,068,471 977,576 3,217,453 4,013,171 4,815,804 sidual land value 25% AH 406,430 812,871 1,320,238 1,453,611 1,320,238 1,453,611 1,320,238 1,453,611 1,320,238 1,453,611 1,330,238	1,234,595 1,334,207 1,500,682 3,440,348 1,880,031 5,292,759 8,662,300 6,166,700 11,309,599 9,007,713 13,749,580 15,401,935 22,466,179 25,375,418 66,150,155 11,932,719 1,622,520 9,790,120 6,041,519 43,351,724 21,672,065 2,066,471,519 43,351,724 21,672,065 2,066,471,519 43,351,724 21,672,065 2,066,471,519 43,351,724 21,672,065 2,066,471,519 43,351,724 21,672,065 2,066,471 977,576 3,217,453 4,013,171 4,815,804	1,146,953 1,215,254 1,366,367 3,202,539 1,712,386 4,883,333 1,712,386 5,476,238 10,332,921 7,977,954 12,179,926 14,009,642 19,652,601 21,866,476 39,664,039 11,982,719 10,779,9120 6,041,519 43,351,724 21,672,065 4,013,177 4,815,804	1,063,311 1,096,300 1,232,052 2,964,731 1,544,742 4,473,916 3,033,691 4,729,234 7,104,429 4,769,771 9,356,244 6,946,195 10,606,395 11,060,395 11,208,907 18,337,533 32,977,902 11,982,719 10,604,515 43,351,724 21,672,065 21,674,519 43,351,724 21,672,065 3,277,453 4,013,177 4,815,804 40% AH 327,523 655,044 1,063,311 1,096,300 1,232,055 2,964,731	977,669 977,347 1,097,737 2,726,922 1,377,096 4,064,494 4,064,305 4,023,762 4,061,305 8,379,566 5,918,438 9,028,475 11,225,058 14,565,213 14,818,590 26,345 14,565,213 14,818,590 6,041,519 43,351,724 21,672,685 21,775,763 3,217,453 4,013,171 4,815,804 45% AH 301,218 602,435 977,576 3,217,453 4,013,171 4,815,804	658.3 963.4 963.4 2.486, 1,209.4 3.655.0 3.655.0 3.717.1 5.44.0 3.352.8 4.886,6 7.450.5 9.790,1 11.921.7 11.922.7 1.062.8 9.790,1 6.041.8 43,351.7 21.672.0 2.066.4 4,013.1 4.013.1 4.815.8
4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 1 Fifty unit scheme (flats - lower density) 2 Fifty unit scheme (flats - higher density) 3 Seventy unit scheme (flats - higher density) 5 One hundred unit scheme (flats - higher density) 6 One hundred unit scheme (flats - higher density) 7 Two hundred unit scheme (flats - higher density) 9 Twe hundred unit scheme (flats - higher density) 10 Two hundred unit scheme (flats - higher density) 11 Two hundred unit scheme (flats) 12 There hundred unit scheme (flats) 13 Data Centre 14 Carge retail supermarket 15 Office development 16 Hotel development (160 rooms) 17 Hotel development (160 rooms) 18 Light industrial scheme 19 Industrial Scheme new build (50% plot ratio) 10 Industrial scheme intensification (60% plot ratio) 10 Industrial scheme (houses) 12 Two unit scheme (houses) 13 Four unit scheme (houses) 14 Seven unit scheme (flats) 15 Nine unit scheme (flats) 16 Ten unit scheme (flats) 17 Ten unit scheme (flats) 18 Twenty unit scheme (houses) 19 Twenty unit scheme (houses) 10 Two unit scheme (houses) 11 Tren unit scheme (houses) 12 Two unit scheme (houses) 13 Tren unit scheme (houses) 14 Twenty unit scheme (houses) 15 Tren unit scheme (houses) 16 Tren unit scheme (houses) 17 Tren unit scheme (houses) 18 Twenty unit scheme (houses) 19 Twenty unit scheme (houses) 10 Twenty unit scheme (houses) 11 Twenty unit scheme (houses) 12 Twenty unit scheme (houses) 13 Twenty unit scheme (houses) 14 Twenty unit scheme (houses) 15 Twenty unit scheme (houses) 16 Tren unit scheme (houses) 17 Tren unit scheme (houses) 18 Twenty unit scheme (houses) 19 Twenty unit scheme (houses) 10 Twenty unit scheme (houses) 10 Tren unit scheme (houses) 11 Tren unit scheme (houses) 12 Twenty unit scheme (houses)	UNDEVELOPED LAND) No of units 1 2 4 7 9 9 10 10 20	£236,858 £200,584 £359,804 £214,593 £668,614 £399,386 £502,352 £1,285,225 £466,544 £954,633 £246,590 £1,051,953 £1,355,943 £1,356,945 £5,134,958 £52,797 £1,782,971 £1,485,810 £1,236,194 £2,959,733 £1,782,971 £1,485,810 £1,782,971 £1,791 £1	2,047,928 2,306,573 4,867,200 2,885,904 7,749,288 5,668,532 8,777,707 13,334,156 10,437,565 15,186,265 23,167,604 23,755,687 38,266,979 46,431,796 85,447,753 11,982,719 3,517,453 4,013,171 4,815,804 PER HA O'A AH 537,958 1,075,915 2,068,471 977,776 4,815,804 PER HA O'A AH 537,958 1,075,915 1,748,449 2,047,928 2,306,573 4,867,200 2,885,904 7,749,288	1,920,975 2,172,258 4,629,391 2,718,258 7,339,867 5,339,177 8,771,648 12,555,513 9,729,038 16,192,966 14,156,507 21,697,650 22,363,395 35,636,646 42,930,865 76,903,561 11,982,719 97,576 26,641,519 97,576 26,41,519 97,576 2,668,471 977,576 2,668,471 977,576 3,217,453 4,013,171 4,815,804	1,577,165 1,810,021 2,037,943 4,391,583 2,550,613 6,350,445 5,009,822 7,765,689 11,776,872 9,020,672 15,216,309 13,126,747 20,026,196 20,971,104 33,006,713 33,006,713 33,006,713 33,006,713 34,29,335 72,357,121 11,962,719 1,082,520 6,041,519 43,351,724 21,672,684,71 977,676 5,217,453 2,217,453 4,013,171 4,615,604	1,491,522 1,681,068 1,900,628 1,900,628 1,153,774 2,382,967 2,382,967 7,259,530 10,998,231 12,096,989 18,458,542 19,578,811 30,376,579 35,929,004 1,982,719 1,082,520 6,041,519 43,351,724 2,162,636 1,982,719 1,082,520 6,041,519 43,351,724 2,167,636,671 977,576 3,217,453 4,013,171 4,815,804	1,405,880 1,572,114 1,769,313 3,915,966 2,215,322 6,111,602 4,351,111 6,753,470 10,219,580 13,262,954 11,067,231 16,888,888 13,186,519 27,746,446 32,413,302 59,264,241 11,962,719 1,062,520 6,041,519 43,351,724 21,672,065 2,743,302 4,013,171 4,015,804 432,740 665,479 1,405,880 1,572,114 1,769,313 3,915,962 6,111,602 6,111,602	1,320,238 1,453,161 1,634,997 3,678,157 2,047,677 5,702,181 4,021,756 5,247,441 9,440,947 12,286,276 10,037,472 12,286,276 10,037,472 12,286,276 10,037,472 12,286,276 10,037,472 12,286,276 10,037,472 12,286,276 10,037,472 12,286,276 10,037,472 13,032,270 10,037,472 14,031,772 14,031,773 17,861 18,032,779 17,863 18,17,174 18,181 18,181 18,181 18,181 18,181 18,181 18,181 18,181 1831,997 18,181	1,234,595 1,334,207 1,500,682 3,440,346 1,880,031 5,292,759 8,662,300 5,741,352 8,662,300 11,309,599 9,007,713 13,746,580 15,401,935 22,486,179 22,375,418 46,150,155 11,962,710 1,062,520 6,041,519 43,351,724 21,672,6867 3,217,453 4,013,171 4,815,804	1,148,953 1,215,254 1,366,367 3,002,539 1,712,386 4,863,333 3,363,046 5,255,263 7,863,665 5,478,238 10,332,921 7,977,954 12,179,826 14,009,642 19,852,601 21,956,476 39,564,029 11,862,520 9,790,120 6,041,519 43,351,724 21,072,065 2,068,471 977,576 3,217,453 4,013,171 4,615,504	1,063,311 1,096,300 1,232,052 2,964,731 1,544,742 4,473,916 4,773,916 4,773,916 4,773,916 4,773,916 4,773,916 4,773,916 4,773,916 4,773,916 4,773,916 4,773,916 4,773,917	977,669 977,347 1,097,737 2,726,922 1,377,096 4,064,494 2,704,335 4,021,774 6,323,762 4,061,305 6,379,560 5,918,438 9,002,475 11,225,058 14,565,213 14,565,213 14,565,213 14,565,213 14,565,213 14,565,213 14,565,213 14,565,213 14,565,213 14,565,213 14,565,213 14,565,213 14,565,213 14,565,213 14,565,213 14,565,213 14,565,213 14,565,213 14,565,213 14,172,26,55 21,775,66	658.3 963.4 963.4 965.0 1,209.4 3,665.0 2,74.6 3,717.1 5,542.0 3,352.6 7,402.5 4,883.6 7,402.5 11,921.
4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 1 Fifty unit scheme (flats - lower density) 2 Fifty unit scheme (flats - higher density) 2 Fifty unit scheme (flats - higher density) 5 One hundred unit scheme (flats - lower density) 6 One hundred unit scheme (flats - lower density) 7 Two hunded unit scheme (flats - lower density) 9 Five hundred unit scheme (flats) with GF retail 8 Three hundred unit scheme (flats) 9 Five hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 11 Large retail supermarket 12 Comparison retail 13 Data Centre 14 Office development 15 Office development 16 Hotel development (160 rooms) 17 Hotel development (160 rooms) 18 Light industrial scheme 19 Industrial Scheme new build (50% plot ratio) 10 Industrial scheme intensification (60% plot ratio) 11 One unit scheme (houses) 12 Two unit scheme (houses) 13 Four unit scheme (houses) 14 Seven unit scheme (flats) 15 Nine unit scheme (flats) 16 Ten unit scheme (flats) 17 Ten unit scheme (flats) 18 Twenty unit scheme (flats) 19 Twenty unit scheme (flats) 10 Tirry unit scheme (flats) 11 Tirry unit scheme (flats) 12 Two unit scheme (flats) 13 Twenty unit scheme (flats) 14 Twenty unit scheme (flats) 15 Tirry unit scheme (flats) 16 Tirry unit scheme (flats) 17 Ten unit scheme (flats) 18 Twenty unit scheme (flats)	UNDEVELOPED LAND) No of units 1 2 4 7 9 10 10 20 20 30	£236,858 £200,584 £200,584 £214,593 £668,614 £399,386 £502,352 £1,285,225 £4,636,544 £999,738 £1,435,292 £1,366,945 £1,336,945 £1,336,945 £1,336,945 £1,336,945 £1,336,945 £1,336,945 £1,336,945 £1,345,890 £1,366,943 £1,782,971 £1,485,810 £509,699 £416,027 £1,782,971 £3,565,943 £1,782,971 £3,565,943 £3,565,943 £500,000 BLV £13,438 £17,917 £19,444 £33,211 £28,125 £50,450 £30,089 £93,750	2,047,928 2,306,573 4,667,200 2,885,904 7,749,288 8,777,707 13,334,156 10,437,505 11,168,665 15,186,265 23,167,504 15,186,265 23,167,504 15,186,265 23,167,504 15,186,265 23,167,504 15,186,265 23,167,504 15,186,265 23,167,504 23,175,687 14,043,170 1662,520 9,790,120 9,790,120 9,790,120 9,790,120 10,041,519 43,351,724 21,772,065 2,041,519 43,351,724 21,772,065 2,068,471 2,077,576 3,217,453 4,013,171 4,815,004 PER HA 0% AH 537,958 1,775,916 1,748,449 2,047,928 2,306,773 4,867,200 2,885,904 7,749,288 5,668,852 8,777,707	1,920,975 2,172,258 4,459,391 2,718,258 7,339,867 5,339,177 8,271,648 12,655,513 9,729,038 14,156,507 21,597,850 22,363,395 14,156,507 21,597,850 22,363,395 14,156,507 21,597,850 22,363,395 14,156,507 21,597,850 22,363,395 11,592,719 1,082,520 9,790,120 6,041,519 4,3351,724 21,672,065 2,068,471 4,013,171 4,615,604	1,577,165 1,810,021 2,037,943 4,391,583 2,550,613 6,930,445 5,009,822 7,765,589 11,776,872 9,020,572 15,216,309 15,126,747 20,026,196 20,971,104 33,006,713 39,429,935 72,357,121 11,982,719 662,520 9,790,120 6,041,519 43,351,724 21,672,665 2,066,471 977,576 3,217,453 4,013,171 4,815,804	1,491,522 1,691,068 1,903,628 1,903,628 1,903,628 1,903,627 1,909,231 1,909,231 1,909,231 1,909,231 1,909,231 1,909,231 1,909,989 18,455,542 19,578,811 30,376,579 35,929,004 65,810,680 11,982,719 1,982,719 1,982,719 1,982,719 1,982,719 1,982,719 1,982,719 1,982,719 1,982,719 1,982,719 1,982,719 1,982,719 1,983,714 1,982,719 1,983,714 1,983,714 1,983,714 1,983,714 1,983,945	1,405,880 1,572,114 1,769,313 3,915,966 2,215,322 6,111,602 4,351,111 6,753,470 10,219,590 7,603,608 13,262,954 11,007,231 16,888,888 13,262,954 11,007,231 16,888,888 13,262,954 11,007,231 16,888,888 13,262,954 11,007,231 16,888,888 13,262,954 11,007,231 16,888,888 13,262,954 11,007,231 16,888,888 13,262,954 11,007,231 14,888,398 15,77,746,446 32,473,302 59,264,241 17,603,137 17,576 3,217,463 4,013,171 4,815,804 20%,AH 432,740 43,27,746 43,27,746 32,746,341 4,013,171 4,815,804	1,320,230 1,453,161 1,034,997 3,678,157 2,047,677 5,702,181 4,021,756 6,247,411 9,440,947 1,5319,234 16,794,227 25,116,313 28,894,360 52,717,601 11,982,719 40,327,760 40,41,519 43,351,724 21,672,685 2,068,471 977,576 5,217,463 4,013,171 4,815,804	1,234,595 1,334,207 1,500,682 3,440,348 1,880,031 5,292,759 8,662,300 6,166,705 11,309,599 9,007,713 13,749,580 15,401,935 22,406,179 25,375,418 46,150,155 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 4,013,171 4,815,804	1,146,953 1,215,254 1,366,367 3,202,539 1,712,386 4,883,338 1,732,253 1,7383,665 5,478,238 10,332,921 7,977,954 12,1779,952 14,009,642 19,852,601 21,856,476 39,564,029 11,982,719 10,982,719 11,982,719 10,982,719 10,982,719 10,982,719 10,982,719 10,982,719 10,982,719 10,982,719 10,982,719 10,982,719 10,982,719 10,982,719 10,982,719 10,982,719 10,982,719 10,982,719 10,982,719 10,982,719 10,982,719 10,982,719 11,982,7	1,063,311 1,096,300 1,232,052 2,964,731 1,473,916 4,773,916 3,033,691 4,729,234 7,104,429 4,769,771 9,366,244 6,946,195 10,606,355 17,208,907 18,337,533 32,977,902 11,962,719 10,963,977 11,962,719 11,962,719 11,962,719 11,962,719 11,962,719 11,962,719 11,962,719 11,962,719 11,962,719 11,962,719 11,962,719 11,963,77,576 32,77	977,669 977,347 1,097,737 2,726,922 1,377,096 4,004,494 4,004,394 4,001,305 8,379,566 5,018,438 9,028,475 11,225,058 14,565,213 14,818,590 26,346,928 11,982,719 10,9	658.3 965.4 965.4 965.4 1,209.4 3,655.0 2,374.5 3,371.7 5,540.0 3,352.8 4,888.6 7,450.5 9,892.7 11,992.1 11,992.7 1,002.8 9,790.1 2,066.4 9,790.1 4,013.1 4,815.6 60% AH 274.8 540.8 892.0 853.3 853.3 853.3 853.3 2,489.1 1,209.4 3,655.0 855.3 3,717.1
4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 1 Fiffy unit scheme (flats - lower density) 2 Fifty unit scheme (flats - lower density) 3 Seventy unit scheme (flats - higher density) 5 One hundred unit scheme (flats - lower density) 6 One hundred unit scheme (flats - higher density) 7 Two hunded unit scheme (flats - higher density) 9 Five hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 11 Large retail supermarket 12 Comparison retail 13 Data Centre 14 Office development 15 Office development (100 rooms) 16 Hotel development (100 rooms) 17 Hotel development (100 rooms) 18 Light industrial scheme 19 Industrial scheme intensification (60% plot ratio) 10 Industrial scheme intensification (60% plot ratio) 11 One unit scheme (houses) 12 Two unit scheme (houses) 13 Four unit scheme (houses) 14 Seven unit scheme (flats) 15 Nine unit scheme (flats) 16 Ten unit scheme (flats) 17 Ten unit scheme (flats) 18 Twenty unit scheme (flats) 19 Twenty unit scheme (flats) 10 Tirity unit scheme (flats - lower density) 11 Fiffy unit scheme (flats - lower density) 12 Fiffy unit scheme (flats - lower density) 15 Fiffy unit scheme (flats - lower density) 15 Fiffy unit scheme (flats - lower density) 15 Fiffy unit scheme (flats - lower density) 16 Fiffy unit scheme (flats - lower density) 17 Fiffy unit scheme (flats - lower density)	UNDEVELOPED LAND) No of units 1 2 4 7 7 9 10 10 20 20 30 50 50	£236,858 £200,584 £200,584 £214,593 £6688,614 £399,386 £502,352 £1,285,225 £466,544 £954,633 £246,590 £1,051,953 £1,435,292 £1,366,945 £1,34,958 £529,797 £3,565,943 £1,435,291 £1,366,945 £2,959,733 £1,782,971 £1,485,810 £2,959,733 £1,782,971	2,047,928 2,306,573 4,867,200 2,885,904 7,749,288 8,777,707 13,334,156 10,437,505 17,169,664 15,186,265 23,167,504 15,186,265 23,167,504 15,186,265 23,167,504 11,982,719 16,347,753 11,982,719 16,347,753 11,982,719 16,347,753 11,982,719 16,347,753 11,982,719 16,347,753 11,982,719 16,347,753 11,982,719 16,347,753 11,982,719 16,347,753 11,982,719 16,347,753 11,982,719 17,757 18,351,724 18,15,804	1,920,975 2,172,258 4,629,391 2,718,258 7,339,867 5,339,167 8,771,648 12,655,513 9,729,038 16,192,966 14,156,507 21,597,850 35,636,846 42,930,865 76,903,561 11,982,719 1,062,600 1,757,767 3,217,453 4,013,171 4,815,804	1,577,165 1,810,021 2,037,943 4,391,583 2,550,613 6,930,445 5,009,822 7,765,569 11,776,872 12,102,719 1,102,719 1,102,719 1,104 1,102,719 1,104	1,491,522 1,681,683 1,900,628 4,153,774 2,382,967 7,259,530 10,998,231 12,099,989 18,458,542 19,578,811 30,376,579 35,929,004 6,811,680 11,962,719 1,062,520 9,790,120 6,041,519 43,351,724 21,672,065 2,066,471 977,576 3,217,453 4,013,177 4,015,804	1,405,880 1,572,114 1,769,313 3,915,966 2,215,322 6,111,602 4,351,111 6,753,470 10,219,580 11,607,231 16,688,888 13,262,954 11,067,231 16,688,688 13,262,954 11,067,231 16,688,688 13,262,954 11,067,231 16,688,688 13,262,954 11,067,231 16,688,688 13,262,954 11,067,231 16,688,688 13,262,954 11,067,231 16,688,688 13,262,954 11,067,231 14,068,689 15,769,133 15,768 15,768,133 15,768 15,768,133 15,76	1,320,238 1,453,161 1,634,997 3,678,157 2,047,677 5,702,181 4,021,756 6,247,411 9,440,947 16,794,227 26,116,313 26,894,360 52,717,861 11,962,210 6,041,519 4,031,724 21,672,065 6,041,519 4,031,724 21,672,065 3,217,453 4,013,171 4,615,604	1,234,595 1,334,207 1,500,682 3,440,348 1,860,031 5,292,759 8,662,306 6,186,705 11,309,599 9,007,713 13,749,580 15,401,935 22,486,179 25,375,418 46,150,155 11,962,719 1082,520 6,041,519 43,351,724 21,672,035 21,745,33 21,745,3	1,146,953 1,215,254 1,366,367 3,202,539 1,712,386 4,883,338 3,363,046 5,225,293 7,883,665 5,478,238 10,332,92 7,977,954 12,179,926 14,009,642 19,852,601 21,856,476 9,790,125 1,062,520 9,790,125 1,062,520 9,790,125 21,77,953 4,013,17,14 4,815,804	1,063,311 1,096,300 1,232,052 2,964,731 1,544,742 4,473,916 3,033,691 4,729,234 7,104,429 1,060,305 12,617,351 7,206,907 18,337,533 32,977,902 11,902,719 1,062,520 9,790,120 6,041,519 43,351,724 21,672,065 206,041,519 43,351,724 21,672,065 4,043,174 4,815,804	977,669 977,347 1,097,737 2,726,922 1,377,096 4,064,494 6,323,762 4,061,305 6,379,566 5,918,438 9,028,475 11,225,058 14,565,213 14,818,590 6,341,519 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 3,217,453 4,013,171 4,815,604	658.3 963.4 963.4 965.0 1,209.4 3,655.0 2,774.0 3,352.6 4,888.6 7,450.5 11,292.1 11,293.1 11,
4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - lower density) 16 One hundred unit scheme (flats - lower density) 17 Two hundred unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) 19 Five hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 11 Two hundred unit scheme (flats) 12 Two hundred unit scheme (flats) 13 Data Centre 14 Office development 15 Office development (flot rooms) 16 Hotel development (flot rooms) 17 Hotel development (flot rooms) 18 Light industrial scheme 19 Industrial Scheme new build (50% plot ratio) 10 Industrial scheme intensification (60% plot ratio) 11 One unit scheme (houses) 12 Two unit scheme (flats) 13 Four unit scheme (flats) 14 Sevent unit scheme (flats) 15 Nine unit scheme (flats) 16 Ten unit scheme (flats) 17 Ten unit scheme (flats) 18 Twenty unit scheme (flats) 19 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 10 Thirty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats) 12 Fifty unit scheme (flats) 13 Seventy unit scheme (flats) 14 Seventy unit scheme (flats) 15 Seventy unit scheme (flats) 16 Seventy unit scheme (flats) 17 Seventy unit scheme (flats) 18 Seventy unit scheme (flats) 19 Twenty unit scheme (flats) 10 Fifty unit scheme (flats) 10 Fifty unit scheme (flats) 11 Fifty unit scheme (flats) 12 Fifty unit scheme (flats) 13 Seventy unit scheme (flats) 14 Seventy unit scheme (flats) 15 Seventy unit scheme (flats) 16 Seventy unit scheme (flats) 17 Fifty unit scheme (flats)	UNDEVELOPED LAND) No of units 1 2 4 7 9 10 10 20 20 30 50 70 70	£236,858 £200,584 £200,584 £214,593 £668,614 £399,386 £502,352 £1,285,225 £466,544 £999,783 £1,385,225 £1,366,945 £1,366,945 £5,134,958 £1,326,945 £1,366,	2,047,928 2,306,573 4,867,200 2,885,904 7,749,288 5,666,532 8,777,707 13,334,156 10,437,505 17,169,664 23,755,667 38,266,979 46,431,756 85,447,753 11,882,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 3,774,874 2,047,928 3,06,573 4,673,206 2,385,904 7,749,288 5,666,532 2,306,573 4,677,200 2,885,904 7,749,288 5,666,532 2,306,573 4,677,200 2,885,904 7,749,288 5,666,532 2,306,573 4,677,200 2,885,904 7,749,288 5,666,532 2,306,573 4,677,200 2,885,904 7,749,288 5,666,532 2,719,534,156 10,437,505 17,169,664	1,920,975 2,172,288 4,629,301 2,718,288 7,339,867 5,339,177 8,271,648 12,655,513 9,729,038 16,102,966 14,156,507 21,597,850 22,363,955 78,903,561 11,962,796 11,962,797 1,062,520 9,790,120 6,041,519 4,3351,724 21,672,065 2,172,065 3,217,453 4,013,171 4,615,804	1,577,165 1,810,021 2,037,943 4,391,583 2,550,613 6,930,445 5,009,822 7,765,859 11,776,672 9,020,572 15,216,309 13,126,747 20,028,196 20,971,104 33,006,713 39,429,935 72,357,121 11,562,719 1,062,520 9,790,120 6,041,519 43,351,724 1,672,065 2,068,47 977,576 5,217,453 4,013,171 4,815,804	1,491,522 1,681,668 1,903,628 4,153,774 2,382,967 4,582,1024 4,680,467 7,259,530 10,998,231 12,096,989 1,91,206 1,927,191 1,062,520 1,927,191 1,062,520 1,927,191 1,062,520 1,937,191 1,062,520 1,937,191 1,062,520 1,937,191 1,93	1,405,880 1,572,114 1,769,313 3,915,966 2,215,322 6,111,602 4,351,111 6,753,470 10,219,590 7,603,638 13,262,954 11,067,231 16,888,888 10,106,519 27,746,446 32,413,302 59,264,241 11,962,520 10,213,502 6,041,519 43,351,724 11,962,520 12,167,263,638 13,262,954 11,667,231 21,672,085 2,080,471 977,576 3,247,453 4,013,171 4,815,804	1,320,238 1,453,161 1,834,997 3,676,157 2,047,677 5,702,181 4,021,756 5,247,411 9,440,947 16,395,172 12,286,276 10,037,472 15,319,234 16,794,227 25,116,313 26,694,360 52,717,861 11,962,719 1,062,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 9,776,76 5,217,463 4,013,771 4,815,804 406,436 812,871 1,320,238 4,013,771 4,815,804 406,436 812,871 1,320,238 1,453,161 1,634,997 3,676,157 5,702,181 4,021,756 6,247,411 9,440,947 6,895,172 12,266,274 11,240,947 6,895,172 12,266,267	1,234,595 1,334,207 1,500,682 3,440,346 1,880,031 5,292,759 8,662,300 6,186,705 11,309,599 9,007,713 3,749,580 15,401,935 22,486,179 25,375,418 46,150,155 11,962,779 10,62,520 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	1,146,953 1,215,254 1,366,367 3,002,539 1,712,386 4,863,338 3,363,046 5,235,293 7,863,665 5,478,238 10,332,921 7,977,954 12,179,926 14,009,642 19,852,601 21,952,476 39,564,029 11,962,776 39,764,029 11,962,776 39,764,029 11,962,776 39,764,029 11,962,776 39,764,029 11,962,776 39,777,554 1,168,363 1,215,254 1,366,367 3,777,654 1,366,367 1,712,386 4,863,338 3,363,046 5,225,293 7,663,665 5,478,238 10,332,921 7,977,954	1,063,311 1,096,300 1,232,052 2,964,731 1,544,742 4,473,916 3,033,691 4,702,234 7,104,429 4,769,771 9,356,244 6,948,196 1,0606,365 12,617,351 17,208,907 18,337,533 32,977,902 1,962,719 1,062,520 1,962,719 1,062,520 1,962,719 1,062,520 1,962,719 1,062,520 1,962,719 1,062,520 1,962,719 1,062,520 1,962,719 1,062,520 1,962,719 1,062,520 1,962,719 1,062,520 1,962,719 1,062,520 1,962,719 1,062,520 1,962,719 1,062,520 1,962,719 1,062,719 1	977,669 977,347 1,097,737 2,726,922 1,377,096 4,064,494 2,704,335 4,221,174 6,323,762 6,346,926 11,225,058 14,565,213 14,61,305 6,346,926 11,922,719 10,022,920 6,041,519 43,351,724 21,672,065 2,088,471 977,576 22,776,629 43,351,724 4,815,804	658.3 963.4 963.4 963.4 965.0 1,209.4 3,655.0 2,374.9 3,655.0 4,886.6 7,450.5 11,921.5 11,921.7 11,921.6 11,921.7 11,921.6 11,921.7 11,921.6 11,921.7 11,921.6 11,921.7 11,921
4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 1 Fifty unit scheme (flats - lower density) 2 Fifty unit scheme (flats - lower density) 3 Seventy unit scheme (flats - higher density) 5 One hundred unit scheme (flats - lower density) 6 One hundred unit scheme (flats - lower density) 7 Two hunded unit scheme (flats - higher density) 9 Five hundred unit scheme (flats) with GF retail 8 Three hundred unit scheme (flats) 9 Five hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 11 Large retail supermarket 12 Comparison retail 13 Data Centre 14 Office development 15 Office development 16 Hotel development (160 rooms) 17 Hotel development (160 rooms) 18 Light industrial scheme 19 Industrial Scheme new build (50% plot ratio) 10 Industrial scheme intensification (60% plot ratio) 10 Industrial scheme (houses) 14 Seven unit scheme (houses) 15 Four unit scheme (houses) 16 Ten unit scheme (houses) 17 Ten unit scheme (flats) 18 Twenty unit scheme (flats) 19 Twenty unit scheme (flats) 10 Twity unit scheme (flats) 10 Twity unit scheme (flats) 11 Fifty unit scheme (flats) 12 Two unit scheme (flats) 13 Fifty unit scheme (flats - lower density) 14 Fifty unit scheme (flats - lipher density) 15 Fifty unit scheme (flats - lipher density) 15 One hundred unit scheme (flats - lipher density) 16 One hundred unit scheme (flats - lipher density) 17 One hundred unit scheme (flats - lipher density) 18 One hundred unit scheme (flats - lipher density)	UNDEVELOPED LAND) No of units 1 2 4 4 7 9 10 10 20 20 30 50 50 70 70 100 100	£236,858 £200,584 £200,584 £214,593 £668,614 £399,386 £502,352 £1,285,225 £466,544 £954,633 £246,590 £1,051,953 £1,356,945 £1,356,945 £1,34,958 £2,959,733 £1,236,194 £2,959,733 £1,782,971 £1,485,810 £2,959,733 £1,782,971 £1,485,810 £2,595,943 £1,782,971 £1,485,810 £2,595,943 £1,782,971 £1,485,810 £2,595,943 £1,782,971 £1,485,810 £1,782,971 £1,485,810 £1,782,971 £1,485,810 £1,782,971 £1,485,810 £1,782,971 £1,485,810 £1,782,971 £1,485,810 £1,782,971 £1,82,971 £1,82,971 £1,82,971 £1,82,971 £1,82,971 £1,82,971 £1,82,971 £1,82,971 £1,82,971 £1,82,971 £1,82,821 £1,93,750 £1,94,750 £1,93,750 £1,9	2,047,928 2,306,573 4,667,200 2,885,904 7,749,288 8,777,707 10,334,166 10,437,505 11,169,664 15,186,265 23,167,564 23,167,564 23,167,564 23,167,564 23,167,564 23,167,564 23,167,564 23,167,564 23,167,564 23,167,564 23,167,564 23,167,564 23,167,564 23,167,566 23,167,564 23,167,566 23,167,566 23,167,566 23,167,566 23,167,566 23,167,566 23,167,566 23,167,566 23,167,566 23,167,566 23,167,566 23,167,566 23,167,566 23,167,566	1,920,975 2,172,258 4,629,391 2,718,258 7,339,867 5,339,177 8,271,648 12,655,513 9,729,038 16,192,966 14,156,507 21,597,850 35,636,846 42,930,865 70,903,561 11,982,719 1,062,560 9,790,120 6,041,511 43,351,724 21,672,065 21,763 4,013,171 4,815,804	1,577,165 1,810,021 2,037,943 4,391,583 2,550,613 6,090,482 7,765,589 11,776,872 5,216,309 12,126,747 20,026,196 13,126,747 13,006,713 39,429,935 77,357,121 11,982,719 1082,520 9,790,120 6,041,519 43,351,724 21,672,085 2,066,471 977,576 3,217,453 4,013,171 4,815,804	1,491,522 1,691,068 1,903,628 1,903,628 1,903,627 1,2362,967 1,529,530 10,998,231 12,096,989 14,239,631 12,096,989 14,239,631 13,0376,579 35,929,004 19,578,811 30,376,579 35,929,004 11,932,719 1082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,066,471 977,576 3,217,453 4,013,177 4,815,804	1,405,880 1,572,114 1,769,3413 3,915,966 2,215,322 6,111,602 4,351,111 6,753,470 10,219,590 7,603,638 13,262,954 11,067,231 16,886,519 27,746,446 32,413,302 59,264,241 11,982,719 10,62,520 6,741,519 43,551,774 21,672,065 6,741,519 43,551,774 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804 485,479 1,405,880 1,772,114 1,769,313 3,915,966 2,215,322 6,111,602 4,351,111 6,753,470 10,219,590 11,6753,470 10,219,590 11,6753,470 10,219,590 11,6753,470 10,219,590 11,6763,470 10,219,590 11,6763,470 10,219,590 11,6763,470 10,219,590 11,6763,470 10,219,590 11,6763,470 10,219,590 11,6763,470 10,219,590 11,6763,470 10,219,590 11,6763,470 10,219,590 11,6763,470 10,219,590 11,6763,470 10,219,590 11,6828,888 13,262,954 11,667,231	1,320,230 1,453,161 1,634,997 3,678,157 2,047,677 5,702,181 4,021,756 6,247,411 9,440,947 12,286,276 10,037,472 15,319,234 16,794,227 25,116,313 28,894,360 57,717,801 11,982,719 1,082,520 6,794,127 6,794,227 25,116,313 28,894,360 6,041,519 4,032,717,801 11,982,719 1,082,520 6,794,127 6,794,227 2,116,313 28,894,360 6,041,519 4,031,771 4,815,804	1,234,595 1,334,207 1,500,682 3,440,348 1,880,031 5,292,759 8,662,300 6,166,700 11,309,599 9,007,713 13,749,500 15,401,935 22,466,179 25,375,418 66,150,155 11,982,719 1,682,520 9,790,120 6,041,519 43,351,724 21,672,065 2,066,471 977,576 3,217,45,33 4,013,177 4,815,804 1,880,031 760,262 1,234,595 1,334,207 1,500,682 3,440,346 1,880,031 760,262 1,334,207 1,500,682 3,440,346 1,880,031 760,262 1,334,207 1,500,682 3,440,346 1,880,031 760,262 1,334,207 1,500,682 3,440,346 1,880,031 760,262 1,334,207 1,500,682 3,440,346 1,880,031 1,500,682 3,440,346 1,880,031 1,500,682 3,440,346 1,880,031 1,500,682 3,440,346 1,880,031 1,500,682 3,440,346 1,880,031 1,500,682 3,440,346 1,880,031 1,500,682 3,440,346 1,880,031 1,500,682 3,440,346 1,880,031 1,500,682 3,440,346 1,880,031 1,309,593 9,007,713	1,146,953 1,215,254 1,366,367 3,202,539 1,712,386 4,883,333 3,363,046 5,205,293 7,883,665 5,478,238 10,332,921 7,977,954 12,179,926 14,009,642 19,822,601 21,856,476 39,564,029 11,962,520 19,9790,120 6,041,519 43,331,724 21,672,085 21,783,174 4815,804 3554,478 3574,4815 3574,4815 3574,4815 358,471 377,576 3,217,453 4,815,804	1,063,311 1,096,300 1,232,052 2,964,731 1,544,742 4,473,916 3,033,691 4,729,234 7,104,429 4,769,771 9,356,244 6,948,196 6,041,519 4,769,771 4,815,804 40% AH 227,523 655,044 1,063,311 1,064,312 1,064,312 1,064,312 1,066,365 1,066,365 1,066,365 1,066,365 1,066,365 1,066,365	977,669 977,347 1,097,737 2,726,922 1,377,096 4,064,494 6,323,762 4,061,305 6,379,566 5,918,438 9,028,475 11,225,058 14,665,213 14,818,590 6,341,519 1,922,719 1,022,520 9,790,120 6,041,519 4,351,724 21,672,065 1,962,719 1,027,737 2,726,922 1,377,096 9,773,77 2,726,922 1,377,096 1,002,705 1,002,705 11,225,058	963, 2,489, 1,209, 9,791, 1,982, 2,483, 2,48
4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats - lower density) 2 Fifty unit scheme (flats - lower density) 2 Fifty unit scheme (flats - ligher density) 3 Seventy unit scheme (flats - ligher density) 5 One hundred unit scheme (flats - lower density) 6 One hundred unit scheme (flats - lower density) 7 Two hundred unit scheme (flats) 8 Three hundred unit scheme (flats) with GF retail 9 Five hundred unit scheme (flats) 9 Five hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 11 Large retail supermarket 12 Comparison retail 13 Data Centre 14 Office development 15 Office development (160 rooms) 16 Hotel development (160 rooms) 17 Hotel development (160 rooms) 18 Light industrial scheme 19 Industrial Scheme new build (50% plot ratio) 10 Industrial scheme (houses) 10 Industrial scheme (flats) 11 One unit scheme (houses) 12 Two unit scheme (flats) 13 Four unit scheme (flats) 14 Sevent unit scheme (flats) 15 Nine unit scheme (flats) 16 Ten unit scheme (flats) 17 Ten unit scheme (flats) 18 Twenty unit scheme (flats) 19 Twenty unit scheme (flats) 10 Twenty unit scheme (flats) 10 Twenty unit scheme (flats) 11 Twenty unit scheme (flats) 12 Fifty unit scheme (flats) 13 Seventy unit scheme (flats - lower density) 14 Fifty unit scheme (flats - higher density) 15 One hundred unit scheme (flats - lower density) 16 One hundred unit scheme (flats - lower density) 17 Two hundred unit scheme (flats - lower density) 18 There hundred unit scheme (flats - lower density) 19 Twenty unit scheme (flats - lower density) 10 Thirty unit scheme (flats - lower density) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Fore hundred unit scheme (flats - lower density) 14 Fifty unit scheme (flats - lower density) 15 One hundred unit scheme (flats - lower density) 16 One hundred unit scheme (fl	UNDEVELOPED LAND) No of units 1 2 4 7 9 10 20 30 50 70 70 100 200 300	£236,858 £200,584 £200,584 £214,593 £668,614 £399,386 £502,352 £1,285,225 £466,544 £994,383 £246,590 £1,051,953 £999,738 £1,345,292 £1,366,945 £5,134,958 £529,797 £3,565,943 £1,236,194 £2,959,733 £1,782,971 £1,485,810 £659,699 £416,027 £1,782,971 £3,565,943 £500,000 BLV £13,438 £17,917 £19444 £33,211 £28,125 £30,089 £30,089 £37,0438 £180,208 £61,417,917 £19,444 £33,211 £28,125 £30,089 £31,79,17 £19,444 £33,211 £28,125 £30,089 £31,79,17 £19,444 £33,211 £28,125 £30,089 £31,79,17 £19,444 £33,211 £28,125 £30,089 £31,79,17 £19,444 £33,211 £28,125 £30,089 £31,79,17 £19,444 £33,211 £28,125 £30,089 £31,79,17 £19,444 £33,211 £28,125 £30,089	2,047,928 2,306,573 4,867,200 2,885,904 7,749,288 5,666,532 8,777,707 13,334,156 10,437,505 17,169,664 15,186,265 23,167,564 23,755,687 38,266,979 46,431,756 85,447,753 87,756,877 1,082,520 9,790,120 6,041,519 9,790,120 6,041,519 9,790,120 6,041,519 9,790,120 6,041,519 9,790,120 6,041,519 1,082,520 9,790,120 6,041,519 1,082,520 9,790,120 6,041,519 1,082,520 9,790,120 6,041,519 1,082,520 9,790,120 6,041,519 1,082,520 9,790,120 6,041,519 1,082,520 9,790,120 6,041,519 1,082,520 9,790,120 1,082,520 1,083,517 1,083,517 1,083,518 1,748,449 2,047,928 2,306,573 4,807,200 2,885,904 7,749,288 5,668,532 2,306,573 4,807,200 1,3334,156 10,437,505 17,169,664 23,755,687 38,266,979 46,431,756	1,920,975 2,172,288 4,629,391 2,718,288 7,339,887 5,339,177 8,271,648 12,555,513 9,729,038 16,192,986 14,156,507 21,597,850 22,363,395 78,903,561 11,982,719 1,082,520 9,790,120 6,041,519 1,082,520 9,790,120 6,041,519 1,082,520 9,790,120 6,041,519 1,082,520 9,790,120 6,041,519 1,082,520 9,790,120 6,041,519 1,082,520 9,790,120 6,041,519 1,082,520 9,790,120 6,041,519 1,082,520 9,790,120 1,082,520 9,790,120 1,182,884 1,285,975 2,172,288 1,339,877 5,339,177 6,271,648 1,255,513 9,729,038 16,192,936 14,156,507 21,597,850 22,633,935 21,597,850 22,633,935 21,597,850 22,633,935 35,656,846 42,930,865	1,577,165 1,810,021 2,037,943 4,391,583 2,550,613 6,930,445 5,009,822 7,765,889 11,776,872 2,022,496 20,971,104 33,006,713 33,006,713 33,006,713 34,29,335 72,357,121 11,562,719 1,082,520 6,041,519 43,351,724 21,672,065 2,066,471 977,576 5,277,453 4,013,171 4,615,004	1,491,522 1,681,068 1,903,628 4,153,774 2,382,967 6,521,024 4,680,467 7,259,530 10,998,231 12,096,989 18,458,542 19,578,811 30,376,579 35,29,004 1,982,719 1,082,520 6,041,519 43,351,724 2,167,268,67 3,217,453 2,17,453 3,217,453 4,013,171 4,815,804	1,405,880 1,572,114 1,769,313 3,915,966 2,215,322 6,111,602 4,351,111 6,753,470 10,219,590 7,603,638 13,262,954 11,067,231 16,888,888 18,186,519 27,746,446 32,413,302 11,062,520 6,041,519 43,351,724 11,962,779 1,062,520 6,041,519 43,351,724 11,962,779 1,405,880 1,775,76 3,217,453 4,013,171 4,015,800 1,672,114 1,769,313 3,915,966 1,572,114 1,769,313 3,915,966 1,572,114 1,769,313 3,915,966 1,572,114 1,769,313 3,915,966 1,572,114 1,769,313 3,915,966 1,572,114 1,769,313 3,915,966 1,572,114 1,769,313 3,915,966 1,572,114 1,769,313 3,915,966 1,572,114 1,769,313 3,915,966 1,776,146 1,776,3470 10,219,590 7,603,638 13,262,554 11,067,231 16,888,888 18,186,519 7,746,446 22,413,302	1,320,238 1,453,161 1,634,937 3,678,157 2,047,677 5,702,181 4,021,756 5,247,441 9,440,947 16,895,172 12,286,276 10,037,472 15,319,234 16,794,227 25,116,313 26,894,360 27,17,801 11,962,719 1,062,520 6,041,519 43,351,724 21,672,065 4,013,171 4,615,604 812,671 1,320,238 812,671 1,320,	1,234,595 1,334,207 1,500,662 3,440,346 1,880,031 5,292,759 3,662,400 5,741,352 8,662,306 6,186,705 11,309,599 9,007,713 13,746,580 15,401,935 22,486,179 22,375,418 46,150,155 11,962,719 1,062,520 6,041,519 43,351,724 21,672,064 21,7453 217,453 3217,453	1,146,953 1,215,254 1,366,367 3,002,539 1,712,386 4,663,333 3,363,046 5,235,263 7,863,663 10,332,921 7,977,954 12,179,266 14,009,642 19,852,601 21,556,477 21,672,673 21,672,673 21,672,673 21,672,673 21,672,673 21,672,673 21,672,673 21,672,673 21,672,673 21,672,673 21,672,673 21,672,673 21,672,673 21,672,673 21,7453 21,714,573 21	1,063,311 1,096,300 1,202,052 2,964,731 1,544,742 4,473,916 3,033,691 4,720,233 7,104,429 4,769,771 9,366,244 6,948,196 12,617,351 17,208,907 18,337,533 32,977,902 1,062,520 1,062,520 1,062,520 1,062,520 1,062,520 1,062,520 1,062,520 1,062,520 1,062,520 1,062,520 1,062,520 1,062,520 1,062,520 1,062,520 1,062,520 1,062,520 1,063,311 1,066,300 1,252,062 2,964,731 1,	977,669 977,347 1,097,37 2,726,922 1,377,096 2,704,335 4,061,305 6,379,560 5,918,438 9,002,476 11,225,058 14,565,213 14,618,590 26,346,926 1,932,719 1,032,520 1,032,720 1,033,719 1,032,520 1,032,730 1,032,7	553.3 963.4 965.0 965.0 1,209.4 3,665.0 2,74.0 3,352.6 4,883.6 7,402.6 4,883.6 7,402.6 4,883.6 7,402.6 4,883.6 7,402.6 4,883.6 7,402.6 4,883.6 7,402.6 4,883.6 7,402.6 4,883.6 7,402.6 4,883.6 7,402.6 4,883.6 7,402.6 4,883.6 7,402.6
4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - lower density) 16 One hundred unit scheme (flats - lower density) 17 Two hunded unit scheme (flats - lower density) 18 Three hundred unit scheme (flats) 19 Five hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 10 Two hundred unit scheme (flats) 11 Five hundred unit scheme (flats) 12 Two hundred unit scheme (flats) 13 Three hundred unit scheme (flats) 14 Carperetail supermarket 15 Office development 16 Hotel development (160 rooms) 17 Hotel development (160 rooms) 18 Light industrial scheme 19 Industrial Scheme new build (50% piot ratio) 10 Industrial scheme intensification (60% piot ratio) 10 Industrial scheme (houses) 11 Fifty unit scheme (houses) 12 Two unit scheme (houses) 13 Four unit scheme (houses) 14 Seven unit scheme (flats) 15 Nine unit scheme (flats) 16 Ten unit scheme (flats) 17 Tunit scheme (flats) 18 Twenty unit scheme (flats) 19 Two hundred unit scheme (flats) 10 Thirty unit scheme (flats - lower density) 10 Thirty unit scheme (flats - lower density) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - lower density) 14 Con hundred unit scheme (flats - lower density) 15 One hundred unit scheme (flats - lower density) 16 One hundred unit scheme (flats - lower density) 17 Two hunded unit scheme (flats - lower density) 18 Three hundred unit scheme (flats) with GF retail 19 Tirty unit scheme (flats) with GF retail 19 Tirty unit scheme (flats) with GF retail	UNDEVELOPED LAND) No of units 1 2 4 7 9 10 10 20 30 70 70 100 300 300 500	£236,858 £200,584 £200,584 £214,593 £668,614 £399,386 £502,352 £1,285,225 £4,633 £246,590 £1,051,953 £999,738 £1,435,292 £1,366,945 £1,366,945 £1,366,945 £1,367,34,958 £1,367,34,958 £1,367,367,367,367,367,367,367,367,367,367	2,047,928 2,306,573 4,867,200 2,885,904 7,749,288 8,777,707 13,334,156 10,437,505 11,186,265 23,167,504 15,186,265 23,167,504 16,331,756 85,447,753 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,072,065 2,063,471 43,351,724 21,072,065 2,063,471 43,351,724 21,072,065 2,063,471 43,351,724 21,072,065 2,107,576 3,217,453 4,013,171 4,015,804 PER HA PER HA PER HA 1,746,449 2,046,73 2,306,73 4,867,200 2,885,904 7,749,288 2,306,777,707 13,334,156 10,437,566 17,169,664 15,186,265 23,167,504 15,186,265 23,167,504 15,186,265 23,167,504 15,186,265 23,167,504 15,186,265 23,167,504 15,186,265 23,167,504 11,982,719	1,920,975 2,172,288 4,629,391 2,718,288 7,339,867 5,339,177 8,771,648 12,655,513 9,729,038 14,156,507 21,597,850 22,363,395 43,351,724 21,672,085 43,351,724 21,672,085 43,351,724 21,672,085 43,351,724 21,672,085 4,013,171 4,815,804	1,577,165 1,810,021 2,037,943 4,391,583 2,550,613 6,930,445 5,009,822 7,765,589 11,776,872 15,216,309 13,126,747 20,026,196 13,306,713 39,429,935 77,357,121 11,982,719 168,520 9,790,120 6,041,519 43,351,724 21,672,665 2,066,471 977,576 3,217,453 4,013,171 4,815,804	1,491,522 1,691,068 1,903,628 1,903,628 1,903,628 1,903,627 1,998,231 1,998,231 1,998,231 1,998,231 1,957,811 30,376,579 35,929,004 1,957,736 1,957,736 1,957,736 1,957,737 1,957,738 1,95	1,405,880 1,572,114 1,769,343 3,915,966 2,215,322 6,111,602 4,351,111 6,753,470 10,219,590 7,603,668 13,262,954 11,667,231 16,888,888 18,186,519 27,746,446 32,413,302 59,264,241 11,982,719 43,351,724 21,672,065 3,217,453 4,013,171 4,815,804 20%,AH 20%,AH 20%,AH 21,746,446 31,743,302 6,741,519 43,351,724 21,672,065 2,068,471 27,776 3,217,453 4,013,171 4,815,804 20%,AH 20%	1,320,230 1,453,161 1,634,997 3,678,157 2,047,677 5,702,181 4,021,756 6,247,411 9,440,947 16,794,227 12,286,276 10,037,472 15,319,234 16,794,227 25,116,313 28,894,360 52,717,601 11,982,719 1,682,520 9,790,176,61 11,982,719 43,351,724 21,672,665 2,068,471 977,576 3,217,453 4,013,171 4,815,804 404,436 812,871 1,320,238 1,453,161 1,334,997 3,678,157 2,047,677 5,702,181 4,021,756 6,247,411 9,440,947 8,995,172 12,286,276 10,037,472 15,319,234 16,794,227 25,116,313 28,894,360 57,717,601	1,234,595 1,334,207 1,500,682 3,440,348 1,880,031 5,292,759 8,662,300 6,186,700 11,309,599 9,007,713 13,749,580 15,401,935 22,466,179 25,375,418 46,150,155 11,982,719 1,682,520 9,790,120 6,041,519 43,351,724 21,672,065 2,066,471 977,576 3,217,453 4,013,177 4,815,804	1,146,953 1,215,254 1,366,367 3,202,539 1,712,386 4,883,333 1,363,046 5,205,293 7,883,665 5,476,238 10,332,921 7,977,954 12,1779,926 14,009,642 19,652,601 21,866,476 20,686,471 977,576 3,217,453 4,013,177 4,815,804 353,336 1,712,386 1,148,953 1,1712,386 4,883,333 1,712,386 1,714,386 1,383,636 3,202,539 1,712,386 1,712,386 4,883,333 1,712,386 5,478,383,665 5,478,38	1,063,311 1,096,300 1,032,052 2,964,731 1,544,742 4,473,916 3,033,691 4,729,234 7,104,429 4,769,771 9,366,244 6,946,196 10,606,365 12,617,351 17,208,907 18,337,533 32,977,902 21,1982,719 403,51,724 21,672,065 2,066,471 977,576 3,217,453 4,013,177 4,815,804 40% AH 327,523 655,044 1,063,311 1,096,300 1,232,052 2,964,731 1,544,742 4,473,916 4,773,916 4,779,77 9,336,244 6,948,196 11,060,365 12,617,351 17,208,907 18,337,533 2,977,902 11,982,779 9,366,244 6,948,196 11,606,365 12,617,351 17,208,907 18,337,533	977,669 977,347 1,097,737 2,726,922 1,377,096 4,064,494 4,064,305 8,379,566 5,918,438 9,028,475 11,225,058 14,565,213 14,818,590 6,041,519 43,351,724 21,672,665 977,576 3,217,453 4,013,171 4,815,904 45% AH 301,218 602,435 977,669 977,377 1,097,377 2,726,922 1,377,096 4,064,494 4,061,305 8,379,566 9,77,377 1,097,377 2,726,922 1,377,096 4,064,494 4,061,305 8,379,566 5,918,438 9,228,475 11,225,058 14,565,213 14,818,590 11,982,719	658.3 963.4 963.4 2.489,1 1,209.4 3.655.0 2,374.9 3,655.0 3,371.7 5,543.0 3,352.8 4,888.6 7,450.5 9,9790.1 6,041.1 43,351.7 2,068.4 977.5 5,217.4 4,013.1 4,815.6 50% AH 274.5 5,217.4 4,013.1 5,543.0 5,5
4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - lower density) 15 One hundred unit scheme (flats - lower density) 16 One hundred unit scheme (flats - lower density) 17 Two hunded unit scheme (flats - higher density) 18 Three hundred unit scheme (flats) 19 Five hundred unit scheme (flats) 19 Five hundred unit scheme (flats) 19 Five hundred unit scheme (flats) 20 Two hundred unit scheme (flats) 21 Large retail supermarket 22 Comparison retail 23 Data Centre 24 Office development 25 Office development 26 Hotel development (100 rooms) 27 Hotel development (100 rooms) 28 Light industrial scheme 29 Industrial scheme intensification (60% plot ratio) 20 Industrial scheme intensification (60% plot ratio) 21 Description 22 Two unit scheme (houses) 23 Two unit scheme (houses) 24 Seven unit scheme (flats) 5 Nine unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats) 12 Twony unit scheme (flats) 13 Twenty unit scheme (flats) 14 Seventy unit scheme (flats - lower density) 15 Fifty unit scheme (flats - lower density) 16 One hundred unit scheme (flats - lower density) 17 Two hundred unit scheme (flats - lower density) 18 Seventy unit scheme (flats - lower density) 19 Twenty unit scheme (flats - lower density) 10 The hundred unit scheme (flats - lower density) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Center density 14 Seventy unit scheme (flats - lower density) 15 One hundred unit scheme (flats - lower density) 16 One hundred unit scheme (flats - lower density) 17 Two hundred unit scheme (flats - lower density) 18 Twee hundred unit scheme (flats - lower density) 19 Two hundred un	UNDEVELOPED LAND) No of units 1 2 4 7 9 10 20 30 50 70 70 100 200 300 500 70	E236,858	2,047,928 2,306,573 4,867,200 2,885,904 7,749,288 5,668,532 8,777,707 13,334,156 10,437,505 17,169,664 15,186,265 23,167,504 24,753 38,266,979 46,431,756 66,447,753 11,982,719 43,351,724 21,672,065 2,068,471 43,351,724 21,672,065 2,068,471 4815,804 PER HA PER H	1,920,975 2,172,258 4,629,391 2,718,258 7,339,867 5,339,177 8,771,648 12,655,513 9,729,038 16,192,966 14,156,507 21,597,850 2,363,365 35,636,846 42,930,865 76,903,561 11,982,719 43,351,724 21,672,065 4,013,171 4,815,804	1,577,165 1,810,021 2,037,943 4,391,583 2,550,613 6,930,445 5,009,822 7,765,589 11,776,872 9,020,572 15,216,309 13,126,747 20,026,196 20,971,104 33,006,713 39,429,335 7,357,121 11,962,719 1,662,520 9,790,120 6,041,519 4,351,724 2,1672,065 2,066,471 977,676 3,217,453 4,013,171 4,815,804	1,491,522 1,691,068 1,903,628 1,903,628 1,903,628 1,903,639 1,998,231 1,099,993 1,9458,542 1,9578,811 30,376,579 3,217,453 3,1724 21,672,065 2,066,471 977,576 3,217,453 4,013,171 4,015,804	1,405,880 1,572,114 1,769,343 3,915,966 2,215,322 6,111,602 4,351,111 6,753,470 10,219,580 11,067,231 16,888,888 18,186,519 27,746,446 32,413,302 59,264,241 11,982,719 43,351,724 21,672,365 26,441 21,672,367 43,351,724 21,672,365 43,313,317 4,615,804 432,740 665,479 1,405,880 1,572,114 1,769,313 3,615,966 2,215,322 6,111,602 4,351,111 6,753,470 10,219,550 7,603,638 13,262,954 11,067,231 16,888,888 18,166,519 27,746,446 11,067,231 16,888,888 18,166,519 27,746,446 11,067,231 16,888,888 18,166,519 27,746,446 11,067,231	1,320,230 1,453,161 1,634,997 3,678,157 2,047,677 5,702,181 4,021,756 9,247,411 9,440,947 10,037,472 11,982,719 1,082,820 9,790,120 8,110,131 11,982,719 1,082,820 1,083,830 1,082,830 1,0	1,234,595 1,334,207 1,500,682 3,440,346 1,860,031 5,292,759 8,662,306 6,166,705 11,309,599 9,007,713 13,749,580 15,401,935 22,486,179 25,375,416 46,150,155 11,962,719 1082,520 11,309,599 120 13,41,119 143,351,724 21,672,065 143,351,724 21,672,065 143,351,724 21,672,065 143,351,724 21,672,065 1,334,590 1,500,682 3,440,346 1,343,597 1,500,682 3,440,346 1,340,590 1,3	1,149,953 1,215,254 1,216,254 3,202,539 1,712,386 4,883,333 3,363,046 5,225,293 7,883,665 5,478,238 10,332,921 7,977,954 4,009,642 19,852,601 21,856,476 37,801,201 4,009,642 11,962,719 1,062,520 9,790,120 8,041,519 43,351,724 21,772,055 3,277,853 3,201,7453 3,201,	1,063,311 1,096,300 1,232,052 2,964,731 1,544,742 4,473,916 3,033,691 4,729,234 7,104,429 1,060,365 12,617,351 7,208,907 18,337,533 32,977,902 11,902,719 4,819,66 4,729,234 4,73,916 3,74,745 4,815,804 40% AH 327,523 655,044 1,063,311 1,096,300 1,232,052 2,964,735 1,702,907	977,669 977,347 1,097,377 2,726,922 1,377,096 4,064,494 4,061,305 6,379,566 5,918,438 9,028,475 11,225,058 14,565,213 14,818,590 2,764,335 4,565,213 14,818,590 2,764,335 4,565,213 14,818,590 2,764,335 4,013,171 4,815,604	658.3 983.4 2.488.1 1.209.4 3.655.0 2.374.0 3.352.8 7.402.8 4.888.6 7.450.5 9.832.7 11.921.5 11.921.1 11.921.5 11.921.1 11.921.5 1
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unit scheme (flats) 64 Tren unit scheme (flats) 65 T	UNDEVELOPED LAND) No of units 1 2 4 7 7 9 10 10 20 30 50 70 100 100 200 300 500 500	£236,858 £200,584 £200,584 £214,593 £668,614 £399,386 £502,352 £1,285,225 £466,543 £246,590 £1,051,953 £999,738 £1,386,945 £1,345,582 £1,366,945 £1,236,194 £1,236,194 £1,236,194 £1,236,194 £1,236,194 £1,236,194 £1,782,971 £1,485,810 £559,699 £416,027 £1,782,971 £3,565,943 £1,782,971 £3,565,943 £1,782,971 £1,485,810 £3,565,943 £1,782,971 £1,444 £33,211 £28,125 £50,450 £30,089 £93,750 £10,438 £1180,208 £65,417 £13,438 £180,208 £65,417 £13,438 £180,208 £147,500 £70,438 £180,208 £65,417 £133,3854 £34,576 £147,500 £71,438 £180,208 £65,417	2,047,923 2,306,573 4,867,200 2,885,904 7,749,288 5,666,532 8,777,707 13,334,156 10,437,505 23,167,504 23,755,687 38,266,979 46,431,756 3,274,453 4,013,171 4,815,004 PER HA 0% AH 537,988 1,075,987 4,043,7505 2,068,471 4,013,171 4,815,004 PER HA 0% AH 537,988 1,075,915 1,748,449 2,047,928 2,306,873 4,013,171 4,815,004 PER HA 0% AH 537,988 1,075,915 1,748,449 2,047,928 2,306,873 4,013,171 4,815,004 PER HA 0% AH 537,988 1,075,915 1,748,449 2,047,928 2,306,873 1,749,288 5,668,529 1,749,288 5,668,529 1,749,288 5,668,529 1,749,288 5,668,529 1,749,288 5,668,529 1,749,288 5,668,529 1,749,288 5,668,529 1,749,288 5,668,529 1,749,288 5,668,529 1,749,288 5,668,529 1,749,288 5,668,529 1,749,288 5,668,529 1,749,288 5,668,687 1,749,288 5,668,687 1,749,288 5,668,687 1,749,288 5,668,687 1,749,288 5,668,687 1,749,288 5,668,687 1,982,749 1,082,520 9,791,120 9,791,120 9,791,120 9,791,120 9,791,120	1,920,975 2,172,258 4,459,391 2,718,258 7,339,867 5,339,177 8,271,648 12,655,513 9,729,038 14,156,507 21,597,850 22,363,395 14,156,507 21,597,850 22,363,395 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,055 2,763,356 1,662,806 1,023,306 1,023,306 1,036,	1,577,165 1,810,021 2,037,943 4,391,583 2,550,613 6,930,445 5,009,822 7,765,889 11,776,672 9,020,572 15,216,309 13,126,747 20,028,196 20,971,104 33,006,713 39,429,935 72,357,121 11,562,719 1,062,520 9,790,120 6,041,519 43,351,724 485,340 977,576 5,217,453 4,013,171 4,815,804	1,491,522 1,681,068 1,903,628 4,153,774 2,382,967 4,680,467 7,259,530 10,998,231 12,096,989 1,991,200 6,041,519 43,351,724 1,672,680,487 1,982,719 1,082,520 1,982,311 1,982,719 1,082,719 1,082,719 1,082,719 1,082,719 1,082,719 1,082,719 1,082,719 1,082,719 1,082,719 1,082,719 1,082,719 1,082,719 1,082,719 1,082,719 1,082,719 1,083,719	1,405,880 1,572,114 1,769,313 3,915,966 2,215,322 6,111,602 4,351,111 6,753,470 10,219,590 7,603,638 13,262,954 11,067,231 16,888,888 13,186,519 27,746,446 205,413,302 50,604,151 43,351,724 2056,411 21,672,305 2,060,471 977,576 3,217,453 4,013,171 4,815,804	1,320,238 1,453,661 1,834,697 3,676,157 2,047,677 5,702,181 4,021,756 5,247,411 9,440,947 16,395,172 12,286,276 10,037,472 15,319,234 16,794,227 25,116,313 26,694,360 52,717,861 11,962,719 1002,520 9,790,120 5,041,519 43,351,724 21,672,065 22,17,453 4,013,771 4,815,804 406,436 812,871 1,320,238 1,453,161 1,34,997 3,676,157 5,702,181 4,021,756 6,247,411 9,440,947 6,895,172 12,286,276 12,037,472 12,286,276 13,037,472 12,286,276 13,037,472 12,286,276 13,037,472 12,286,276 13,037,472 12,286,276 13,037,472 12,286,276 13,037,472 12,286,276 13,037,472 12,286,276 13,037,472 12,286,276 13,037,472 15,319,234 16,794,227 15,319,234 16,794,227 11,082,520 9,790,120 9,091,120 9,091,120	1,234,595 1,334,207 1,500,682 3,440,346 1,880,031 5,292,759 8,662,306 6,186,705 11,309,599 9,007,713 13,749,580 15,401,935 22,486,179 25,375,418 46,150,155 11,962,719 1,062,520 9,790,120 6,041,519 43,351,724 1,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	1,146,953 1,215,254 1,366,367 3,002,539 1,712,386 4,863,336 3,363,046 5,235,293 7,803,665 5,478,238 10,332,921 7,977,954 12,179,266 14,009,642 19,852,601 21,652,607 21,672,678 21,672,678 21,672,678 21,672,678 21,672,678 21,672,678 21,672,678 21,672,678 21,672,678 21,672,678 21,672,678 21,672,678 21,672,678 21,672,678 21,672,678 21,678,678 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2,374.9 3,777.1 5,543.0 3,552.8 7,452.8 4,888.6 7,450.5 9,832.7 1,921.5 1,209.4 3,655.0 2,374.9 3,777.1 5,543.0 3,552.8 7,452.8 4,888.6 7,450.5 9,832.7 1,921.5 11,292.1 1,927.7 1,082.5 9,832.7 1,921.5 11,292.1 1,927.7 1,082.5 9,930.1 1,921.5 11,927.1 1,082.5 9,930.1 1,004.5 4,3351.7 1,082.5 9,930.1 1,004.5 11,927.1 1,082.5 9,930.1 1,921.5 11,927.1 1,082.5 9,930.1 1,004.5 4,3351.7 1,082.5 9,930.1 1,004.5 4,3351.7 1,082.5 9,930.1 1,004.5 4,3351.7 1,082.5 9,930.1 1,004.5 4,3351.7 1,082.5 9,930.1 1,004.5 4,3351.7 1,082.5 9,930.1 1,004.5 4,3351.7 1,004.5 4,3351.7 1,082.5 9,930.1 1,004.5 4,3351.7 1,082.5 9,930.1 1,004.5 4,3351.7 1,082.5 9,930.1 1,004.5 4,3351.7 1,082.5 9,930.1 1,004.5 4,3351.7 1,082.5 9,930.1 1,004.5 4,3351.7 1,082.5 9,930.1 1,004.5 4,3351.7 1,004.5 1,004.5 1
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higher density) 32 Seventy unit scheme (flats - higher density) 33 Four hundred unit scheme (flats - higher density) 44 Seventy unit scheme (flats - higher density) 45 Fifty unit scheme (flats - higher density) 46 One hundred unit scheme (flats - higher density) 47 Two hundred unit scheme (flats - higher density) 48 Twenty unit scheme (flats - higher density) 49 Twenty unit scheme (flats - higher density) 40 There	UNDEVELOPED LAND) No of units 1 2 4 7 7 10 10 20 20 30 50 70 70 100 100 200 500 500 500	E236,858	2,047,928 2,306,573 4,667,200 2,885,904 7,749,288 8,777,707 10,334,166 10,437,505 11,169,664 15,186,265 23,167,504 23,755,667 38,266,979 64,431,756 65,447,753 11,982,719 1,062,969 11,982,719 1,062,969 11,982,719 1,062,969 11,982,719 1,062,969 11,982,719 1,062,969 1,746,331,724 21,672,065 2,068,471 4,815,804 PER HA PER HA O'A AH PER HA O'A AH 2,079,815 1,746,469 2,047,928 2,316,757,976 1,746,469 2,047,928 2,377,777 13,334,156 1,746,469 2,347,928 2,347,928 2,347,938 1,077,977 13,334,156 1,746,268 2,347,938 1,747,928 2,347,938 1,747,928 2,347,938 1,747,938 2,347,938 1,747,938 2,347,938 1,748,469 2,347,938	1,920,975 2,172,258 4,629,391 2,718,258 7,339,867 5,339,177 8,271,648 12,655,513 9,729,038 16,192,966 14,156,507 21,597,850 35,636,846 42,930,865 11,982,719 1,062,560 9,790,120 6,041,519 43,351,724 21,672,065 21,763,366 1,062,366 1,192,966 1,192,	1,577,165 1,810,021 2,037,943 4,391,583 2,550,613 6,930,445 5,009,822 7,765,589 11,776,872 15,216,309 13,126,747 20,026,196 20,971,104 35,006,713 39,429,935 72,357,121 11,962,719 108,250 11,762,655 11,776,765 1,776,776 1,776 1	1,491,522 1,691,068 1,903,628 1,903,628 1,153,774 2,382,967 6,521,024 4,680,467 7,259,530 10,998,231 12,096,989 16,456,542 19,578,811 30,376,579 35,929,004 65,810,680 11,902,719 1,062,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,177 4,815,804	1,405,880 1,572,114 1,769,343 3,915,966 2,215,322 6,111,602 4,351,111 6,753,470 10,219,580 11,607,231 16,688,688 13,262,954 11,067,231 16,688,688 13,262,954 11,067,231 16,688,688 13,262,954 11,982,719 1062,520 9,790,120 6,041,519 43,351,724 21,672,065 2,648,471 977,576 3,217,453 4,013,177 4,815,804 Ret 20% AH 1,769,313 3,915,966 2,215,322 4,351,111 6,753,470 10,219,590 7,603,638 13,662,954 11,1607,231 16,783,470 10,219,590 7,603,638 13,062,954 11,167,231 11,67,3470 10,219,590 7,603,638 13,062,954 11,107,231 11,67,3470 10,219,590 7,603,638 13,062,954 11,107,231 11,882,719 1,082,520 9,790,120 6,041,519 43,351,724 11,882,719 1,082,520 9,790,120 6,041,519 43,351,724	1,320,230 1,453,161 1,334,997 3,678,157 2,047,677 5,702,181 4,021,756 9,247,411 9,440,947 16,794,227 25,116,313 26,894,360 57,717,801 11,962,719 1,082,820 9,790,120 6,041,519 4,013,747 1,320,238 1,453,161 1,320,238 1,453,161 1,320,238 1,453,161 1,634,997 5,702,181 1,402,756 6,247,411 9,440,947 1,634,997 5,702,181 1,021,756 6,247,411 9,440,947 1,634,997 1,757	1,234,595 1,334,207 1,500,682 3,440,348 1,880,031 1,800,031 3,692,400 5,741,352 8,662,306 6,186,705 11,309,599 9,007,713 13,749,580 6,041,519 43,351,724 21,672,085 11,902,719 102,520 9,790,120 11,002,520 9,790,120 11,002,520	1,146,953 1,215,254 1,366,367 3,202,539 1,712,386 4,883,338 1,332,921 7,877,954 12,179,926 14,009,642 19,852,601 21,856,476 3,564,029 11,962,526 9,790,120 6,041,519 43,351,724 21,72,386 4,815,804 355,478,338 4,013,771 4,815,804 355,478,338 3,363,046 5,255,293 1,712,386 4,883,338 3,363,046 5,255,293 1,712,386 1,148,953 1,712,386 1,148,953 1,712,386 1,171,386 1,188,953 1,712,386 1,188,953 1,712,386 1,188,953 1,712,386 1,188,953 1,712,386 1,188,953 1,712,386 1,188,953 1,712,386 1,188,953 1,712,386 1,188,953 1,712,386 1,188,953 1,712,386 1,188,953 1,712,386 1,188,953 1,712,386 1,188,953 1,712,386 1,188,953 1,712,386 1,188,953 1,712,386 1,188,953 1,712,386 1,188,953 1,712,386 1,188,953 1,712,386 1,188,953 1,712,386 1,188,953 1,188,953 1,171,386 1,188,953 1,188,	1,063,311 1,096,300 1,096,300 2,964,731 1,544,742 4,473,916 3,033,691 4,729,234 7,104,429 1,060,305 12,617,351 1,206,900 18,337,533 32,977,902 11,962,520 9,790,120 6,041,519 4,769,717 4,815,804 40% AH 327,523 655,044 1,063,311	977,669 977,347 1,097,377 2,726,922 1,377,096 4,064,494 6,323,762 4,061,305 6,379,566 5,918,438 9,028,475 11,225,058 14,565,213 14,818,590 6,041,519 43,351,724 21,672,065 14,926 11,927,719 1,027,737 2,726,222 1,377,096 4,041,319 4,011,711 4,815,804 45% AH 301,218 602,435 977,649 977,347 1,097,737 2,726,222 1,377,096 977,347 1,097,737 2,726,222 1,377,096 1,097,737 2,726,222 1,377,096 1,097,737 2,726,222 1,377,096 1,097,737 2,726,222 1,377,096 1,097,737 2,726,222 1,377,096 1,097,737 2,726,222 1,377,096 1,097,737 2,726,222 1,377,096 1,097,737 2,726,222 1,377,096 1,097,737 2,726,222 1,377,096 1,097,737 2,726,222 1,377,096 2,008,475 11,225,058 14,565,213 14,818,390 26,346,926 11,982,719 1,092,510 1,982,719 1,092,510 1,982,719 1,982	656.3 963.4 963.4 963.4 1,209.4 3,655.0 2,374.9 3,3717.1 5,543.0 3,352.8 4,888.6 7,450.5 9,790.1 1,927.7 1,927
4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - lower density) 15 One hundred unit scheme (flats - lower density) 16 One hundred unit scheme (flats - lower density) 17 Two hunded unit scheme (flats - lower density) 18 Tree hundred unit scheme (flats - lower density) 19 Fifty unit scheme (flats - lower density) 10 One hundred unit scheme (flats) with GF retail 10 Three hundred unit scheme (flats) with GF retail 11 Three hundred unit scheme (flats) 12 Fifty unit scheme (flats) 13 Data Centre 14 Comparison retail 15 Data Centre 16 Office development 16 Hotel development (160 rooms) 17 Hotel development (160 rooms) 18 Light industrial scheme enw build (50% plot ratio) 19 Industrial scheme intensification (60% plot ratio) 10 Industrial scheme (houses) 11 Two unit scheme (houses) 12 Two unit scheme (houses) 13 Four unit scheme (houses) 14 Seven unit scheme (flats) 15 Nine unit scheme (flats) 16 Ten unit scheme (flats) 17 Ten unit scheme (flats) 18 Twenty unit scheme (flats) 19 Twenty unit scheme (flats) 10 Thirty unit scheme (flats - lower density) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Seventy unit scheme (flats - lower density) 14 Seventy unit scheme (flats - lower density) 15 One hundred unit scheme (flats - lower density) 16 One hundred unit scheme (flats - lower density) 17 Two hundred unit scheme (flats - lower density) 18 Twenty unit scheme (flats - lower density) 19 Twenty unit scheme (flats - lower density) 10 Two hundred unit scheme (flats - lower density) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - lower density) 13 Cone hundred unit scheme (flats - lower density) 14 Seventy unit scheme (flats - lower density) 15 One hundred unit scheme (flats - lower density	UNDEVELOPED LAND) No of units 1 2 4 4 7 9 10 10 20 30 50 70 100 100 200 300 500	E236,858	2,047,928 2,306,573 4,867,200 2,885,904 7,749,288 5,668,532 8,777,707 3,334,156 10,437,505 17,169,664 15,186,265 23,167,504 6,041,519 43,351,724 21,672,065 4,877,737 4,815,804 PER HA 0% AH 537,958 1,075,915 1,748,449 2,047,628 4,013,171 4,815,804 PER HA 0% AH 537,958 1,075,915 1,748,449 2,047,628 4,077,749 2,088,504 1,774,928 5,668,522 8,777,707 1,334,156 10,437,505 17,169,664 15,186,265 23,167,504 11,188,719	1,920,975 2,172,288 4,629,387 2,718,288 7,339,867 5,339,177 8,271,648 16,192,966 14,156,507 21,597,850 32,305 35,636,846 42,930,865 78,903,561 11,982,719 43,351,724 21,672,065 4,162,966 4,21,967 3,217,453 4,013,171 4,815,804	1,577,165 1,810,021 2,037,943 4,391,583 2,550,613 6,930,445 5,009,822 7,765,859 11,776,872 9,720,726 11,1562,719 1,082,719 1,083,719 1,084,719 1,084,719 1,085,717	1,491,522 1,691,668 1,903,628 4,153,774 2,382,967 4,580,467 7,259,530 10,998,231 12,096,989 18,458,542 19,578,811 30,376,579 43,351,724 21,672,085 11,982,719 43,351,724 21,672,085 4,913,913,913,913,913,913,913,913,913,913	1,405,800 1,572,114 1,769,313 3,915,966 2,215,322 6,111,602 4,351,111 6,753,470 10,219,590 7,603,638 13,262,954 11,067,231 16,888,888 18,186,519 27,746,446 32,413,302 59,264,241 11,982,719 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,015,804 432,740 665,479 1,405,880 1,572,114 1,769,313 3,915,966 1,572,114 1,769,313 3,915,966 111,602 4,351,111 6,753,470 10,219,590 7,603,638 13,262,954 11,067,231 11,680,888 18,186,519 27,746,446 32,413,302 59,264,241 11,982,719 11,072,231 11,680,888 18,186,519 27,746,446 32,413,302 59,264,241 11,982,719 27,746,446 32,413,302 59,264,241 11,982,719 1,082,520 9,790,120 6,641,519	1,320,230 1,453,161 1,634,997 3,678,157 2,047,677 5,702,181 4,021,756 6,247,411 9,440,947 1,082,520 9,790,120 6,041,519 43,351,724 21,672,685 2,277,801 1,382,520 8,790,790,790,790,790,790,790,790,790,790	1,234,595 1,334,207 1,500,682 3,440,346 1,880,031 5,292,759 8,662,306 6,186,705 11,309,599 9,007,713 13,749,580 15,401,935 22,486,179 22,486,179 24,375,418 46,150,155 11,962,719 10,62,520 10,41,519 43,351,724 21,672,686 3,217,453 4,013,171 4,815,804	1,146,953 1,215,254 1,366,367 3,002,539 1,712,386 4,863,338 3,363,046 5,235,293 7,863,665 1,779,564 1,109,642 1,852,601 21,952,601 21,952,109 1,062,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,015,504	1,063,311 1,096,300 1,232,052 2,964,731 1,544,742 4,473,916 3,033,691 4,720,234 7,104,429 4,769,771 9,356,244 6,948,196 10,606,365 12,617,351 17,208,907 11,962,719 43,351,724 21,672,065 2,068,471 977,572 3,217,453 4,013,171 4,815,304 40%,AH 327,523 655,044 1,063,311 1,096,300 1,232,052 2,964,731 1,082,520 3,790,120 6,041,519	977,669 977,347 1,097,737 2,726,922 1,377,096 4,004,494 2,704,335 4,221,174 6,323,762 4,061,305 6,379,566 5,918,438 9,022,475 11,225,058 14,565,213 14,565	60% AH



There is therefore a clear choice between two potential options. The first is to adopt a relatively low target that most schemes could viably deliver, but this would have two disadvantages; firstly, schemes that could have delivered more than the reduced target will no longer be required to do so; and secondly, even if the target is reduced, it is likely that some viability testing of individual schemes would still be required for those schemes that cannot viably deliver even the reduced percentage target. The second option is to maintain a policy approach similar to existing policy, which sets a progressive affordable housing target for fast track schemes of 40% but accepts that some schemes may provide a lower level, based on scheme-specific viability factors. This option would maximise delivery of affordable housing by seeking the highest possible percentage on individual sites, in comparison to a reduced target tailored to the 'least viable' sites. Clearly evidence on viability needs to be considered alongside evidence of housing need and given the likelihood that a reduced target would deliver a lower overall affordable housing output, the weight of combined evidence on need and viability points to support for a 40% fast track target.

Affordable housing small sites contribution

- 6.17 We have tested the Council's emerging small sites contribution policy, which seeks provision of financial contributions towards affordable housing. The amounts sought on schemes of 1 to 4 units should be equivalent to 10% affordable housing. On schemes of 5 to 9 units, the contribution should be the financial equivalent of 20% of units.
- 6.18 Our appraisals test the provision of affordable housing using a 'notional on-site' approach and the outputs are incorporated within tables 6.11.1 to 6.11.9. Typologies 1 to 5 are all schemes providing fewer than 9 units and the appraisals indicate that in almost all cases, the emerging policy will be financially viable.
- 6.19 There are two main approaches to calculating payments in lieu. The first is to run a hypothetical appraisal of the scheme incorporating the required level of affordable housing (10% or 20%) provided as on-site units, which is then compared to an appraisal of the same scheme, but with all units provided as private housing. The difference between the two residual land values would equate to the payment in lieu, leaving the Applicant no better and no worse off in comparison to on-site delivery.
- 6.20 The second approach is to adopt a formulaic approach to calculating a payment in lieu which does not require any appraisals of the development proposal. The formula determines the uplift in value arising from the affordable housing not being physically provided on-site, in the same way as the first approach, but the calculations are more high level. The formula would be as follows:

Formula for calculating payments in lieu

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

X = the Payment in lieu

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

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

C = the number of square metres that would be required on-site to meet the 10% or 20% target.

D = Additional developer costs (the difference between the profit applied to market housing and affordable housing; and marketing costs on private housing ¹⁹)

6.21 If it is established to the Council's satisfaction that a development proposal could not viably provide 10% or 20% of units on site as affordable, the (lower) agreed affordable housing percentage would be used when calculating the formula above. For example, the payment in lieu for a 5 unit development would require 1 unit (20%) to be provided as affordable housing to meet the policy target. If it is

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



agreed that only 10% affordable housing could be viably provided on site, then the calculation would be based on an assumption of 0.5 units of affordable housing.

Build for rent schemes

- 6.22 London Plan policy H11 (C) requires build for rent schemes to provide 35% affordable housing in perpetuity. Build to rent schemes are required to remain as rented housing for at least 15 years; developers are required to enter into a covenant that requires a clawback payment in the event of early sale.
- 6.23 Affordable housing on build for rent schemes is typically provided as London Living Rent and this is identified as the preferred tenure in the Mayor's Affordable Housing and Viability SPG (2017). This enables the operator to manage the entire development without the need to involve a Registered Provider for the affordable housing element.
- As noted earlier, build for rent is a relatively immature sector of the market with little information on viability metrics, although there has been some progress in achieving a greater level of transparency in the last 24 months. However, there is still ongoing debate on appropriate inputs for viability assessments, arising from uncertainty on operating costs and forward funding arrangements. However, it is often suggested that build for rent units trade at a 5% to 10% discount to market value, but profits are lower than developments built for sale due to lower risk associated with a pre-sale to the operator or investor. Profit as a percentage of GDV is typically 5% lower for build for rent in comparison to build for sale. The combined impact can sometimes result in a 5-15% reduction in GDV (after adjusting for lower profit) in comparison to housing built for sale.
- 6.25 We have re-tested the development typologies reflecting a 5% reduction in GDV reflecting the factors outlined in the preceding paragraph to determine whether they can meet emerging Local Plan Fast Track requirement to provide 40% affordable housing at rent levels that are equivalent to London Living Rent. The results are attached as Appendix 11.
- 6.26 Clearly there are differences in outcomes between build for sale and build for rent schemes, with the latter generating lower residual values and (in some cases) lower affordable housing levels as a consequence. There are many circumstances where 40% affordable housing is viable, but some schemes can only provide lower levels of affordable housing. The results indicate that some build to rent schemes will need to opt to use the viability-tested route and will not be able to utilise the 40% Fast Track route.
- 6.27 The Mayor of London's SPG on viability and London Plan policy H11 indicate that build for rent schemes should provide affordable housing for a minimum of 15 years. If units are sold earlier then the owner will be liable to pay a penalty equivalent to the difference between the unrestricted market value of the sold unit and the value of the unit as rented housing.

Impact of other emerging Local Plan policies

- We have assessed the viability of other emerging Local Plan policies individually so that the Council can delineate between the impacts of each policy. These appraisals all assume provision of 40% affordable housing (70% social rented and 30% shared ownership). Clearly, as noted above, there may be scenarios where this target is unachievable and these are shown in the results of our assessments by either (a) a negative residual land value or (b) a residual land value that is positive, but nevertheless lower than the benchmark land value applied. In practice, if such situations emerged on live applications, there are several potential solutions, including applying CIL exceptional circumstances relief (if the Council elects to offer this); CIL in Kind; provision of grant funding; or variations to the affordable housing tenure or overall percentage; to achieve a viable position.
- 6.29 It is therefore important to focus not necessarily on whether schemes are 'viable' (shown with green shading) or 'unviable' (shown with red shading) in the tables, but on the *degree of change* in residual land value after the policy is applied. Where the starting 'pre-policy' residual land value is already low, the impact of a draft policy may be disproportionately large. This situation is prevalent in the areas with lower value price points. In these situations, it is also important to note that small changes to CIL (e.g. greater offsets for existing floorspace) or reductions in affordable housing will have an equally



disproportionate *positive* impact on residual land values to offset policy costs, if these cannot be absorbed through a reduction to land value.

The tables (6.30.1 for BNG/UGF and 6.30.2 for net zero carbon development) to show a 'baseline' residual land value for each typology, tested at each of the nine price points, ranging from A (£7,260 per square metre) to I (£10,764 per square metre). For each policy, we have provided the residual land value resulting from factoring in the additional costs associated with the necessary measures to comply.

Biodiversity Net Gain/Urban Greening Factor

6.31 Table 6.30.1 summarises the results of our testing of the impact of the emerging requirement for Biodiversity Net Gain. As noted in Section 4, we have incorporated a cost allowance of 0.2% of build costs, in line with the DEFRA Impact Assessment, which achieves 20% biodiversity net gain. Alongside this, we have incorporated the costs of green roofs as a proxy for the UGF levels required by emerging Local Plan policy. The impact on the residual land value of each scenario varies, but the impact is typically a reduction of less than 1% in most cases. The impact can be more significant when the starting residual land value is very low.

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

- Net Zero Carbon scenarios A and X assume a cost uplift of 5% of build costs for residential and 5% for non-residential, as noted in paragraphs 4.16 to 4.17. Emerging work from other authorities (as noted in paragraphs 4.15 to 4.16) confirms that the solutions underlying these costs are capable of achieving net zero carbon standard. The residual land values for these two scenarios are summarised in Table 6.30.2. Table 6.30.3. provides a summary of the change in residual land values for schemes assuming a price point of £10,764 per square metre, which indicates that the reduction in residual land values is typically circa 6% to 25%, but with higher reductions on larger schemes and some hotel developments.
- 6.33 In some cases, the impact of the additional cost is significant, but this is where the starting residual land value is very low. In the main, the impact is relatively modest, at circa 13% on average. This reduction is unlikely to have any significant impact on the deliverability of developments. Furthermore, the costs of achieving net zero carbon are expected to fall over time as technologies evolve and improve.

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

- 6.34 Net Zero Carbon scenarios B and Y seek assume a cost uplift of 15% of build costs for both residential and non-residential to address both operational and embodied carbon, as noted in paragraphs 4.15 to 4.16. The residual land values for these two scenarios are summarised in Table 6.30.4. Table 6.30.5 provides a summary of the change in residual land values for schemes assuming a price point of £10,764 per square metre.
- The impact of this scenario on the residual land values is higher, with a typical reduction of between circa 13% and 40% from the baseline residuals. In some cases, the percentage change is much higher, but this is typically where the starting residual land values are relatively low and the introduction of any cost increase will have a disproportionate impact on the residual land value. However, it should be noted that most schemes remain viable after the requirement has been applied (where they were viable at the baseline). It should, of course, be noted that the Council's emerging policy does not seek operational and embodied carbon, but this is likely to change in a future Local Plan. Equally, as more developers deploy embodied carbon methodologies, it is likely that costs will reduce due to investment in research and technologies.



Table 6.30.1: Biodiversity Net Gain and Urban Greening

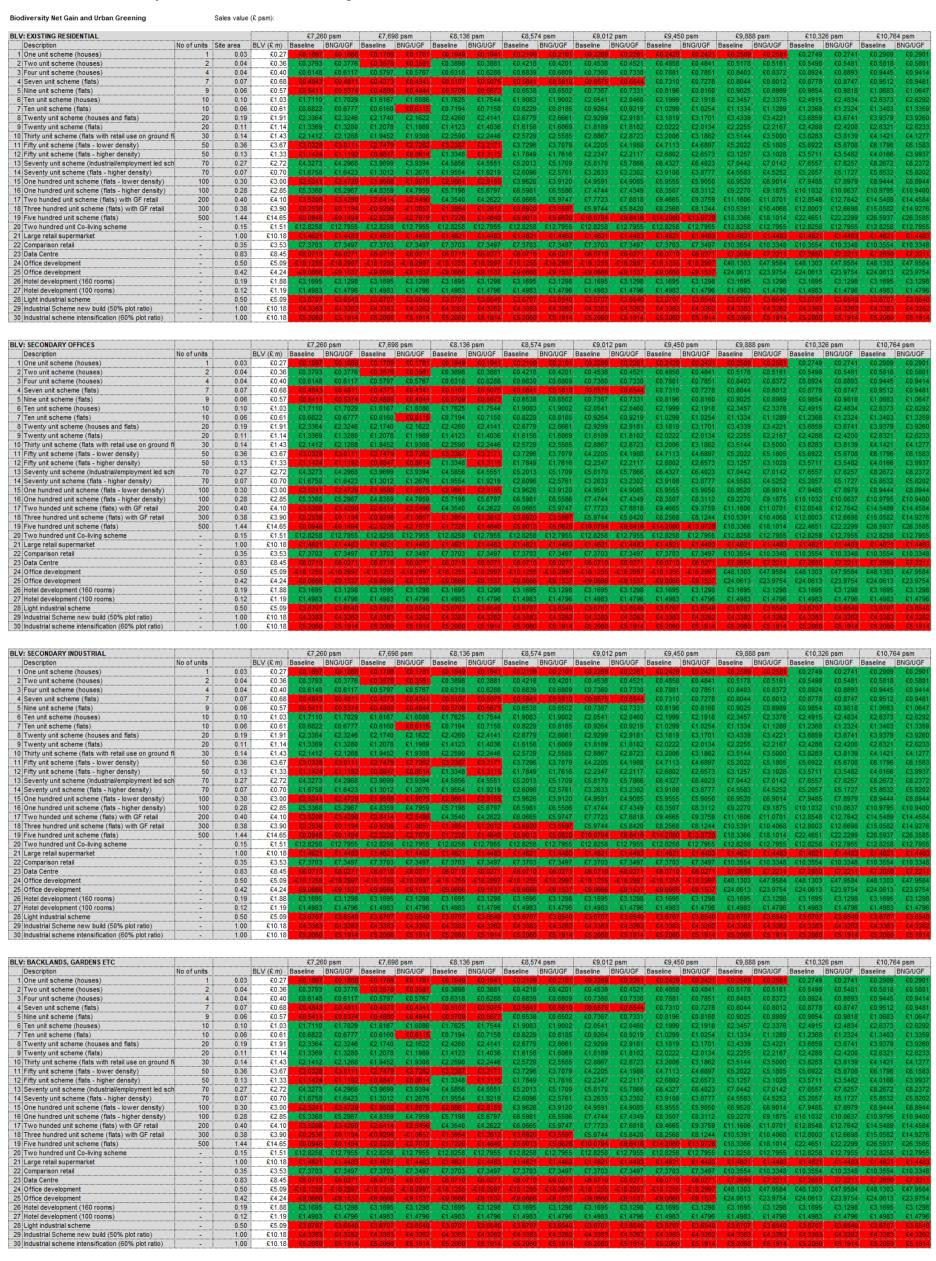




Table 6.30.2: Net zero carbon (operational only)





Table 6.30.3: Percentage change in residual land values with NZC operational only cost allowances (sales values of £10,764 per square metre)

	Description	No of units	Site area ha	Baseline residual value £m	Residual value reflecting NZC A+X £m	% change
1	One unit scheme (houses)	1	0.03	£0.291	£0.275	5.50%
2	Two unit scheme (houses)	2	0.04	£0.582	£0.550	5.50%
3	Four unit scheme (houses)	4	0.04	£0.944	£0.892	5.55%
4	Seven unit scheme (flats)	7	0.07	£0.951	£0.858	9.76%
5	Nine unit scheme (flats)	9	0.06	£1.068	£0.963	9.82%
6	Ten unit scheme (houses)	10	0.10	£2.637	£2.489	5.62%
7	Ten unit scheme (flats)	10	0.06	£1.340	£1.209	9.76%
8	Twenty unit scheme (houses and flats)	20	0.19	£3.938	£3.655	7.18%
9	Twenty unit scheme (flats)	20	0.11	£2.632	£2.375	9.77%
10	Thirty unit scheme (flats with retail use on ground floor)	30	0.14	£4.142	£3.717	10.26%
11	Fifty unit scheme (flats - lower density)	50	0.36	£6.180	£5.543	10.30%
12	Fifty unit scheme (flats - higher density)	50	0.13	£4.017	£3.353	16.53%
13	Seventy unit scheme (Industrial/employment led scheme)	70	0.27	£8.267	£7.403	10.45%
14	Seventy unit scheme (flats - higher density)	70	0.07	£5.853	£4.889	16.48%
15	One hundred unit scheme (flats - lower density)	100	0.30	£8.944	£7.451	16.70%
16	One hundred unit scheme (flats - higher density)	100	0.28	£10.979	£9.833	10.44%
17	Two hunded unit scheme (flats) with GF retail	200	0.40	£14.549	£11.922	18.06%
18	Three hundred unit scheme (flats) with GF retail	300	0.38	£15.058	£11.292	25.01%
19	Five hundred unit scheme (flats)	500	1.44	£26.594	£19.708	25.89%
20	Two hundred unit Co-living scheme	-	0.15	£12.826	£11.983	6.57%
21	Large retail supermarket	-	1.00	£1.462	£1.083	25.96%
22	Comparison retail	-	0.35	£10.355	£9.790	5.46%
23	Data Centre	-	0.83	£7.265	£6.042	16.84%
24	Office development	-	0.50	£48.130	£43.352	9.93%
25	Office development	-	0.42	£24.061	£21.672	9.93%
26	Hotel development (160 rooms)	-	0.19	£3.169	£2.068	34.74%
27	Hotel development (100 rooms)	-	0.12	£1.498	£0.978	34.76%
28	Light industrial scheme	-	0.50	£3.671	£3.217	12.35%
29	Industrial Scheme new build (50% plot ratio)	-	1.00	£4.338	£4.013	7.49%
30	Industrial scheme intensification (60% plot ratio)	-	1.00	£5.206	£4.816	7.49%



Table 6.30.4: Net zero carbon (operational and embodied carbon)

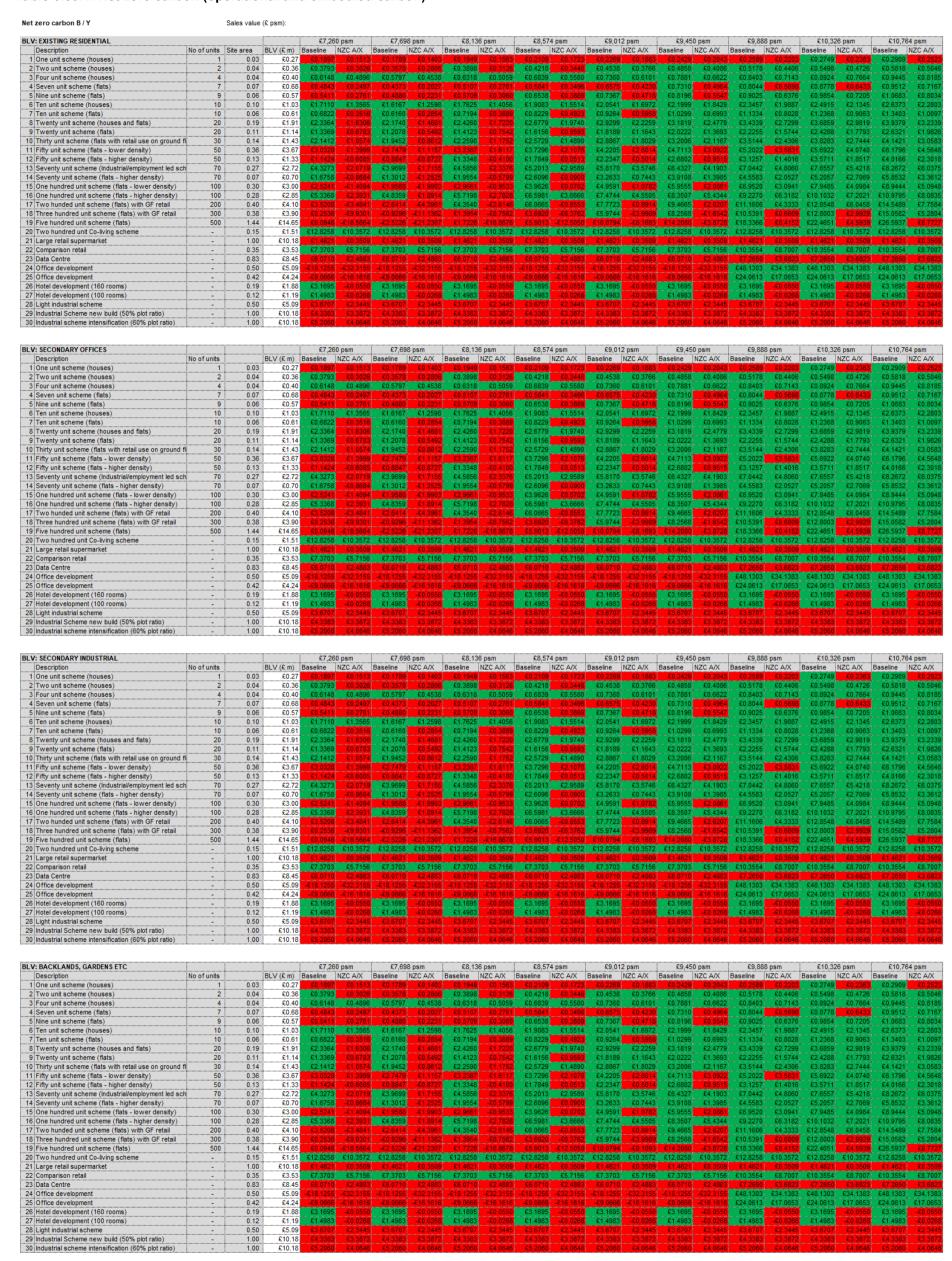




Table 6.30.5: Percentage change in residual land values with cost allowances for NZC operational and embodied carbon

	Description	No of units	Site area ha	Baseline residual value £m	Residual reflecting NZC B + Y £m	% change
1	One unit scheme (houses)	1	0.03	£0.291	£0.252	13.27%
2	Two unit scheme (houses)	2	0.04	£0.582	£0.505	13.27%
3	Four unit scheme (houses)	4	0.04	£0.944	£0.818	13.34%
4	Seven unit scheme (flats)	7	0.07	£0.951	£0.717	24.66%
5	Nine unit scheme (flats)	9	0.06	£1.068	£0.803	24.80%
6	Ten unit scheme (houses)	10	0.10	£2.637	£2.280	13.53%
7	Ten unit scheme (flats)	10	0.06	£1.340	£1.010	24.66%
8	Twenty unit scheme (houses and flats)	20	0.19	£3.938	£3.234	17.88%
9	Twenty unit scheme (flats)	20	0.11	£2.632	£1.983	24.67%
10	Thirty unit scheme (flats with retail use on ground floor)	30	0.14	£4.142	£3.058	26.17%
11	Fifty unit scheme (flats - lower density)	50	0.36	£6.180	£4.565	26.13%
12	Fifty unit scheme (flats - higher density)	50	0.13	£4.017	£2.302	42.69%
13	Seventy unit scheme (Industrial/employment led scheme)	70	0.27	£8.267	£6.037	26.97%
14	Seventy unit scheme (flats - higher density)	70	0.07	£5.853	£3.361	42.58%
15	One hundred unit scheme (flats - lower density)	100	0.30	£8.944	£5.095	43.04%
16	One hundred unit scheme (flats - higher density)	100	0.28	£10.979	£8.083	26.38%
17	Two hunded unit scheme (flats) with GF retail	200	0.40	£14.549	£7.758	46.67%
18	Three hundred unit scheme (flats) with GF retail	300	0.38	£15.058	£5.280	64.93%
19	Five hundred unit scheme (flats)	500	1.44	£26.594	£8.773	67.01%
20	Two hundred unit Co-living scheme	-	0.15	£12.826	£10.357	19.25%
21	Large retail supermarket	-	1.00	£1.462	£0.351	76.00%
22	Comparison retail	-	0.35	£10.355	£8.701	15.98%
23	Data Centre	-	0.83	£7.265	£3.682	49.31%
24	Office development	-	0.50	£48.130	£34.138	29.07%
25	Office development	-	0.42	£24.061	£17.065	29.08%
26	Hotel development (160 rooms)	-	0.19	£3.169	-£0.055	101.74%
27	Hotel development (100 rooms)	-	0.12	£1.498	-£0.027	101.79%
28	Light industrial scheme	-	0.50	£3.671	£2.344	36.13%
29	Industrial Scheme new build (50% plot ratio)	-	1.00	£4.338	£3.387	21.92%
30	Industrial scheme intensification (60% plot ratio)	-	1.00	£5.206	£4.065	21.92%



7 CIL rates

- 7.1 This section sets out the results of our testing of potential CIL rates to inform the Council's decision making on a Draft Charging Schedule for consultation. CIL is tested using two approaches. Firstly, the surplus residual above the benchmark land value is calculated and converted into a rate per square metre, which is a proxy for potential maximum CIL rates. As noted previously, Mayoral CIL (£64.55 per square metre with indexation) is already incorporated into the appraisals, so this does not need to be accounted for from the maximum CIL rates identified by our testing. This testing results in a significant number of results, depending on other factors tested, most notably the level of affordable housing and the benchmark land value selected. In the second approach, we have tested a set of potential CIL rates as inputs to the appraisals, so that the impact of new rates can be tested on the residual land value. If the impact of a new rate on residual land values generated by the appraisals is relatively modest, then it can be concluded that the new rates would not adversely impact land supply.
- 7.2 Development value is finite and in Boroughs such as Ealing where many sites are previously developed is rarely enhanced through the adoption of new policy requirements. This is because existing use values are sometimes relatively high prior to development. In contrast, areas which have previously undeveloped land clearly have greater scope to secure an uplift in land value through the planning process.
- 7.3 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable *regardless* of the Council's policy requirements, including the level of CIL (including a nil rate) and schemes that are viable *prior* to the imposition of a new rate of CIL. If a scheme is unviable before policy requirements and CIL are levied, it is unlikely to come forward and policy requirements and CIL would not be a factor that comes into play in the developer's/landowner's decision making. The unviable schemes will only become viable following an increase in values and sites are more likely to remain in their existing use than be brought forward for development.
- 7.4 The CIL regulations require that in setting a charge, local authorities must "strike an appropriate balance" between revenue maximisation on the one hand and the potentially adverse impact of CIL upon the viability of development across the whole area on the other. When considering this balance, the following factors are important:
 - Firstly, councils should take a strategic view of viability. There will always be variations in viability between individual sites, but viability testing should establish the most typical viability position; not the exceptional situations.
 - Secondly, councils should take a balanced view of viability residual valuations are just one factor influencing a developer's decision making the same applies to local authorities.
 - Thirdly, while a single charge is attractive, it may not be appropriate for all authorities, particularly in areas where sales values vary between areas.
 - Fourthly, markets are cyclical and subject to change over short periods of time. Sensitivity testing
 to sensitivity test levels of CIL to ensure they are robust in the event that market conditions
 improve over the life of a Charging Schedule is essential.
 - Fifthly, local authorities should not set their rates of CIL at the limits of viability. They should leave a margin or contingency to allow for change and site specific viability issues.
- 7.5 There is clearly a balance that must be struck between the aims of emerging Policy HOU on the delivery of affordable housing (which sets a fast track target of 40%) and securing adequate contributions towards infrastructure from the developments that contribute towards the need for new infrastructure. The CIL rate cannot therefore be set on the basis that every single development typology right across the Borough will deliver 40% affordable housing, as this is not always viable. The Council's latest Annual Monitoring Report published in October 2021 indicates that over the four years 2014/15 to 2018/19, 37.3% of units completed on major developments were affordable.
- 7.6 We have therefore focused on the results of testing where we have included between 35% and 40% affordable housing, as the Council will need to secure adequate amounts of funding to support new



development. Affordable housing cannot be maximised to the total exclusion of securing infrastructure funding and vice versa.

- 7.7 The appraisals generate a very wide spread of maximum CIL rates, depending on the benchmark land value, residential sales values and the mix of uses within each development typology. The results are summarised in tables 7.7.1 to 7.7.9 and also provided at Appendix 11). As one would expect, the capacity for schemes to absorb CIL is greater where the benchmark land value is lowest. Furthermore, it is very clear that the capacity to absorb CIL contributions declines as the percentage of affordable housing increases.
- 7.8 The second approach to testing potential revised CIL rates is to consider viability from the other perspective; rather than the potential CIL rates being determined by the 'surplus' residual land value over the benchmark land value, the second approach inputs CIL as a cost to determine the scale of impact on the residual land value. This approach helps form a judgement on the impact of CIL on land values, which if sufficiently modest is unlikely to prevent a scheme from coming forward. These results are summarised in tables 7.8.1 to 7.8.9 (see also Appendix 12).
- 7.9 Figures 7.9.1 and 7.9.2 provide an illustration of how the two testing approaches relate to each other using the results of one typology (Typology 14) with a private residential sales value of £9,012 per square metre, which is at the middle of the Borough-wide range, and assuming 40% affordable housing.

Figure 7.9.1: Determining a maximum CIL rate by deducting BLV from Residual Value

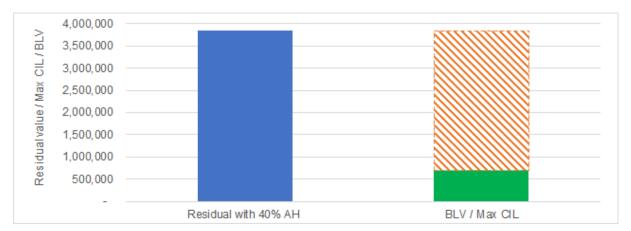
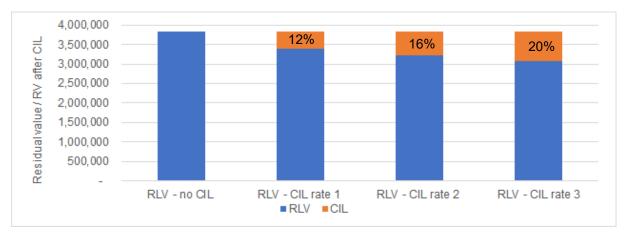


Figure 7.9.2: CIL as an input to the appraisals – change in residual land value



7.10 The starting residual land value in both cases is £3.8 million. The Benchmark Land Value in this case is quite low at £0.7 million (the green portion of the bar in Figure 7.9.1), so the uplift is significant at £3.1 million (the hatched portion, which equates to a theoretical maximum CIL of £549 per square metre). Figure 7.9.2 shows the starting residual land value and the impact that specific CIL rates



would have; a CIL rate of £150 per square metre would reduce the residual value by £0.4 million (or 12%); a rate of £200 per square metre would reduce the residual value by £0.60 million (or 16%); and a rate of £250 per square metre would reduce the residual value by £0.76 million (20%).

- 7.11 Even when the highest potential CIL rate of £250 per square metre is applied, the residual value (£3.1 million) would clearly remain significantly above the Benchmark Land Value (£0.7 million). However, this relationship may not always be as wide apart as in this case, so the Council also needs to be mindful of the percentage change in residual values when CIL is applied, as benchmarks will vary significantly.
- 7.12 The results of the appraisals indicate that applying a CIL would not in the main have a significant impact on the residual land values generated. Other than in a small number of cases, the movements in percentage changes in residual land values are relatively modest, indicating that applying a CIL is unlikely to prevent development coming forward or have a significant impact on affordable housing delivery. This is borne out by the experience of the neighbouring boroughs, which have had CIL charging schedules in place for significant periods.
- 7.13 At any of the tested rates of CIL, the burden on development would remain at an acceptably low level in most cases. The change in residual land value resulting from increases in CIL rates would generally be less than 20%. This indicates that developments could absorb the higher rates without any significant adverse impact upon land supply.



Table 7.7.1: Maximum CIL rates (before buffer), sales values of £7,260 per square metre

Maximum CIL rates	
BENCHMARK LAND VALUE 1 (SECONDARY OFFICE	S)

		£10,175,259	PER HA				Å	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£273,460	2,460	2,216	1,971	1,726	1,482	1,237	992	748	503	258	1
2 Two unit scheme (houses)	215	£364,613	3,308	3,064	2,819	2,574	2,330	2,085	1,840	1,596	1,351	1,106	86
3 Four unit scheme (houses)	350	£395,705	3,865	3,620	3,376	3,131	2,886	2,642	2,397	2,152	1,907	1,663	1,41
4 Seven unit scheme (flats)	598	£675,863	2,295	2,096	1,897	1,698	1,499	1,300	1,101	902	703	504	30
5 Nine unit scheme (flats)	675	£572,358	2,569	2,370	2,171	1,972	1,773	1,574	1,375	1,176	977	778	5
6 Ten unit scheme (houses)	1,009	£1,026,684	3,806	3,571	3,335	3,099	2,864	2,628	2,392	2,156	1,921	1,685	1,44
7 Ten unit scheme (flats)	843	£612,333	2,699	2,500	2,301	2,102	1,903	1,704	1,505	1,306	1,107	908	70
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	3,115	2,897	2,679	2,460	2,242	2,024	1,805	1,587	1,369	1,150	93
9 Twenty unit scheme (flats)	1,680	£1,139,629	2,696	2,500	2,304	2,108	1,912	1,716	1,520	1,323	1,127	931	73
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,607	2,427	2,247	2,068	1,888	1,709	1,529	1,349	1,170	990	8
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	2,235	2,055	1,875	1,695	1,515	1,335	1,155	975	795	614	4
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	2,320	2,140	1,959	1,779	1,598	1,418	1,237	1,057	876	696	5
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	2,248	2,096	1,944	1,792	1,640	1,488	1,336	1,184	1,032	880	7
14 Seventy unit scheme (flats - higher density)	5,705	£703,635	2,539	2,358	2,178	1,997	1,817	1,636	1,456	1,275	1,095	914	7
15 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	2,279	2,101	1,924	1,747	1,569	1,392	1,214	1,037	859	681	5
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,663	2,485	2,308	2,131	1,953	1,776	1,599	1,421	1,244	1,067	8
17 Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	2,122	1,959	1,796	1,632	1,469	1,306	1,142	979	814	650	4
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,849	1,697	1,545	1,393	1,240	1,087	934	781	628	475	3
19 Five hundred unit scheme (flats)	43,200	£14,652,373	1,639	1,487	1,336	1,184	1,033	881	729	577	424	271	1
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,0
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£3,527,423	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,2
23 Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	
24 Office development	30,000	£5,087,629	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,2
25 Office development	15,000	£4,239,691	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,1
26 Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	
27 Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	
28 Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	Ĭ
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	

MARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	PER HA					sidual land va					
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889	3,340	3,095	2,851	2,606	2,361	2,117	1,872	1,627	1,383	1,138	893
2 Two unit scheme (houses)	215	£238,519	3,895	3,650	3,405	3,161	2,916	2,671	2,427	2,182	1,937	1,693	1,448
3 Four unit scheme (houses)	350	£258,858	4,256	4,011	3,767	3,522	3,277	3,033	2,788	2,543	2,298	2,054	1,809
4 Seven unit scheme (flats)	598	£442,129	2,686	2,487	2,288	2,089	1,890	1,691	1,492	1,293	1,094	895	696
5 Nine unit scheme (flats)	675	£374,419	2,862	2,663	2,464	2,265	2,067	1,868	1,669	1,470	1,271	1,072	873
6 Ten unit scheme (houses)	1,009	£671,625	4,158	3,922	3,687	3,451	3,215	2,980	2,744	2,508	2,273	2,037	1,801
7 Ten unit scheme (flats)	843	£400,569	2,950	2,751	2,552	2,353	2,154	1,955	1,756	1,557	1,358	1,159	960
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	3,467	3,249	3,031	2,812	2,594	2,376	2,157	1,939	1,720	1,502	1,284
9 Twenty unit scheme (flats)	1,680	£745,511	2,930	2,734	2,538	2,342	2,146	1,950	1,754	1,558	1,362	1,166	970
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,783	2,603	2,423	2,244	2,064	1,885	1,705	1,525	1,346	1,166	986
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,528	2,348	2,168	1,988	1,808	1,628	1,448	1,268	1,088	907	727
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	2,437	2,257	2,076	1,896	1,715	1,535	1,354	1,174	993	813	632
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,395	2,243	2,091	1,939	1,787	1,635	1,483	1,331	1,179	1,027	875
4 Seventy unit scheme (flats - higher density)	5,705	£460,296	2,581	2,401	2,220	2,040	1,859	1,679	1,498	1,318	1,137	957	776
5 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	2,396	2,219	2,041	1,864	1,686	1,509	1,332	1,154	977	798	620
6 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,788	2,611	2,434	2,256	2,079	1,902	1,724	1,547	1,370	1,192	1,015
17 Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	2,210	2,047	1,884	1,720	1,557	1,394	1,230	1,067	902	738	574
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,908	1,756	1,603	1,451	1,298	1,145	992	839	686	533	380
19 Five hundred unit scheme (flats)	43,200	£9,585,136	1,756	1,605	1,453	1,302	1,150	998	846	694	541	388	234
20 Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£2,307,533	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439
23 Data Centre	7,000	£5,524,766	74	74	74	74	74	74	74	74	74	74	74
24 Office development	30,000	£3,328,172	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334
25 Office development	15,000	£2,773,477	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260
26 Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	113
27 Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57
28 Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					Res	idual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£95,835	4,113	3,868	3,623	3,379	3,134	2,889	2,645	2,400	2,155	1,911	1,666
2 Two unit scheme (houses)	215	£127,780	4,410	4,165	3,921	3,676	3,431	3,186	2,942	2,697	2,452	2,208	1,963
3 Four unit scheme (houses)	350	£138,676	4,599	4,355	4,110	3,865	3,621	3,376	3,131	2,887	2,642	2,397	2,152
4 Seven unit scheme (flats)	598	£236,858	3,030	2,831	2,632	2,433	2,234	2,035	1,836	1,637	1,438	1,239	1,040
5 Nine unit scheme (flats)	675	£200,584	3,120	2,921	2,722	2,523	2,324	2,125	1,926	1,727	1,528	1,329	1,130
6 Ten unit scheme (houses)	1,009	£359,804	4,467	4,232	3,996	3,760	3,524	3,289	3,053	2,817	2,582	2,346	2,110
7 Ten unit scheme (flats)	843	£214,593	3,171	2,972	2,773	2,574	2,375	2,176	1,977	1,778	1,579	1,380	1,181
8 Twenty unit scheme (houses and flats)	1,875	£668,614	3,776	3,558	3,340	3,121	2,903	2,685	2,466	2,248	2,029	1,811	1,593
9 Twenty unit scheme (flats)	1,680	£399,386	3,136	2,940	2,744	2,548	2,352	2,156	1,960	1,764	1,568	1,372	1,176
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,937	2,758	2,578	2,398	2,219	2,039	1,859	1,680	1,500	1,321	1,141
11 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,786	2,606	2,426	2,246	2,066	1,886	1,706	1,526	1,345	1,165	984
12 Fifty unit scheme (flats - higher density)	3,925	£466,544	2,540	2,360	2,179	1,999	1,818	1,638	1,457	1,277	1,096	916	735
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,524	2,372	2,220	2,068	1,916	1,764	1,612	1,460	1,308	1,156	1,004
14 Seventy unit scheme (flats - higher density)	5,705	£246,590	2,619	2,438	2,258	2,077	1,897	1,716	1,536	1,355	1,175	994	814
15 One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,499	2,322	2,144	1,967	1,789	1,612	1,435	1,257	1,080	901	723
16 One hundred unit scheme (flats - higher density)	7,850	£999,738	2,899	2,721	2,544	2,367	2,189	2,012	1,835	1,657	1,480	1,303	1,125
17 Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	2,288	2,124	1,961	1,798	1,634	1,471	1,308	1,144	980	816	651
18 Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,959	1,807	1,655	1,503	1,350	1,197	1,044	891	738	585	432
19 Five hundred unit scheme (flats)	43,200	£5,134,958	1,859	1,708	1,556	1,405	1,253	1,101	949	797	645	491	337
20 Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21 Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£1,236,194	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645
23 Data Centre	7,000	£2,959,733	440	440	440	440	440	440	440	440	440	440	440
24 Office development	30,000	£1,782,971	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386
25 Office development	15,000	£1,485,810	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346
26 Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190
27 Hotel development (100 rooms)	3,500	£416,027	160		160	160	160	160	160	160	160	160	160
28 Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943			89	89	89	89	89	89	89	89	89
30 Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208

IARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDE	VELOPED LAN	£500,000					Res	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£13,438	4,879	4,635	4,390	4,145	3,900	3,656	3,411	3,166	2,922	2,677	2,43
2 Two unit scheme (houses)	215	£17,917	4,921	4,676	4,432	4,187	3,942	3,697	3,453	3,208	2,963	2,719	2,474
3 Four unit scheme (houses)	350	£19,444	4,940	4,695	4,451	4,206	3,961	3,717	3,472	3,227	2,982	2,738	2,493
4 Seven unit scheme (flats)	598	£33,211	3,370	3,171	2,972	2,773	2,574	2,375	2,176	1,977	1,778	1,579	1,38
5 Nine unit scheme (flats)	675	£28,125	3,375	3,176	2,978	2,779	2,580	2,381	2,182	1,983	1,784	1,585	1,38
6 Ten unit scheme (houses)	1,009	£50,450	4,774	4,538	4,302	4,067	3,831	3,595	3,360	3,124	2,888	2,653	2,41
7 Ten unit scheme (flats)	843	£30,089	3,390	3,191	2,992	2,793	2,594	2,395	2,196	1,997	1,798	1,599	1,40
8 Twenty unit scheme (houses and flats)	1,875	£93,750	4,083	3,865	3,646	3,428	3,210	2,991	2,773	2,554	2,336	2,118	1,899
9 Twenty unit scheme (flats)	1,680	£56,000	3,341	3,145	2,949	2,753	2,557	2,361	2,165	1,968	1,772	1,576	1,38
0 Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	3,090	2,911	2,731	2,552	2,372	2,192	2,013	1,833	1,654	1,474	1,29
1 Fifty unit scheme (flats - lower density)	4,325	£180,208	3,041	2,861	2,681	2,501	2,321	2,141	1,961	1,781	1,601	1,420	1,24
2 Fifty unit scheme (flats - higher density)	3,925	£65,417	2,643	2,462	2,282	2,101	1,921	1,740	1,560	1,379	1,199	1,018	83
3 Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,651	2,499	2,347	2,195	2,043	1,891	1,739	1,587	1,435	1,283	1,13
4 Seventy unit scheme (flats - higher density)	5,705	£34,576		2,475	2,295	2,114	1,934	1,753	1,573	1,392	1,212	1,031	85
5 One hundred unit scheme (flats - lower density)	8,850	£147,500	2,601	2,424	2,246	2,069	1,892	1,714	1,537	1,360	1,182	1,004	82
6 One hundred unit scheme (flats - higher density)	7,850	£140,179	3,008	2,831	2,654	2,476	2,299	2,122	1,944	1,767	1,589	1,412	1,23
7 Two hunded unit scheme (flats) with GF retail	16,100	£201,250	2,364	2,201	2,038	1,874	1,711	1,548	1,384	1,221	1,056	892	72
8 Three hundred unit scheme (flats) with GF retail	23,000	£191,667	2,010	1,858	1,706	1,554	1,401	1,248	1,095	942	789	636	48
9 Five hundred unit scheme (flats)	43,200	£720,000	1,961	1,810	1,658	1,507	1,355	1,204	1,052	899	747	593	44
0 Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,29
1 Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	19
2 Comparison retail	5,200	£173,333	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,84
3 Data Centre	7,000	£415,000		804	804	804	804	804	804	804	804	804	80
4 Office development	30,000	£250,000	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,43
5 Office development	15,000	£208,333	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,43
6 Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	26
7 Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	
8 Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	49
9 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	70
0 Industrial scheme intensification (60% plot ratio)	6,000	£500,000	719	719	719	719	719	719	719	719	719	719	71



Table 7.7.2: Maximum CIL rates (before buffer), sales values of £7,698 per square metre

maximum oic rates	
BENCHMARK LAND VALUE 1 (SECONDA)	RY OFFICES)

		£10,175,259	PER HA				Res	idual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£273,460	376	236	95	-	-	-	-	-	-	-	-
2 Two unit scheme (houses)	215	£364,613	1,224	1,084	943	803	662	522	381	241	100	-	-
3 Four unit scheme (houses)	350	£395,705	1,781	1,640	1,500	1,359	1,219	1,078	938	797	657	516	376
4 Seven unit scheme (flats)	598	£675,863	576	463	350	237	124	11	-	-	-	-	-
5 Nine unit scheme (flats)	675	£572,358	850	737	624	511	398	285	172	59	-	-	-
6 Ten unit scheme (houses)	1,009	£1,026,684	1,783	1,649	1,514	1,380	1,245	1,111	976	842	707	572	438
7 Ten unit scheme (flats)	843	£612,333	979	866	753	640	527	414	301	188	75	-	-
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	1,234	1,110	985	861	737	613	488	364	240	115	-
9 Twenty unit scheme (flats)	1,680	£1,139,629	1,002	890	779	667	555	444	332	220	109	-	-
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,047	946	844	742	641	539	437	336	234	132	31
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	650	549	448	347	246	145	43	-	-	-	-
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	731	630	528	426	325	223	121	20	-	-	-
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	911	825	740	655	569	484	399	313	228	143	57
14 Seventy unit scheme (flats - higher density)	5,705	£703,635	950	848	747	645	543	442	340	238	137	35	-
15 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	709	610	510	411	311	212	112	12	-	-	-
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,099	1,000	900	801	701	602	502	403	303	204	104
17 Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	655	564	473	382	291	200	109	18	-	-	-
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	475	390	305	221	136	51	-	-	-	-	-
19 Five hundred unit scheme (flats)	43,200	£14,652,373	316	229	142	56	-	-	-	-	-	-	-
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£3,527,423	630	630	630	630	630	630	630	630	630	630	630
23 Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24 Office development	30,000	£5,087,629	-	-	-	-	-	_	-	-	-	-	-
25 Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26 Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	25
27 Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28 Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

ARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	PER HA				Res	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889	1,256	1,116	975	835	694	554	413	273	132	-	-
2 Two unit scheme (houses)	215	£238,519	1,811	1,670	1,530	1,389	1,249	1,108	968	827	687	546	406
3 Four unit scheme (houses)	350	£258,858	2,172	2,031	1,891	1,750	1,610	1,469	1,329	1,188	1,048	907	767
4 Seven unit scheme (flats)	598	£442,129	967	854	741	628	515	402	289	176	63	-	-
5 Nine unit scheme (flats)	675	£374,419	1,143	1,030	917	804	691	578	465	352	239	126	13
6 Ten unit scheme (houses)	1,009	£671,625	2,135	2,001	1,866	1,732	1,597	1,462	1,328	1,193	1,059	924	790
7 Ten unit scheme (flats)	843	£400,569	1,230	1,117	1,004	891	778	665	552	439	326	213	100
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	1,586	1,462	1,337	1,213	1,089	964	840	716	592	467	343
9 Twenty unit scheme (flats)	1,680	£745,511	1,236	1,125	1,013	902	790	678	567	455	343	232	120
0 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,223	1,121	1,020	918	817	715	613	512	410		207
1 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	943		741	640	539	438	337	236	135	34	-
2 Fifty unit scheme (flats - higher density)	3,925	£870,872		747	645	544	442	340	239	137	35	-	-
3 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,057	972	887	801	716	631	545	460	375	289	204
4 Seventy unit scheme (flats - higher density)	5,705	£460,296	992	891	789	688	586	484	383	281	179	78	-
One hundred unit scheme (flats - lower density)	8,850	£1,963,622	827	727	628	528	429	329	229	129	29	-	-
One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,225	1,125	1,026	926	827	728	628	529	429	330	230
7 Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	ė		561	470	379	288	197	106	14	-	-
8 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599			364	279	194	110	24	-	-	-	-
9 Five hundred unit scheme (flats)	43,200	£9,585,136	ė		260	173	85	. <u> </u>	-	-	-	-	-
0 Two hundred unit Co-living scheme	5,200	£988,943		2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
1 Large retail supermarket	3,000	£6,656,344	å	_	-	_	-	-	-	-	-	-	-
2 Comparison retail	5,200	£2,307,533		865	865	865	865	865	865	865	865	865	865
3 Data Centre	7,000	£5,524,766	å	_	-	_	-	_	-	-	-	-	-
4 Office development	30,000	£3,328,172	-	_	-	-	-	_	-	-	-	-	-
5 Office development	15,000	£2,773,477	_	_	-	_	-	_	-	-	-	-	-
6 Hotel development (160 rooms)	7,400	£1,231,424			113	113	113		113	113	113		113
7 Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57
8 Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	_	-	-	-	-	-
9 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	_	-	-	_	-	_	-	-	-	-	-
0 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	_	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					Res	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£95,835	2,029	1,888	1,748	1,607	1,467	1,326	1,186	1,045	905	764	624
2 Two unit scheme (houses)	215	£127,780	2,326	2,185	2,045	1,904	1,764	1,623	1,483	1,342	1,202	1,061	921
3 Four unit scheme (houses)	350	£138,676	2,515	2,375	2,234	2,094	1,953	1,813	1,672	1,532	1,391	1,251	1,110
4 Seven unit scheme (flats)	598	£236,858	1,310	1,197	1,084	971	858	745	632	519	406	293	180
5 Nine unit scheme (flats)	675	£200,584	1,400	1,287	1,174	1,061	948	835	722	609	496	383	270
6 Ten unit scheme (houses)	1,009	£359,804	2,444	2,310	2,175	2,041	1,906	1,772	1,637	1,502	1,368	1,233	1,099
7 Ten unit scheme (flats)	843	£214,593	1,451	1,338	1,225	1,112	999	886	773	660	547	434	321
8 Twenty unit scheme (houses and flats)	1,875	£668,614	1,895	1,771	1,646	1,522	1,398	1,273	1,149	1,025	901	776	652
9 Twenty unit scheme (flats)	1,680	£399,386	1,442	1,331	1,219	1,108	996	884	773	661	549	438	326
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	1,378	1,276	1,174	1,073	971	869	768	666	565	463	361
11 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	1,201	1,099	998	897	796	695	594	493	392	291	190
12 Fifty unit scheme (flats - higher density)	3,925	£466,544	951	850	748	647	545	443	342	240	138	37	-
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,186	1,101	1,015	930	845	760	674	589	504	418	333
14 Seventy unit scheme (flats - higher density)	5,705	£246,590	1,030	928	827	725	623	522	420	318	217	115	13
15 One hundred unit scheme (flats - lower density)	8,850	£1,051,953	930	830	731	631	532	432	332	232	132	32	-
16 One hundred unit scheme (flats - higher density)	7,850	£999,738	1,335	1,236	1,136	1,037	937	838	738	639	539	440	341
17 Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	820	730	639	547	456	365	274	183	92	0	-
18 Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	585	500	416	331	246	161	76	-	-	-	-
19 Five hundred unit scheme (flats)	43,200	£5,134,958	536	449	363	276	188	101	13	-	-	-	-
20 Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21 Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£1,236,194	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071
23 Data Centre	7,000	£2,959,733	270	270	270	270	270	270	270	270	270	270	270
24 Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25 Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26 Hotel development (160 rooms)	7,400	£659,699			190	190	190	190	190	190	190	190	190
27 Hotel development (100 rooms)	3,500	£416,027	160		160	160	160	160	160	160	160	160	160
28 Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89		89	89	89	89	89	89	89	89	89
30 Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208

MARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDE	VELOPED LAN	£500,000					Res	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£13,438	2,795	2,655	2,514	2,374	2,233	2,093	1,952	1,812	1,671	1,531	1,39
2 Two unit scheme (houses)	215	£17,917	2,837	2,696	2,556	2,415	2,275	2,134	1,994	1,853	1,713	1,572	1,43
3 Four unit scheme (houses)	350	£19,444	2,856	2,715	2,575	2,434	2,294	2,153	2,013	1,872	1,732	1,592	1,45
4 Seven unit scheme (flats)	598	£33,211	1,651	1,538	1,425	1,312	1,199	1,086	973	860	747	634	
5 Nine unit scheme (flats)	675	£28,125	1,656	1,543	1,430	1,317	1,204	1,091	978	865	752	639	52
6 Ten unit scheme (houses)	1,009	£50,450	2,751	2,616	2,482	2,347	2,213	2,078	1,944	1,809	1,675	1,540	1,40
7 Ten unit scheme (flats)	843	£30,089	1,670	1,557	1,444	1,331	1,218	1,105	992	879	766	653	54
8 Twenty unit scheme (houses and flats)	1,875	£93,750	2,201	2,077	1,953	1,829	1,704	1,580	1,456	1,331	1,207	1,083	95
9 Twenty unit scheme (flats)	1,680	£56,000	1,647	1,535	1,424	1,312	1,200	1,089	977	865	754	642	53
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	1,531	1,429	1,328	1,226	1,124	1,023	921	819	718	616	51
11 Fifty unit scheme (flats - lower density)	4,325	£180,208	1,456	1,355	1,254	1,153	1,052	951	850	749	648	547	44
12 Fifty unit scheme (flats - higher density)	3,925	£65,417	1,054	952	850	749	647	546	444	342	241	139	3
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	1,314	1,229	1,143	1,058	973	887	802	717	631	546	46
14 Seventy unit scheme (flats - higher density)	5,705	£34,576	1,067	965	864	762	660	559	457	356	254	152	
15 One hundred unit scheme (flats - lower density)	8,850	£147,500	1,032	932	833	733	634	534	435	334	234	134	3
16 One hundred unit scheme (flats - higher density)	7,850	£140,179	1,445	1,345	1,246	1,146	1,047	947	848	748	649	550	45
17 Two hunded unit scheme (flats) with GF retail	16,100	£201,250	897	806	715	624	533	442	351	260	168	77	
18 Three hundred unit scheme (flats) with GF retail	23,000	£191,667	636	552	467	382	297	212	127	41	-	-	
19 Five hundred unit scheme (flats)	43,200	£720,000	638	552	465	378	291	203	115	28	-	-	
20 Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,29
21 Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	19
22 Comparison retail	5,200	£173,333	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,27
23 Data Centre	7,000	£415,000	633	633	633	633	633	633	633	633	633	633	63
24 Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	
26 Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	26
27 Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	26
28 Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	49
29 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	70
30 Industrial scheme intensification (60% plot ratio)	6.000	£500.000	719	719	719	719	719	719	719	719	719	719	71



Table 7.7.3: Maximum CIL rates (before buffer), sales values of £8,136 per square metre

maximum die rates	
BENCHMARK LAND VALUE 1 (SECONDAR	RY OFFICES)

		£10,175,259	PER HA				Res	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£273,460	674	519	363	208	53	-	-	-	-	-	-
2 Two unit scheme (houses)	215	£364,613	1,522	1,367	1,211	1,056	900	745	590	434	279	124	
3 Four unit scheme (houses)	350	£395,705	2,079	1,923	1,768	1,612	1,457	1,302	1,146	991	836	680	525
4 Seven unit scheme (flats)	598	£675,863	821	696	571	445	320	195	70	-	-	-	-
5 Nine unit scheme (flats)	675	£572,358	1,095	970	845	719	594	469	344	218	93	-	-
6 Ten unit scheme (houses)	1,009	£1,026,684	2,072	1,923	1,774	1,625	1,476	1,327	1,178	1,029	880	731	582
7 Ten unit scheme (flats)	843	£612,333	1,225	1,099	974	849	724	598	473	348	222	97	-
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	1,503	1,365	1,227	1,090	952	814	676	539	401	263	126
9 Twenty unit scheme (flats)	1,680	£1,139,629	1,244	1,120	997	873	750	626	503	379	255	131	7
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,270	1,157	1,044	932	819	706	593	480	368	255	142
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	877	764	652	540	427	315	202	90	-	-	-
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	958	846	733	621	508	395	282	169	56	-	-
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,102	1,007	913	818	723	628	533	438	343	248	153
14 Seventy unit scheme (flats - higher density)	5,705	£703,635	1,177	1,064	952	839	727	614	500	387	274	161	48
15 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	934	824	713	602	492	381	270	159	48	-	-
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,323	1,213	1,103	992	882	771	660	549	439	328	217
17 Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	865	764	663	562	461	359	258	156	54	-	-
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	674	579	484	389	295	200	105	10	-	-	-
19 Five hundred unit scheme (flats)	43,200	£14,652,373	507	411	314	218	122	25	-	-	-	-	-
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£3,527,423	630	630	630	630	630	630	630	630	630	630	630
23 Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24 Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25 Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26 Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	25
27 Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28 Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

HMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	PER HA				Res	idual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889	1,554	1,398	1,243	1,088	932	777	622	466	311	155	0
2 Two unit scheme (houses)	215	£238,519	2,108	1,953	1,798	1,642	1,487	1,332	1,176	1,021	865	710	555
3 Four unit scheme (houses)	350	£258,858	2,470	2,314	2,159	2,003	1,848	1,693	1,537	1,382	1,227	1,071	916
4 Seven unit scheme (flats)	598	£442,129	1,212	1,087	962	836	711	586	461	335	210	85	-
5 Nine unit scheme (flats)	675	£374,419	1,389	1,263	1,138	1,013	887	762	637	512	386	261	136
6 Ten unit scheme (houses)	1,009	£671,625	2,424	2,275	2,126	1,977	1,828	1,679	1,530	1,381	1,232	1,083	934
7 Ten unit scheme (flats)	843	£400,569	1,476	1,351	1,225	1,100	975	850	724	599	474	348	223
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	1,855	1,717	1,579	1,441	1,304	1,166	1,028	891	753	615	477
9 Twenty unit scheme (flats)	1,680	£745,511	1,478	1,355	1,231	1,108	985	861	737	614	490	366	242
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,446	1,333	1,220	1,108	995	882	769	656	544	431	318
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,170	1,058	945	833	720	608	496	383	271	158	46
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	1,075	963	851	738	625	512	399	286	173	60	-
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,249	1,154	1,059	964	869	774	680	585	490	395	300
14 Seventy unit scheme (flats - higher density)	5,705	£460,296	1,219	1,107	994	882	769	656	543	430	317	204	91
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,052	941	830	720	609	498	387	277	165	54	-
16 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,449	1,339	1,228	1,118	1,007	896	786	675	564	453	343
17 Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179			751	650	549	447	346	244	142	40	-
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	732	637	543	448	353	258	164	69	-	-	-
19 Five hundred unit scheme (flats)	43,200	£9,585,136	624	528	432	335	239	143	46	-	-	-	-
20 Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£2,307,533	865	865	865	865	865	865	865	865	865	865	865
23 Data Centre	7,000	£5,524,766	-	-	-	-	-	-	-	-	-	-	-
24 Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
25 Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-
26 Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	113
27 Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57
28 Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	T -	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					Res	idual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£95,835	2,326	2,171	2,016	1,860	1,705	1,550	1,394	1,239	1,083	928	773
2 Two unit scheme (houses)	215	£127,780	2,624	2,468	2,313	2,157	2,002	1,847	1,691	1,536	1,381	1,225	1,070
3 Four unit scheme (houses)	350	£138,676	2,813	2,658	2,502	2,347	2,191	2,036	1,881	1,725	1,570	1,415	1,259
4 Seven unit scheme (flats)	598	£236,858	1,556	1,430	1,305	1,180	1,055	929	804	679	553	428	303
5 Nine unit scheme (flats)	675	£200,584	1,646	1,521	1,396	1,270	1,145	1,020	894	769	644	518	393
6 Ten unit scheme (houses)	1,009	£359,804	2,733	2,584	2,435	2,286	2,137	1,988	1,839	1,690	1,541	1,392	1,243
7 Ten unit scheme (flats)	843	£214,593	1,697	1,572	1,446	1,321	1,196	1,070	945	820	694	569	444
8 Twenty unit scheme (houses and flats)	1,875	£668,614	2,164	2,026	1,888	1,751	1,613	1,475	1,337	1,200	1,062	924	786
9 Twenty unit scheme (flats)	1,680	£399,386	1,684	1,561	1,437	1,314	1,191	1,067	944	820	696	572	448
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	1,600	1,488	1,375	1,262	1,149	1,037	924	811	698	585	473
11 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	1,428	1,315	1,203	1,090	978	866	753	641	528	416	304
12 Fifty unit scheme (flats - higher density)	3,925	£466,544	1,178	1,066	954	841	728	615	502	389	276	163	50
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,378	1,283	1,188	1,093	998	903	808	713	619	524	429
14 Seventy unit scheme (flats - higher density)	5,705	£246,590	1,257	1,144	1,032	920	807	694	581	467	354	241	128
15 One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,155	1,044	933	823	712	601	490	380	268	157	45
16 One hundred unit scheme (flats - higher density)	7,850	£999,738	1,559	1,449	1,339	1,228	1,118	1,007	896	785	675	564	453
17 Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	1,031	930	829	727	626	525	423	321	219	118	16
18 Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	784	689	594	499	405	310	215	120	25	-	-
19 Five hundred unit scheme (flats)	43,200	£5,134,958	727	631	535	438	342	246	149	51	-	-	-
20 Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21 Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£1,236,194	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071
23 Data Centre	7,000	£2,959,733	270	270	270	270	270	270	270	270	270	270	270
24 Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25 Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26 Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190
27 Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	160
28 Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89
30 Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208

MARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDE							Res	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£13,438	3,093	2,937	2,782	2,627	2,471	2,316	2,161	2,005	1,850	1,695	1,53
2 Two unit scheme (houses)	215	£17,917	3,135	2,979	2,824	2,668	2,513	2,358	2,202	2,047	1,892	1,736	1,58
3 Four unit scheme (houses)	350	£19,444	3,154	2,998	2,843	2,688	2,532	2,377	2,221	2,066	1,911	1,755	1,600
4 Seven unit scheme (flats)	598	£33,211	1,896	1,771	1,646	1,520	1,395	1,270	1,145	1,019	894	769	643
5 Nine unit scheme (flats)	675	£28,125	1,902	1,776	1,651	1,526	1,400	1,275	1,150	1,025	899	774	649
6 Ten unit scheme (houses)	1,009	£50,450	3,040	2,891	2,742	2,593	2,444	2,295	2,146	1,997	1,848	1,699	1,550
7 Ten unit scheme (flats)	843	£30,089	1,916	1,791	1,665	1,540	1,415	1,289	1,164	1,039	913	788	663
8 Twenty unit scheme (houses and flats)	1,875	£93,750	2,470	2,333	2,195	2,057	1,919	1,782	1,644	1,506	1,368	1,231	1,093
9 Twenty unit scheme (flats)	1,680	£56,000	1,889	1,765	1,642	1,518	1,395	1,271	1,148	1,024	900	776	652
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	1,754	1,641	1,528	1,415	1,303	1,190	1,077	964	851	739	626
11 Fifty unit scheme (flats - lower density)	4,325	£180,208	1,683	1,571	1,458	1,346	1,233	1,121	1,009	896	784	671	559
12 Fifty unit scheme (flats - higher density)	3,925	£65,417	1,281	1,168	1,056	943	831	718	604	491	378	265	15
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	1,506	1,411	1,316	1,221	1,126	1,031	936	841	746	651	55
14 Seventy unit scheme (flats - higher density)	5,705	£34,576	1,294	1,182	1,069	957	844	731	618	505	391	278	16
15 One hundred unit scheme (flats - lower density)	8,850	£147,500	1,257	1,146	1,036	925	814	703	593	482	371	259	14
16 One hundred unit scheme (flats - higher density)	7,850	£140,179	1,669	1,558	1,448	1,338	1,227	1,116	1,006	895	784	673	56
17 Two hunded unit scheme (flats) with GF retail	16,100	£201,250	1,107	1,006	905	804	703	601	500	398	296	194	9
18 Three hundred unit scheme (flats) with GF retail	23,000	£191,667	835	740	645	551	456	361	266	172	76	-	
19 Five hundred unit scheme (flats)	43,200	£720,000	830	733	637	541	444	348	251	153	56	-	1
20 Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,29
21 Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	19
22 Comparison retail	5,200	£173,333	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,27
23 Data Centre	7,000	£415,000	633	633	633	633	633	633	633	633	633	633	63
24 Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	
26 Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	26
27 Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	26
28 Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	49
29 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	70
30 Industrial scheme intensification (60% plot ratio)	6,000	£500,000	719	719	719	719	719	719	719	719	719	719	71



Table 7.7.4: Maximum CIL rates (before buffer), sales values of £8,574 per square metre

Maximum CIL rates	
BENCHMARK LAND VALUE 1 ((SECONDARY OFFICES)

		£10,175,259	PER HA				Res	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£273,460	972	802	631	461	291	120	-	-	-	-	-
2 Two unit scheme (houses)	215	£364,613	1,820	1,649	1,479	1,309	1,139	968	798	628	458	287	117
3 Four unit scheme (houses)	350	£395,705	2,376	2,206	2,036	1,866	1,695	1,525	1,355	1,185	1,014	844	674
4 Seven unit scheme (flats)	598	£675,863	1,067	929	792	654	517	379	242	104	-	-	-
5 Nine unit scheme (flats)	675	£572,358	1,341	1,203	1,066	928	791	653	516	378	240	103	-
Ten unit scheme (houses)	1,009	£1,026,684	2,361	2,198	2,034	1,871	1,708	1,544	1,381	1,217	1,054	890	727
7 Ten unit scheme (flats)	843	£612,333	1,470	1,333	1,195	1,058	920	782	645	507	370	232	95
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	1,772	1,620	1,469	1,318	1,167	1,016	865	713	562	411	260
Twenty unit scheme (flats)	1,680	£1,139,629	1,486	1,350	1,215	1,079	944	808	672	537	401	266	129
Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,493	1,369	1,245	1,121	997	873	749	625	501	377	254
1 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,104	980	856	732	609	485	361	237	114	-	-
Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,185	1,061	938	814	690	566	442	318	193	69	-
Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,294	1,190	1,085	981	876	772	667	563	458	354	249
Seventy unit scheme (flats - higher density)	5,705	£703,635	1,404	1,280	1,156	1,032	909	785	661	536	412	287	163
One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,160	1,038	916	794	672	550	428	306	184	62	-
One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,547	1,425	1,303	1,182	1,060	939	817	696	574	452	330
Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	1,076	964	853	741	630	518	406	294	182	69	-
Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	870	766	662	558	453	349	244	139	35	-	-
Five hundred unit scheme (flats)	43,200	£14,652,373	698	592	486	381	275	169	63	-	-	-	-
Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014
Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
2 Comparison retail	5,200	£3,527,423	630	630	630	630	630	630	630	630	630	630	630
3 Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
4 Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
5 Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
6 Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	25
7 Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28 Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	Î -	-	-	-	-	-	-	-	-	-

MARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	PER HA				Res	idual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889	1,852	1,681	1,511	1,341	1,170	1,000	830	660	489	319	149
2 Two unit scheme (houses)	215	£238,519	2,406	2,236	2,066	1,895	1,725	1,555	1,385	1,214	1,044	874	704
3 Four unit scheme (houses)	350	£258,858	2,767	2,597	2,427	2,257	2,086	1,916	1,746	1,576	1,405	1,235	1,065
4 Seven unit scheme (flats)	598	£442,129	1,458	1,320	1,183	1,045	908	770	633	495	357	220	82
5 Nine unit scheme (flats)	675	£374,419	1,634	1,497	1,359	1,221	1,084	946	809	671	534	396	258
6 Ten unit scheme (houses)	1,009	£671,625	2,713	2,550	2,386	2,223	2,059	1,896	1,733	1,569	1,406	1,242	1,079
7 Ten unit scheme (flats)	843	£400,569	1,722	1,584	1,447	1,309	1,171	1,034	896	759	621	484	346
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,123	1,972	1,821	1,670	1,519	1,368	1,216	1,065	914	763	612
9 Twenty unit scheme (flats)	1,680	£745,511	1,720	1,585	1,449	1,314	1,178	1,043	907	772	636	500	364
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,669	1,545	1,421	1,297	1,173	1,049	925	801	677	553	430
1 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,397	1,273	1,149	1,026	902	778	654	531	407	283	159
2 Fifty unit scheme (flats - higher density)	3,925	£870,872	1,302	1,179		931	807	684	560	435	311	186	61
3 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,441	1,336	1,232	1,127	1,023	918	814	709	605	500	396
4 Seventy unit scheme (flats - higher density)	5,705	£460,296	1,446		1,199	1,075	951	828	704	579	454	330	205
5 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,277	1,155	1,033	911	789	667	545	423	301	179	56
6 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,672	1,551	1,429	1,308	1,186	1,064	943	821	699	577	455
7 Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	1,164	1,052	941	829	717	606	494	382	270	157	45
8 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	929	825	721	617	512	407	303	198	93	-	-
9 Five hundred unit scheme (flats)	43,200	£9,585,136	815	710	604	498	392	286	180	74	-	-	-
20 Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
2 Comparison retail	5,200	£2,307,533	865	865	865	865	865	865	865	865	865	865	865
23 Data Centre	7,000	£5,524,766	-	-	-	-	-	-	-	-	-	-	-
24 Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
25 Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-
26 Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	113
27 Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57
28 Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

ICHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					Res	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£95,835	2,624	2,454	2,284	2,113	1,943	1,773	1,603	1,432	1,262	1,092	922
2 Two unit scheme (houses)	215	£127,780	2,921	2,751	2,581	2,410	2,240	2,070	1,900	1,729	1,559	1,389	1,219
3 Four unit scheme (houses)	350	£138,676	3,111	2,940	2,770	2,600	2,430	2,259	2,089	1,919	1,749	1,578	1,408
4 Seven unit scheme (flats)	598	£236,858	1,801	1,664	1,526	1,389	1,251	1,113	976	838	701	563	426
5 Nine unit scheme (flats)	675	£200,584	1,892	1,754	1,617	1,479	1,341	1,204	1,066	929	791	654	516
6 Ten unit scheme (houses)	1,009	£359,804	3,022	2,859	2,695	2,532	2,368	2,205	2,042	1,878	1,715	1,551	1,388
7 Ten unit scheme (flats)	843	£214,593	1,942	1,805	1,667	1,530	1,392	1,255	1,117	979	842	704	567
8 Twenty unit scheme (houses and flats)	1,875	£668,614	2,432	2,281	2,130	1,979	1,828	1,677	1,525	1,374	1,223	1,072	921
9 Twenty unit scheme (flats)	1,680	£399,386	1,926	1,791	1,655	1,520	1,384	1,249	1,113	978	842	706	570
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	1,823	1,699	1,575	1,451	1,328	1,204	1,080	956	832	708	584
11 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	1,655	1,531	1,407	1,283	1,160	1,036	912	788	665	541	417
12 Fifty unit scheme (flats - higher density)	3,925	£466,544	1,405	1,282	1,158	1,034	910	787	663	538	414	289	164
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,569	1,465	1,360	1,256	1,151	1,047	943	838	734	629	525
14 Seventy unit scheme (flats - higher density)	5,705	£246,590	1,484	1,360	1,236	1,112	989	865	741	617	492	367	243
15 One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,380	1,258	1,136	1,014	892	770	648	526	404	282	159
16 One hundred unit scheme (flats - higher density)	7,850	£999,738	1,783	1,661	1,539	1,418	1,296	1,175	1,053	932	810	688	566
17 Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	1,241	1,130	1,018	906	795	683	572	459	347	235	122
18 Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	980	876	772	668	563	459	354	249	145	40	-
19 Five hundred unit scheme (flats)	43,200	£5,134,958	918	813	707	601	495	389	283	177	70	-	-
20 Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21 Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£1,236,194	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071
23 Data Centre	7,000	£2,959,733	270	270	270	270	270	270	270	270	270	270	270
24 Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25 Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26 Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190
27 Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	160
28 Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89
30 Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208

MARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDE	VELOPED LAN	£500,000					Res	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£13,438	3,391	3,220	3,050	2,880	2,710	2,539	2,369	2,199	2,029	1,858	1,68
2 Two unit scheme (houses)	215	£17,917	3,432	3,262	3,092	2,921	2,751	2,581	2,411	2,240	2,070	1,900	1,73
3 Four unit scheme (houses)	350	£19,444	3,451	3,281	3,111	2,941	2,770	2,600	2,430	2,260	2,089	1,919	1,74
4 Seven unit scheme (flats)	598	£33,211	2,142	2,004	1,867	1,729	1,592	1,454	1,317	1,179	1,041	904	76
5 Nine unit scheme (flats)	675	£28,125	2,147	2,010	1,872	1,735	1,597	1,459	1,322	1,184	1,047	909	77
6 Ten unit scheme (houses)	1,009	£50,450	3,329	3,165	3,002	2,838	2,675	2,512	2,348	2,185	2,021	1,858	1,69
7 Ten unit scheme (flats)	843	£30,089	2,161	2,024	1,886	1,749	1,611	1,474	1,336	1,198	1,061	923	78
8 Twenty unit scheme (houses and flats)	1,875	£93,750	2,739	2,588	2,437	2,286	2,134	1,983	1,832	1,681	1,530	1,379	1,22
9 Twenty unit scheme (flats)	1,680	£56,000	2,131	1,995	1,860	1,724	1,589	1,453	1,317	1,182	1,046	911	77
0 Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	1,976	1,853	1,729	1,605	1,481	1,357	1,233	1,109	985	861	73
1 Fifty unit scheme (flats - lower density)	4,325	£180,208	1,910	1,786	1,663	1,539	1,415	1,291	1,168	1,044	920	796	67
2 Fifty unit scheme (flats - higher density)	3,925	£65,417	1,508	1,384	1,260	1,136	1,013	889	765	640	516	391	26
3 Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	1,697	1,593	1,488	1,384	1,279	1,175	1,070	966	861	757	65
4 Seventy unit scheme (flats - higher density)	5,705	£34,576	1,521	1,397	1,273	1,150	1,026	902	778	654	529	404	28
5 One hundred unit scheme (flats - lower density)	8,850	£147,500	1,482	1,360	1,238	1,116	994	872	750	628	506	384	26
6 One hundred unit scheme (flats - higher density)	7,850	£140,179	1,892	1,771	1,649	1,527	1,406	1,284	1,163	1,041	919	797	67
7 Two hunded unit scheme (flats) with GF retail	16,100	£201,250	1,318	1,206	1,095	983	871	760	648	536	424	311	19
8 Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,031	927	823	719	615	510	405	301	196	91	
9 Five hundred unit scheme (flats)	43,200	£720,000	1,021	915	809	703	597	491	385	279	172	65	
0 Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,29
1 Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	19
2 Comparison retail	5,200	£173,333	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,27
3 Data Centre	7,000	£415,000	633	633	633	633	633	633	633	633	633	633	63
4 Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	
5 Office development	15,000	£208,333	-	<u> </u>	-	<u> </u>	-	-	-	<u> </u>	-	-	
6 Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	26
7 Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	26
8 Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	49
9 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	70
0 Industrial scheme intensification (60% plot ratio)	6.000	£500.000	• • • • • • • • • • • • • • • • • • • •	719	719	719	719	719	719	719	719	719	



Table 7.7.5: Maximum CIL rates (before buffer), sales values of £9,012 per square metre

Maximum CIL rates	
BENCHMARK LAND VALUE 1	(SECONDARY OFFICES)

		£10,175,259	PER HA				Res	idual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£273,460	1,270	1,084	899	714	529	344	159	-	-	-	
2 Two unit scheme (houses)	215	£364,613	2,117	1,932	1,747	1,562	1,377	1,192	1,007	821	636	451	26
3 Four unit scheme (houses)	350	£395,705	2,674	2,489	2,304	2,119	1,933	1,748	1,563	1,378	1,193	1,008	82
4 Seven unit scheme (flats)	598	£675,863	1,313	1,163	1,013	863	713	563	413	264	114	-	
5 Nine unit scheme (flats)	675	£572,358	1,587	1,437	1,287	1,137	987	837	687	538	388	238	8
6 Ten unit scheme (houses)	1,009	£1,026,684	2,650	2,472	2,294	2,117	1,939	1,761	1,583	1,405	1,227	1,049	87
7 Ten unit scheme (flats)	843	£612,333	1,716	1,566	1,416	1,266	1,117	967	817	667	517	367	21
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,040	1,876	1,711	1,546	1,382	1,217	1,053	888	723	559	39
9 Twenty unit scheme (flats)	1,680	£1,139,629	1,728	1,580	1,432	1,285	1,137	990	842	694	547	399	25
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,716	1,580	1,445	1,310	1,175	1,040	905	770	635	500	36
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,331	1,196	1,061	925	790	655	520	385	250	115	
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,412	1,277	1,142	1,007	872	737	601	466	331	195	5
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,486	1,372	1,258	1,144	1,029	915	801	687	573	459	
14 Seventy unit scheme (flats - higher density)	5,705	£703,635	1,631	1,496	1,360	1,225	1,090	955	820	685	549	413	27
15 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,385	1,252	1,118	985	852	719	585	452	319	186	5
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,770	1,637	1,504	1,372	1,239	1,106	974	841	708	575	44
17 Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	1,286	1,164	1,042	920	798	676	554	432	309	186	6
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,066	953	839	725	611	497	383	268	154	39	
19 Five hundred unit scheme (flats)	43,200	£14,652,373	887	773	658	543	428	312	197	81	-	-	
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,01
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£3,527,423	630	630	630	630	630	630	630	630	630	630	63
23 Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	
24 Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	
26 Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	2
27 Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	
28 Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	

NCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	PER HA				. Å	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889	2,149	1,964	1,779	1,594	1,409	1,224	1,038	853	668	483	298
2 Two unit scheme (houses)	215	£238,519	2,704	2,519	2,334	2,149	1,963	1,778	1,593	1,408	1,223	1,038	852
3 Four unit scheme (houses)	350	£258,858	3,065	2,880	2,695	2,510	2,324	2,139	1,954	1,769	1,584	1,399	1,214
4 Seven unit scheme (flats)	598	£442,129	1,704	1,554	1,404	1,254	1,104	954	804	655	505	355	205
5 Nine unit scheme (flats)	675	£374,419	1,880	1,730	1,580	1,430	1,280	1,131	981	831	681	531	381
6 Ten unit scheme (houses)	1,009	£671,625	3,002	2,824	2,646	2,469	2,291	2,113	1,935	1,757	1,579	1,401	1,223
7 Ten unit scheme (flats)	843	£400,569	1,967	1,818	1,668	1,518	1,368	1,218	1,068	918	769	619	
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,392	2,228	2,063	1,898	1,734	1,569	1,405	1,240	1,075	911	746
9 Twenty unit scheme (flats)	1,680	£745,511	1,962	1,815	1,667	1,519	1,372	1,224	1,076	929	781	634	486
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,891	1,756	1,621	1,486	1,351	1,216	1,081	946	811	676	541
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,624	1,489	1,354	1,219	1,084	948	813	678	543	408	273
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	1,529	1,394	1,259	1,124	989	854	719	584	448	312	176
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,632	1,518	1,404	1,290	1,176	1,062	948	834	720	606	492
14 Seventy unit scheme (flats - higher density)	5,705	£460,296	1,673	1,538	1,403	1,268	1,133	998	863	728	592	456	320
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,502	1,369	1,236	1,102	969	836	703	569	436	303	
16 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,895	1,763	1,630	1,497	1,365	1,232	1,099	966	834	701	568
17 Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	1,374	1,252	1,130	1,008	886	764	642	519	397	274	151
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,125	1,011	898	784	670	556	442	327	212	98	-
19 Five hundred unit scheme (flats)	43,200	£9,585,136	1,005	890	775	660	545	429	314	198	83	-	-
20 Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£2,307,533	865	865	865	865	865	865	865	865	865	865	865
23 Data Centre	7,000	£5,524,766	-	-	-	-	-	-	-	-	-	-	-
24 Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
25 Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-
26 Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	113
27 Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57
28 Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					Res	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£95,835	2,922	2,737	2,552	2,366	2,181	1,996	1,811	1,626	1,441	1,256	1,070
2 Two unit scheme (houses)	215	£127,780	3,219	3,034	2,849	2,664	2,478	2,293	2,108	1,923	1,738	1,553	1,368
3 Four unit scheme (houses)	350	£138,676	3,408	3,223	3,038	2,853	2,668	2,483	2,298	2,112	1,927	1,742	1,557
4 Seven unit scheme (flats)	598	£236,858	2,047	1,897	1,747	1,597	1,448	1,298	1,148	998	848	698	548
5 Nine unit scheme (flats)	675	£200,584	2,137	1,988	1,838	1,688	1,538	1,388	1,238	1,088	939	789	639
6 Ten unit scheme (houses)	1,009	£359,804	3,311	3,133	2,955	2,778	2,600	2,422	2,244	2,066	1,888	1,710	1,532
7 Ten unit scheme (flats)	843	£214,593	2,188	2,038	1,888	1,739	1,589	1,439	1,289	1,139	989	839	690
8 Twenty unit scheme (houses and flats)	1,875	£668,614	2,701	2,537	2,372	2,207	2,043	1,878	1,714	1,549	1,384	1,220	1,055
9 Twenty unit scheme (flats)	1,680	£399,386	2,168	2,021	1,873	1,725	1,578	1,430	1,282	1,135	987	840	692
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,046	1,911	1,776	1,641	1,506	1,371	1,236	1,101	966	830	695
11 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	1,882	1,746	1,611	1,476	1,341	1,206	1,071	936	801	666	530
12 Fifty unit scheme (flats - higher density)	3,925	£466,544	1,632	1,497	1,362	1,227	1,092	957	822	687	551	415	279
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,761	1,647	1,533	1,419	1,305	1,191	1,077	963	849	734	620
14 Seventy unit scheme (flats - higher density)	5,705	£246,590	1,711	1,576	1,441	1,305	1,170	1,035	900	765	630	493	357
15 One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,605	1,472	1,339	1,205	1,072	939	806	672	539	406	273
16 One hundred unit scheme (flats - higher density)	7,850	£999,738	2,006	1,873	1,740	1,608	1,475	1,342	1,210	1,077	944	811	678
17 Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	1,452	1,329	1,207	1,085	963	841	719	597	475	352	229
18 Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,176	1,063	949	835	722	608	493	378	264	149	34
19 Five hundred unit scheme (flats)	43,200	£5,134,958	1,108	993	878	763	648	532	417	301	186	69	-
20 Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21 Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£1,236,194	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071
23 Data Centre	7,000	£2,959,733	270	270	270	270	270	270	270	270	270	270	270
24 Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25 Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26 Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190
27 Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	160
28 Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89
30 Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208

MARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDE							Res	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£13,438	3,688	3,503	3,318	3,133	2,948	2,763	2,577	2,392	2,207	2,022	1,83
2 Two unit scheme (houses)	215	£17,917	3,730	3,545	3,360	3,175	2,989	2,804	2,619	2,434	2,249	2,064	1,879
3 Four unit scheme (houses)	350	£19,444	3,749	3,564	3,379	3,194	3,009	2,823	2,638	2,453	2,268	2,083	1,898
4 Seven unit scheme (flats)	598	£33,211	2,388	2,238	2,088	1,938	1,788	1,638	1,488	1,339	1,189	1,039	889
5 Nine unit scheme (flats)	675	£28,125	2,393	2,243	2,093	1,943	1,793	1,644	1,494	1,344	1,194	1,044	89
6 Ten unit scheme (houses)	1,009	£50,450	3,618	3,440	3,262	3,084	2,906	2,728	2,550	2,373	2,195	2,017	1,839
7 Ten unit scheme (flats)	843	£30,089	2,407	2,257	2,107	1,958	1,808	1,658	1,508	1,358	1,208	1,058	909
8 Twenty unit scheme (houses and flats)	1,875	£93,750	3,008	2,843	2,679	2,514	2,349	2,185	2,020	1,856	1,691	1,526	1,362
9 Twenty unit scheme (flats)	1,680	£56,000	2,373	2,225	2,077	1,930	1,782	1,635	1,487	1,339	1,192	1,044	896
0 Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	2,199	2,064	1,929	1,794	1,659	1,524	1,389	1,254	1,119	984	849
1 Fifty unit scheme (flats - lower density)	4,325	£180,208	2,137	2,002	1,867	1,732	1,597	1,462	1,326	1,191	1,056	921	786
2 Fifty unit scheme (flats - higher density)	3,925	£65,417	1,735	1,600	1,464	1,329	1,194	1,059	924	789	653	517	38
3 Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	1,889	1,775	1,661	1,547	1,433	1,318	1,204	1,090	976	862	748
4 Seventy unit scheme (flats - higher density)	5,705	£34,576	1,748	1,613	1,478	1,343	1,207	1,072	937	802	667	531	399
5 One hundred unit scheme (flats - lower density)	8,850	£147,500	1,707	1,574	1,441	1,308	1,174	1,041	908	775	641	508	375
6 One hundred unit scheme (flats - higher density)	7,850	£140,179	2,115	1,983	1,850	1,717	1,584	1,452	1,319	1,186	1,054	921	788
7 Two hunded unit scheme (flats) with GF retail	16,100	£201,250	1,528	1,406	1,284	1,162	1,040	918	796	673	551	428	309
8 Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,228	1,114	1,000	886	773	659	544	430	315	200	8
9 Five hundred unit scheme (flats)	43,200	£720,000	1,210	1,095	980	865	750	635	519	404	288	172	55
10 Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290
1 Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	19
2 Comparison retail	5,200	£173,333	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,27
3 Data Centre	7,000	£415,000	633	633	633	633	633	633	633	633	633	633	63
4 Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	
5 Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	
6 Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	26
7 Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	26
8 Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	49
9 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	70
0 Industrial scheme intensification (60% plot ratio)	6.000	£500.000	719	719	719	719	719	719	719	719	719	719	71



Table 7.7.6: Maximum CIL rates (before buffer), sales values of £9,450 per square metre

Maximum CIL rates BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

		£10,175,259	PER HA				Res	idual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£273,460	1,567	1,367	1,167	967	767	567	367	167	-	-	
2 Two unit scheme (houses)	215	£364,613	2,415	2,215	2,015	1,815	1,615	1,415	1,215	1,015	815	615	415
3 Four unit scheme (houses)	350	£395,705	2,972	2,772	2,572	2,372	2,172	1,972	1,772	1,572	1,372	1,171	97
4 Seven unit scheme (flats)	598	£675,863	1,558	1,396	1,234	1,072	910	748	585	423	261	99	
5 Nine unit scheme (flats)	675	£572,358	1,832	1,670	1,508	1,346	1,184	1,022	859	697	535	373	21
6 Ten unit scheme (houses)	1,009	£1,026,684	2,939	2,747	2,555	2,362	2,170	1,978	1,785	1,593	1,401	1,208	1,016
7 Ten unit scheme (flats)	843	£612,333	1,962	1,800	1,637	1,475	1,313	1,151	989	827	665	502	340
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,309	2,131	1,953	1,775	1,597	1,419	1,241	1,063	885	707	529
9 Twenty unit scheme (flats)	1,680	£1,139,629	1,970	1,810	1,650	1,490	1,331	1,171	1,011	852	692	532	372
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,938	1,792	1,646	1,500	1,354	1,207	1,061	915	769	623	476
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,558	1,411	1,265	1,118	972	825	679	533	386	240	93
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,639	1,493	1,346	1,200	1,053	907	760	614	467	321	173
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,677	1,554	1,430	1,306	1,183	1,059	935	812	688	564	44
14 Seventy unit scheme (flats - higher density)	5,705	£703,635	1,858	1,711	1,565	1,418	1,272	1,125	979	832	686	540	39
15 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,609	1,465	1,321	1,177	1,032	887	743	598	454	309	16
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,993	1,849	1,705	1,561	1,418	1,274	1,130	986	842	698	554
17 Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	1,497	1,364	1,231	1,099	966	834	701	568	436	303	17
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,263	1,139	1,016	892	768	645	521	397	273	148	2
19 Five hundred unit scheme (flats)	43,200	£14,652,373	1,076	952	828	704	580	455	330	205	80	-	
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,01
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£3,527,423	630	630	630	630	630	630	630	630	630	630	63
23 Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	
24 Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	
26 Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	2:
27 Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	
28 Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	

MARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	PER HA				Res	idual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889	2,447	2,247	2,047	1,847	1,647	1,447	1,247	1,047	847	647	44
2 Two unit scheme (houses)	215	£238,519	3,002	2,802	2,602	2,402	2,202	2,002	1,801	1,601	1,401	1,201	1,00
3 Four unit scheme (houses)	350	£258,858	3,363	3,163	2,963	2,763	2,563	2,363	2,163	1,963	1,763	1,562	1,36
4 Seven unit scheme (flats)	598	£442,129	1,949	1,787	1,625	1,463	1,301	1,139	976	814	652	490	32
5 Nine unit scheme (flats)	675	£374,419	2,126	1,963	1,801	1,639	1,477	1,315	1,153	991	828	666	50
6 Ten unit scheme (houses)	1,009	£671,625	3,291	3,099	2,906	2,714	2,522	2,329	2,137	1,945	1,752	1,560	1,36
7 Ten unit scheme (flats)	843	£400,569	2,213	2,051	1,889	1,727	1,564	1,402	1,240	1,078	916	754	59
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,661	2,483	2,305	2,127	1,949	1,771	1,593	1,415	1,237	1,059	88
9 Twenty unit scheme (flats)	1,680	£745,511	2,204	2,045	1,885	1,725	1,565	1,406	1,246	1,086	926	767	60
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,114	1,968	1,822	1,676	1,529	1,383	1,237	1,091	945	798	65
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,851	1,705	1,558	1,412	1,265	1,119	972	826	679	533	38
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	1,756	1,610	1,463	1,317	1,171	1,024	878	731	585	438	29
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,824	1,700	1,577	1,453	1,329	1,206	1,082	958	835	711	58
14 Seventy unit scheme (flats - higher density)	5,705	£460,296	1,900	1,754	1,607	1,461	1,314	1,168	1,022	875	729	582	43
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,726	1,582	1,438	1,294	1,149	1,005	860	716	571	427	28
16 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,119	1,975	1,831	1,687	1,543	1,399	1,255	1,112	968	824	68
17 Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	1,585	1,452	1,319	1,187	1,054	922	789	656	524	391	25
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,321	1,198	1,074	951	827	704	580	456	331	207	8
19 Five hundred unit scheme (flats)	43,200	£9,585,136	1,194	1,070	946	821	697	573	448	323	198	73	
20 Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,11
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£2,307,533	865	865	865	865	865	865	865	865	865	865	86
23 Data Centre	7,000	£5,524,766	-	-	-	-	-	-	-	-	-	-	
24 Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	
26 Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	11
27 Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	5
28 Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	<u> </u>	-	-	-	İ -	-	İ -	-	-	•

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					Res	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£95,835	3,220	3,020	2,820	2,619	2,419	2,219	2,019	1,819	1,619	1,419	1,219
2 Two unit scheme (houses)	215	£127,780	3,517	3,317	3,117	2,917	2,717	2,517	2,317	2,117	1,916	1,716	1,516
3 Four unit scheme (houses)	350	£138,676	3,706	3,506	3,306	3,106	2,906	2,706	2,506	2,306	2,106	1,906	1,706
4 Seven unit scheme (flats)	598	£236,858	2,293	2,130	1,968	1,806	1,644	1,482	1,320	1,158	996	833	671
5 Nine unit scheme (flats)	675	£200,584	2,383	2,221	2,059	1,897	1,734	1,572	1,410	1,248	1,086	924	762
6 Ten unit scheme (houses)	1,009	£359,804	3,600	3,408	3,216	3,023	2,831	2,639	2,446	2,254	2,061	1,869	1,677
7 Ten unit scheme (flats)	843	£214,593	2,434	2,272	2,109	1,947	1,785	1,623	1,461	1,299	1,137	975	812
8 Twenty unit scheme (houses and flats)	1,875	£668,614	2,970	2,792	2,614	2,436	2,258	2,080	1,902	1,724	1,546	1,368	1,190
9 Twenty unit scheme (flats)	1,680	£399,386	2,410	2,251	2,091	1,931	1,771	1,612	1,452	1,292	1,132	973	813
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,269	2,123	1,976	1,830	1,684	1,538	1,392	1,245	1,099	953	807
11 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,109	1,962	1,816	1,669	1,523	1,376	1,230	1,083	937	790	644
12 Fifty unit scheme (flats - higher density)	3,925	£466,544	1,859	1,713	1,566	1,420	1,274	1,127	981	834	688	541	394
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,953	1,829	1,705	1,582	1,458	1,334	1,211	1,087	964	840	716
14 Seventy unit scheme (flats - higher density)	5,705	£246,590	1,938	1,791	1,645	1,498	1,352	1,205	1,059	913	766	620	472
15 One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,829	1,685	1,541	1,397	1,252	1,108	963	819	674	530	385
16 One hundred unit scheme (flats - higher density)	7,850	£999,738	2,229	2,085	1,941	1,797	1,654	1,510	1,366	1,222	1,078	934	790
17 Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	1,662	1,529	1,397	1,264	1,131	999	866	734	601	468	335
18 Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,373	1,249	1,126	1,002	879	755	632	507	383	258	134
19 Five hundred unit scheme (flats)	43,200	£5,134,958	1,297	1,173	1,049	924	800	676	551	426	301	176	50
20 Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21 Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£1,236,194	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071
23 Data Centre	7,000	£2,959,733	270	270	270	270	270	270	270	270	270	270	270
24 Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25 Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26 Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190
27 Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	160
28 Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89
30 Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208

MARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDE	VELOPED LAN	£500,000					Res	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£13,438	3,986	3,786	3,586	3,386	3,186	2,986	2,786	2,586	2,386	2,186	1,98
2 Two unit scheme (houses)	215	£17,917	4,028	3,828	3,628	3,428	3,228	3,028	2,828	2,628	2,427	2,227	2,02
3 Four unit scheme (houses)	350	£19,444	4,047	3,847	3,647	3,447	3,247	3,047	2,847	2,647	2,447	2,247	2,04
4 Seven unit scheme (flats)	598	£33,211	2,633	2,471	2,309	2,147	1,985	1,823	1,660	1,498	1,336	1,174	1,01
5 Nine unit scheme (flats)	675	£28,125	2,639	2,476	2,314	2,152	1,990	1,828	1,666	1,504	1,341	1,179	1,01
6 Ten unit scheme (houses)	1,009	£50,450	3,907	3,714	3,522	3,330	3,137	2,945	2,753	2,560	2,368	2,176	1,98
7 Ten unit scheme (flats)	843	£30,089	2,653	2,491	2,328	2,166	2,004	1,842	1,680	1,518	1,356	1,194	1,03
8 Twenty unit scheme (houses and flats)	1,875	£93,750	3,277	3,099	2,921	2,742	2,564	2,386	2,208	2,030	1,852	1,674	1,49
9 Twenty unit scheme (flats)	1,680	£56,000	2,615	2,455	2,295	2,136	1,976	1,816	1,656	1,497	1,337	1,177	1,01
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	2,422	2,276	2,130	1,983	1,837	1,691	1,545	1,399	1,253	1,106	96
11 Fifty unit scheme (flats - lower density)	4,325	£180,208	2,364	2,218	2,071	1,925	1,778	1,632	1,485	1,339	1,192	1,046	89
12 Fifty unit scheme (flats - higher density)	3,925	£65,417	1,962	1,815	1,669	1,522	1,376	1,229	1,083	936	790	643	49
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,080	1,957	1,833	1,710	1,586	1,462	1,339	1,215	1,091	968	84
14 Seventy unit scheme (flats - higher density)	5,705	£34,576	1,975	1,828	1,682	1,536	1,389	1,243	1,096	950	803	657	50
15 One hundred unit scheme (flats - lower density)	8,850	£147,500	1,931	1,787	1,644	1,499	1,355	1,210	1,065	921	776	632	48
16 One hundred unit scheme (flats - higher density)	7,850	£140,179	2,339	2,195	2,051	1,907	1,763	1,619	1,475	1,331	1,188	1,044	90
17 Two hunded unit scheme (flats) with GF retail	16,100	£201,250	1,738	1,606	1,473	1,341	1,208	1,075	943	810	678	545	41
18 Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,424	1,300	1,177	1,053	930	806	683	559	434	309	18
19 Five hundred unit scheme (flats)	43,200	£720,000	1,399	1,275	1,151	1,027	903	778	653	528	403	278	15
20 Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,29
21 Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	19
22 Comparison retail	5,200	£173,333	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,27
23 Data Centre	7,000	£415,000	633	633	633	633	633	633	633	633	633	633	63
24 Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	
26 Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	26
27 Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	26
28 Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	49
29 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	70
30 Industrial scheme intensification (60% plot ratio)	6,000	£500.000	719	719	719	719	719	719	719	719	719	719	71



Table 7.7.7: Maximum CIL rates (before buffer), sales values of £9,888 per square metre

Maximum CII	ratae			

		£10,175,259	PER HA				Res	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£273,460	1,865	1,650	1,435	1,220	1,005	790	575	361	146	-	
2 Two unit scheme (houses)	215	£364,613	2,713	2,498	2,283	2,068	1,853	1,638	1,423	1,208	994	779	564
3 Four unit scheme (houses)	350	£395,705	3,270	3,055	2,840	2,625	2,410	2,195	1,980	1,765	1,550	1,335	1,120
4 Seven unit scheme (flats)	598	£675,863	1,804	1,629	1,455	1,281	1,106	932	757	583	409	234	6
5 Nine unit scheme (flats)	675	£572,358	2,078	1,903	1,729	1,555	1,380	1,206	1,031	857	683	508	33
6 Ten unit scheme (houses)	1,009	£1,026,684	3,228	3,021	2,815	2,608	2,401	2,194	1,988	1,781	1,574	1,367	1,160
7 Ten unit scheme (flats)	843	£612,333	2,207	2,033	1,858	1,684	1,510	1,335	1,161	986	812	638	463
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,578	2,386	2,195	2,003	1,812	1,620	1,429	1,238	1,046	855	663
9 Twenty unit scheme (flats)	1,680	£1,139,629	2,212	2,040	1,868	1,696	1,524	1,353	1,181	1,009	837	665	493
Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,161	2,004	1,846	1,689	1,532	1,374	1,217	1,060	902	745	58
1 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,784	1,627	1,469	1,311	1,154	996	838	680	522	365	20
2 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,866	1,708	1,550	1,393	1,235	1,077	919	761	604	446	28
3 Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,868	1,735	1,602	1,469	1,336	1,203	1,070	936	803	670	53
4 Seventy unit scheme (flats - higher density)	5,705	£703,635	2,085	1,927	1,769	1,611	1,453	1,296	1,138	980	822	664	50
5 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,832	1,677	1,522	1,367	1,212	1,056	901	745	589	433	278
6 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,216	2,061	1,906	1,751	1,596	1,441	1,286	1,131	976	821	666
7 Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	1,705	1,563	1,420	1,278	1,135	991	848	705	562	419	27
8 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,459	1,326	1,192	1,059	926	792	659	525	392	257	12
9 Five hundred unit scheme (flats)	43,200	£14,652,373	1,264	1,131	998	865	731	598	464	330	195	60	
Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014
1 Large retail supermarket	3,000	£10,175,259	_	-	-	-	-	-	-	-	-	-	
2 Comparison retail	5,200	£3,527,423	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,20
3 Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	
4 Office development	30,000	£5,087,629	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,27
5 Office development	15,000	£4,239,691	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,16
6 Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	2
7 Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	
8 Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	
9 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	
0 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	

HMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	PER HA				Res	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889	2,745	2,530	2,315	2,100	1,885	1,670	1,455	1,240	1,025	810	596
2 Two unit scheme (houses)	215	£238,519	3,299	3,084	2,870	2,655	2,440	2,225	2,010	1,795	1,580	1,365	1,150
3 Four unit scheme (houses)	350	£258,858	3,661	3,446	3,231	3,016	2,801	2,586	2,371	2,156	1,941	1,726	1,511
4 Seven unit scheme (flats)	598	£442,129	2,195	2,020	1,846	1,672	1,497	1,323	1,148	974	800	625	451
5 Nine unit scheme (flats)	675	£374,419	2,371	2,197	2,022	1,848	1,673	1,499	1,325	1,150	976	801	627
6 Ten unit scheme (houses)	1,009	£671,625	3,580	3,373	3,167	2,960	2,753	2,546	2,339	2,133	1,926	1,719	1,512
7 Ten unit scheme (flats)	843	£400,569	2,459	2,284	2,110	1,935	1,761	1,587	1,412	1,238	1,063	889	714
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,930	2,738	2,547	2,355	2,164	1,972	1,781	1,589	1,398	1,206	1,015
9 Twenty unit scheme (flats)	1,680	£745,511	2,446	2,274	2,103	1,931	1,759	1,587	1,415	1,243	1,072	900	728
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,337	2,180	2,022	1,865	1,708	1,550	1,393	1,236	1,078	921	764
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,077	1,920	1,762	1,605	1,447	1,289	1,131	973	816	658	500
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	1,983	1,826	1,668	1,510	1,352	1,194	1,037	879	721	563	405
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,014	1,881	1,748	1,615	1,482	1,349	1,216	1,083	950	817	683
4 Seventy unit scheme (flats - higher density)	5,705	£460,296	2,127	1,969	1,812	1,654	1,496	1,338	1,180	1,023	865	707	549
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,949	1,794	1,639	1,484	1,329	1,174	1,018	862	706	551	395
6 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,342	2,187	2,032	1,877	1,722	1,567	1,412	1,257	1,102	947	792
7 Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	1,793	1,651	1,508	1,366	1,223	1,079	936	793	650	507	364
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,518	1,384	1,251	1,118	984	851	717	584	450	316	182
19 Five hundred unit scheme (flats)	43,200	£9,585,136	1,381	1,248	1,116	982	849	715	581	447	312	178	43
20 Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£2,307,533	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439
23 Data Centre	7,000	£5,524,766	74	74	74	74	74	74	74	74	74	74	74
24 Office development	30,000	£3,328,172	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334
25 Office development	15,000	£2,773,477	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260
26 Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	113
27 Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57
28 Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	

CHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					Res	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£95,835	3,517	3,302	3,087	2,873	2,658	2,443	2,228	2,013	1,798	1,583	1,368
2 Two unit scheme (houses)	215	£127,780	3,814	3,600	3,385	3,170	2,955	2,740	2,525	2,310	2,095	1,880	1,665
3 Four unit scheme (houses)	350	£138,676	4,004	3,789	3,574	3,359	3,144	2,929	2,714	2,499	2,285	2,070	1,855
4 Seven unit scheme (flats)	598	£236,858	2,538	2,364	2,189	2,015	1,841	1,666	1,492	1,317	1,143	968	794
5 Nine unit scheme (flats)	675	£200,584	2,629	2,454	2,280	2,105	1,931	1,757	1,582	1,408	1,233	1,059	884
6 Ten unit scheme (houses)	1,009	£359,804	3,889	3,682	3,476	3,269	3,062	2,855	2,648	2,442	2,235	2,028	1,821
7 Ten unit scheme (flats)	843	£214,593	2,679	2,505	2,331	2,156	1,982	1,807	1,633	1,458	1,284	1,110	935
8 Twenty unit scheme (houses and flats)	1,875	£668,614	3,239	3,047	2,856	2,664	2,473	2,281	2,090	1,898	1,707	1,515	1,324
9 Twenty unit scheme (flats)	1,680	£399,386	2,652	2,481	2,309	2,137	1,965	1,793	1,621	1,449	1,278	1,106	934
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,492	2,334	2,177	2,020	1,862	1,705	1,548	1,390	1,233	1,076	918
11 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,335	2,178	2,020	1,862	1,704	1,546	1,389	1,231	1,073	915	757
12 Fifty unit scheme (flats - higher density)	3,925	£466,544	2,086	1,929	1,771	1,613	1,455	1,297	1,140	982	824	666	508
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,143	2,010	1,877	1,744	1,611	1,478	1,345	1,212	1,079	945	812
14 Seventy unit scheme (flats - higher density)	5,705	£246,590	2,165	2,007	1,849	1,691	1,534	1,376	1,218	1,060	902	744	587
15 One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,052	1,897	1,742	1,587	1,432	1,277	1,121	965	809	654	498
16 One hundred unit scheme (flats - higher density)	7,850	£999,738	2,452	2,297	2,142	1,987	1,832	1,677	1,522	1,367	1,212	1,057	902
17 Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	1,870	1,728	1,585	1,443	1,300	1,157	1,014	870	727	584	441
18 Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,569	1,436	1,302	1,169	1,036	902	769	636	502	368	233
19 Five hundred unit scheme (flats)	43,200	£5,134,958	1,484	1,351	1,219	1,085	952	818	684	550	415	281	146
20 Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21 Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£1,236,194	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645
23 Data Centre	7,000	£2,959,733	440	440	440	440	440	440	440	440	440	440	440
24 Office development	30,000	£1,782,971	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386
25 Office development	15,000	£1,485,810	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346
26 Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190
27 Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	160
28 Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89
30 Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208

MARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDE	VELOPED LAN	£500,000					Res	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£13,438	4,284	4,069	3,854	3,639	3,424	3,209	2,994	2,779	2,564	2,350	2,13
2 Two unit scheme (houses)	215	£17,917	4,325	4,111	3,896	3,681	3,466	3,251	3,036	2,821	2,606	2,391	2,17
3 Four unit scheme (houses)	350	£19,444	4,345	4,130	3,915	3,700	3,485	3,270	3,055	2,840	2,625	2,410	2,19
4 Seven unit scheme (flats)	598	£33,211	2,879	2,705	2,530	2,356	2,181	2,007	1,832	1,658	1,484	1,309	1,13
5 Nine unit scheme (flats)	675	£28,125	2,884	2,710	2,535	2,361	2,187	2,012	1,838	1,663	1,489	1,314	1,14
6 Ten unit scheme (houses)	1,009	£50,450	4,196	3,989	3,782	3,575	3,369	3,162	2,955	2,748	2,541	2,335	2,12
7 Ten unit scheme (flats)	843	£30,089	2,898	2,724	2,550	2,375	2,201	2,026	1,852	1,677	1,503	1,329	1,15
8 Twenty unit scheme (houses and flats)	1,875	£93,750	3,545	3,354	3,162	2,971	2,779	2,588	2,397	2,205	2,014	1,822	1,63
9 Twenty unit scheme (flats)	1,680	£56,000	2,857	2,685	2,513	2,341	2,169	1,998	1,826	1,654	1,482	1,310	1,13
0 Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	2,645	2,488	2,330	2,173	2,016	1,858	1,701	1,544	1,386	1,229	1,07
1 Fifty unit scheme (flats - lower density)	4,325	£180,208	2,591	2,433	2,275	2,118	1,960	1,802	1,644	1,486	1,329	1,171	1,01
2 Fifty unit scheme (flats - higher density)	3,925	£65,417	2,189	2,031	1,873	1,715	1,557	1,400	1,242	1,084	926	768	61
3 Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,271	2,138	2,005	1,872	1,739	1,606	1,473	1,340	1,206	1,073	94
4 Seventy unit scheme (flats - higher density)	5,705	£34,576	2,202	2,044	1,886	1,728	1,571	1,413	1,255	1,097	939	782	62
5 One hundred unit scheme (flats - lower density)	8,850	£147,500	2,155	2,000	1,845	1,690	1,534	1,379	1,223	1,067	912	756	60
6 One hundred unit scheme (flats - higher density)	7,850	£140,179	2,562	2,407	2,252	2,097	1,942	1,787	1,632	1,477	1,322	1,167	1,01
7 Two hunded unit scheme (flats) with GF retail	16,100	£201,250	1,947	1,805	1,662	1,520	1,376	1,233	1,090	947	804	661	51
8 Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,620	1,487	1,354	1,220	1,087	953	820	687	553	419	28
9 Five hundred unit scheme (flats)	43,200	£720,000	1,586	1,454	1,321	1,187	1,054	920	787	652	518	383	24
0 Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,29
1 Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	19
2 Comparison retail	5,200	£173,333	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,84
3 Data Centre	7,000	£415,000	804	804	804	804	804	804	804	804	804	804	80
4 Office development	30,000	£250,000	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,43
5 Office development	15,000	£208,333	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,43
6 Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	26
7 Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	26
8 Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	49
9 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	70
0 Industrial scheme intensification (60% plot ratio)	6.000	£500.000	• • • • • • • • • • • • • • • • • • • •		719	719	719	719	719	719	719	719	



Table 7.7.8: Maximum CIL rates (before buffer), sales values of £10,326 per square metre

Maximum CIL rates

		£10,175,259	PER HA				Re	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
One unit scheme (houses)	108	£273,460	2,163	1,933	1,703	1,473	1,243	1,014	784	554	324	94	
Two unit scheme (houses)	215	£364,613	3,011	2,781	2,551	2,321	2,091	1,862	1,632	1,402	1,172	942	713
Four unit scheme (houses)	350	£395,705	3,567	3,337	3,108	2,878	2,648	2,418	2,188	1,959	1,729	1,499	1,269
Seven unit scheme (flats)	598	£675,863	2,050	1,863	1,676	1,489	1,303	1,116	929	743	556	369	183
Nine unit scheme (flats)	675	£572,358	2,324	2,137	1,950	1,763	1,577	1,390	1,203	1,017	830	643	457
Ten unit scheme (houses)	1,009	£1,026,684	3,517	3,296	3,075	2,854	2,632	2,411	2,190	1,969	1,747	1,526	1,305
Ten unit scheme (flats)	843	£612,333	2,453	2,266	2,080	1,893	1,706	1,519	1,333	1,146	959	773	586
Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,847	2,642	2,437	2,232	2,027	1,822	1,617	1,412	1,207	1,002	797
Twenty unit scheme (flats)	1,680	£1,139,629	2,454	2,270	2,086	1,902	1,718	1,534	1,350	1,166	982	798	614
Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,384	2,215	2,047	1,878	1,710	1,542	1,373	1,205	1,036	868	699
Fifty unit scheme (flats - lower density)	4,325	£3,667,333	2,010	1,841	1,672	1,503	1,335	1,166	997	828	659	489	320
Fifty unit scheme (flats - higher density)	3,925	£1,331,263	2,093	1,924	1,755	1,586	1,416	1,247	1,078	909	740	571	40
Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	2,058	1,916	1,773	1,631	1,488	1,346	1,203	1,061	918	775	63
Seventy unit scheme (flats - higher density)	5,705	£703,635	2,312	2,142	1,973	1,804	1,635	1,466	1,297	1,128	958	789	62
One hundred unit scheme (flats - lower density)	8,850	£3,001,701	2,055	1,889	1,723	1,557	1,391	1,224	1,058	891	724	557	390
One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,440	2,273	2,107	1,941	1,775	1,609	1,442	1,276	1,110	944	77
Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	1,914	1,761	1,608	1,455	1,302	1,149	996	842	688	535	38
Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,655	1,512	1,369	1,226	1,083	939	796	653	510	367	22
Five hundred unit scheme (flats)	43,200	£14,652,373	1,451	1,309	1,167	1,025	883	740	597	454	310	166	2
Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,01
Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	
Comparison retail	5,200	£3,527,423	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,20
Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	
Office development	30,000	£5,087,629	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,27
Office development	15,000	£4,239,691	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,16
Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	2
Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	
Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	
Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	
Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	†	· -	· -	·	· -	-	-	_	_	

NCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	PER HA				Res	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889	3,042	2,813	2,583	2,353	2,123	1,893	1,664	1,434	1,204	974	744
2 Two unit scheme (houses)	215	£238,519	3,597	3,367	3,138	2,908	2,678	2,448	2,218	1,988	1,759	1,529	1,299
3 Four unit scheme (houses)	350	£258,858	3,958	3,728	3,499	3,269	3,039	2,809	2,579	2,350	2,120	1,890	1,660
4 Seven unit scheme (flats)	598	£442,129	2,441	2,254	2,067	1,880	1,694	1,507	1,320	1,134	947	760	574
5 Nine unit scheme (flats)	675	£374,419	2,617	2,430	2,243	2,057	1,870	1,683	1,497	1,310	1,123	936	750
6 Ten unit scheme (houses)	1,009	£671,625	3,869	3,648	3,427	3,205	2,984	2,763	2,542	2,320	2,099	1,878	1,657
7 Ten unit scheme (flats)	843	£400,569	2,704	2,518	2,331	2,144	1,957	1,771	1,584	1,397	1,211	1,024	837
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	3,199	2,994	2,789	2,584	2,379	2,174	1,969	1,764	1,559	1,354	1,149
9 Twenty unit scheme (flats)	1,680	£745,511	2,688	2,504	2,320	2,137	1,953	1,769	1,585	1,401	1,217	1,033	849
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,560	2,391	2,223	2,054	1,886	1,717	1,549	1,381	1,212	1,044	875
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,303	2,134	1,965	1,797	1,628	1,459	1,290	1,121	952	783	613
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	2,210	2,041	1,872	1,703	1,534	1,365	1,195	1,026	857	688	519
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,205	2,062	1,920	1,777	1,635	1,492	1,350	1,207	1,065	922	779
14 Seventy unit scheme (flats - higher density)	5,705	£460,296	2,354	2,185	2,016	1,847	1,678	1,508	1,339	1,170	1,001	832	663
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	2,173	2,006	1,840	1,674	1,508	1,342	1,175	1,009	841	674	507
16 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,565	2,399	2,233	2,067	1,900	1,734	1,568	1,402	1,236	1,069	900
17 Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	2,002	1,849	1,696	1,543	1,390	1,237	1,084	930	776	623	469
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,713	1,571	1,428	1,284	1,141	998	855	712	569	425	28
19 Five hundred unit scheme (flats)	43,200	£9,585,136	1,569	1,426	1,284	1,142	1,000	857	714	571	427	283	139
20 Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£2,307,533	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439
23 Data Centre	7,000	£5,524,766	74	74	74	74	74	74	74	74	74	74	74
24 Office development	30,000	£3,328,172	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334
25 Office development	15,000	£2,773,477	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260
26 Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	113
27 Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57
28 Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	

ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					Res	idual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£95,835	3,815	3,585	3,355	3,126	2,896	2,666	2,436	2,206	1,977	1,747	1,517
2 Two unit scheme (houses)	215	£127,780	4,112	3,882	3,653	3,423	3,193	2,963	2,733	2,504	2,274	2,044	1,814
3 Four unit scheme (houses)	350	£138,676	4,302	4,072	3,842	3,612	3,382	3,153	2,923	2,693	2,463	2,233	2,004
4 Seven unit scheme (flats)	598	£236,858	2,784	2,597	2,411	2,224	2,037	1,850	1,664	1,477	1,290	1,104	917
5 Nine unit scheme (flats)	675	£200,584	2,874	2,688	2,501	2,314	2,128	1,941	1,754	1,567	1,381	1,194	1,007
6 Ten unit scheme (houses)	1,009	£359,804	4,178	3,957	3,736	3,514	3,293	3,072	2,851	2,630	2,408	2,187	1,966
7 Ten unit scheme (flats)	843	£214,593	2,925	2,738	2,552	2,365	2,178	1,992	1,805	1,618	1,431	1,245	1,058
8 Twenty unit scheme (houses and flats)	1,875	£668,614	3,508	3,303	3,098	2,893	2,688	2,483	2,278	2,073	1,868	1,663	1,458
9 Twenty unit scheme (flats)	1,680	£399,386	2,894	2,710	2,526	2,343	2,159	1,975	1,791	1,607	1,423	1,239	1,055
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,714	2,546	2,377	2,209	2,040	1,872	1,703	1,535	1,367	1,198	1,030
11 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,560		2,223	2,054	1,885	1,717	1,548	1,378	1,209	1,040	871
12 Fifty unit scheme (flats - higher density)	3,925	£466,544	2,313	2,144	1,975	1,806	1,637	1,468	1,298	1,129	960	791	622
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,333	2,191	2,048	1,906	1,763	1,621	1,478	1,336	1,193	1,051	908
14 Seventy unit scheme (flats - higher density)	5,705	£246,590	2,392	2,223	2,053	1,884	1,715	1,546	1,377	1,208	1,038	869	700
15 One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,276	2,109	1,943	1,777	1,611	1,445	1,278	1,112	944	777	610
16 One hundred unit scheme (flats - higher density)	7,850	£999,738	2,676	2,509	2,343	2,177	2,011	1,845	1,678	1,512	1,346	1,180	1,014
17 Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	2,079	1,926	1,773	1,620	1,467	1,314	1,161	1,007	853	700	546
18 Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,765	1,622	1,479	1,336	1,193	1,050	906	763	620	477	332
19 Five hundred unit scheme (flats)	43,200	£5,134,958	1,672	1,529	1,387	1,245	1,103	960	817	674	530	386	242
20 Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21 Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£1,236,194	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645
23 Data Centre	7,000	£2,959,733	440	440	440	440	440	440	440	440	440	440	440
24 Office development	30,000	£1,782,971	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386
25 Office development	15,000	£1,485,810	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346
26 Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190
27 Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	160
28 Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89
30 Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208

MARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDE	VELOPED LAN	£500,000	0 0% AH 5% AH				Re	sidual land va	lues				
Description	Floor areas	BLV		10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	108	£13,438	4,582	4,352	4,122	3,892	3,662	3,432	3,203	2,973	2,743	2,513	2,283
2 Two unit scheme (houses)	215	£17,917	4,623	4,393	4,164	3,934	3,704	3,474	3,244	3,015	2,785	2,555	2,32
3 Four unit scheme (houses)	350	£19,444	4,642	4,412	4,183	3,953	3,723	3,493	3,263	3,034	2,804	2,574	2,344
4 Seven unit scheme (flats)	598	£33,211	3,125	2,938	2,751	2,564	2,378	2,191	2,004	1,818	1,631	1,444	1,25
5 Nine unit scheme (flats)	675	£28,125	3,130	2,943	2,756	2,570	2,383	2,196	2,010	1,823	1,636	1,450	1,26
6 Ten unit scheme (houses)	1,009	£50,450	4,485	4,264	4,042	3,821	3,600	3,379	3,157	2,936	2,715	2,494	2,272
7 Ten unit scheme (flats)	843	£30,089	3,144	2,957	2,771	2,584	2,397	2,211	2,024	1,837	1,650	1,464	1,27
8 Twenty unit scheme (houses and flats)	1,875	£93,750	3,814	3,609	3,404	3,199	2,994	2,790	2,585	2,380	2,175	1,970	1,76
9 Twenty unit scheme (flats)	1,680	£56,000	3,099	2,915	2,731	2,547	2,363	2,179	1,995	1,811	1,627	1,443	1,259
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	2,868	2,699	2,531	2,362	2,194	2,025	1,857	1,688	1,520	1,351	1,18
11 Fifty unit scheme (flats - lower density)	4,325	£180,208	2,816	2,647	2,478	2,310	2,141	1,972	1,803	1,634	1,465	1,296	1,12
2 Fifty unit scheme (flats - higher density)	3,925	£65,417	2,416	2,246	2,077	1,908	1,739	1,570	1,401	1,232	1,062	893	72
3 Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,461	2,319	2,176	2,034	1,891	1,749	1,606	1,464	1,321	1,178	1,03
4 Seventy unit scheme (flats - higher density)	5,705	£34,576	2,429	2,260	2,091	1,921	1,752	1,583	1,414	1,245	1,076	907	73
5 One hundred unit scheme (flats - lower density)	8,850	£147,500	2,378	2,212	2,045	1,879	1,713	1,547	1,381	1,214	1,047	880	71
16 One hundred unit scheme (flats - higher density)	7,850	£140,179	2,785	2,619	2,453	2,286	2,120	1,954	1,788	1,622	1,455	1,289	1,12
17 Two hunded unit scheme (flats) with GF retail	16,100	£201,250	2,156	2,003	1,850	1,697	1,544	1,391	1,237	1,084	930	776	62
18 Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,816	1,673	1,530	1,387	1,244	1,101	958	814	671	528	38
19 Five hundred unit scheme (flats)	43,200	£720,000	1,774	1,632	1,489	1,347	1,205	1,062	919	776	632	488	34
20 Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,29
21 Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	19
22 Comparison retail	5,200	£173,333	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,84
23 Data Centre	7,000	£415,000	804	804	804	804	804	804	804	804	804	804	80
24 Office development	30,000	£250,000	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,43
25 Office development	15,000	£208,333	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,43
26 Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	26
27 Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	26
28 Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	49
29 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	70
30 Industrial scheme intensification (60% plot ratio)	6,000	£500,000	719	719	719	719	719	719	719	719	719	719	71



Table 7.7.9: Maximum CIL rates (before buffer), sales values of £10,764 per square metre

Maximum CIL rates

	£10,175,259 PER HA						Res	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£273,460	2,460	2,216	1,971	1,726	1,482	1,237	992	748	503	258	14
2 Two unit scheme (houses)	215	£364,613	3,308	3,064	2,819	2,574	2,330	2,085	1,840	1,596	1,351	1,106	861
3 Four unit scheme (houses)	350	£395,705	3,865	3,620	3,376	3,131	2,886	2,642	2,397	2,152	1,907	1,663	1,418
4 Seven unit scheme (flats)	598	£675,863	2,295	2,096	1,897	1,698	1,499	1,300	1,101	902	703	504	305
5 Nine unit scheme (flats)	675	£572,358	2,569	2,370	2,171	1,972	1,773	1,574	1,375	1,176	977	778	579
6 Ten unit scheme (houses)	1,009	£1,026,684	3,806	3,571	3,335	3,099	2,864	2,628	2,392	2,156	1,921	1,685	1,449
7 Ten unit scheme (flats)	843	£612,333	2,699	2,500	2,301	2,102	1,903	1,704	1,505	1,306	1,107	908	709
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	3,115	2,897	2,679	2,460	2,242	2,024	1,805	1,587	1,369	1,150	932
9 Twenty unit scheme (flats)	1,680	£1,139,629		2,500	2,304	2,108	1,912	1,716	1,520	1,323	1,127	931	735
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,607	2,427	2,247	2,068	1,888	1,709	1,529	1,349	1,170	990	81
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333		2,055	1,875	1,695	1,515	1,335	1,155	975	795	614	43
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	2,320	2,140	1,959	1,779	1,598	1,418	1,237	1,057	876	696	51
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002		2,096	1,944	1,792	1,640	1,488	1,336	1,184	1,032	880	72
14 Seventy unit scheme (flats - higher density)	5,705	£703,635	2,539	2,358	2,178	1,997	1,817	1,636	1,456	1,275	1,095	914	734
15 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	2,279	2,101	1,924	1,747	1,569	1,392	1,214	1,037	859	681	500
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,663	2,485	2,308	2,131	1,953	1,776	1,599	1,421	1,244	1,067	88
17 Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	2,122	1,959	1,796	1,632	1,469	1,306	1,142	979	814	650	48
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,849	1,697	1,545	1,393	1,240	1,087	934	781	628	475	32
19 Five hundred unit scheme (flats)	43,200	£14,652,373	1,639	1,487	1,336	1,184	1,033	881	729	577	424	271	11
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,01
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£3,527,423	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,20
23 Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	
24 Office development	30,000	£5,087,629	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,27
25 Office development	15,000	£4,239,691	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,16
26 Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	2
27 Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	
28 Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	_	_	-	_	

ICHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	PER HA				Res	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889	3,340	3,095	2,851	2,606	2,361	2,117	1,872	1,627	1,383	1,138	893
2 Two unit scheme (houses)	215	£238,519	3,895	3,650	3,405	3,161	2,916	2,671	2,427	2,182	1,937	1,693	1,448
3 Four unit scheme (houses)	350	£258,858	4,256	4,011	3,767	3,522	3,277	3,033	2,788	2,543	2,298	2,054	1,809
4 Seven unit scheme (flats)	598	£442,129	2,686	2,487	2,288	2,089	1,890	1,691	1,492	1,293	1,094	895	69
5 Nine unit scheme (flats)	675	£374,419	2,862	2,663	2,464	2,265	2,067	1,868	1,669	1,470	1,271	1,072	87
6 Ten unit scheme (houses)	1,009	£671,625	4,158	3,922	3,687	3,451	3,215	2,980	2,744	2,508	2,273	2,037	1,80
7 Ten unit scheme (flats)	843	£400,569	2,950	2,751	2,552	2,353	2,154	1,955	1,756	1,557	1,358	1,159	96
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	3,467	3,249	3,031	2,812	2,594	2,376	2,157	1,939	1,720	1,502	1,28
9 Twenty unit scheme (flats)	1,680	£745,511	2,930	2,734	2,538	2,342	2,146	1,950	1,754	1,558	1,362	1,166	97
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,783	2,603	2,423	2,244	2,064	1,885	1,705	1,525	1,346	1,166	98
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,528	2,348	2,168	1,988	1,808	1,628	1,448	1,268	1,088	907	72
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	2,437	2,257	2,076	1,896	1,715	1,535	1,354	1,174	993	813	63
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,395	2,243	2,091	1,939	1,787	1,635	1,483	1,331	1,179	1,027	87
4 Seventy unit scheme (flats - higher density)	5,705	£460,296	2,581	2,401	2,220	2,040	1,859	1,679	1,498	1,318	1,137	957	77
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	2,396	2,219	2,041	1,864	1,686	1,509	1,332	1,154	977	798	62
6 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,788	2,611	2,434	2,256	2,079	1,902	1,724	1,547	1,370	1,192	1,01
17 Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	2,210	2,047	1,884	1,720	1,557	1,394	1,230	1,067	902	738	57
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,908	1,756	1,603	1,451	1,298	1,145	992	839	686	533	38
19 Five hundred unit scheme (flats)	43,200	£9,585,136	1,756	1,605	1,453	1,302	1,150	998	846	694	541	388	23
20 Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,11
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£2,307,533	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,43
23 Data Centre	7,000	£5,524,766	74	74	74	74	74	74	74	74	74	74	7
24 Office development	30,000	£3,328,172	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,33
25 Office development	15,000	£2,773,477	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,26
26 Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	11
27 Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	5
28 Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	I
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	- ·	-	-	-	-	-	-	I

HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description		£3,565,943					Res	sidual land va					
	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£95,835	4,113	3,868	3,623	3,379	3,134	2,889	2,645	2,400	2,155	1,911	1,666
2 Two unit scheme (houses)	215	£127,780	4,410	4,165	3,921	3,676	3,431	3,186	2,942	2,697	2,452	2,208	1,963
3 Four unit scheme (houses)	350	£138,676	4,599	4,355	4,110	3,865	3,621	3,376	3,131	2,887	2,642	2,397	2,152
4 Seven unit scheme (flats)	598	£236,858	3,030	2,831	2,632	2,433	2,234	2,035	1,836	1,637	1,438	1,239	1,040
5 Nine unit scheme (flats)	675	£200,584	3,120	2,921	2,722	2,523	2,324	2,125	1,926	1,727	1,528	1,329	1,130
6 Ten unit scheme (houses)	1,009	£359,804	4,467	4,232	3,996	3,760	3,524	3,289	3,053	2,817	2,582	2,346	2,110
7 Ten unit scheme (flats)	843	£214,593	3,171	2,972	2,773	2,574	2,375	2,176	1,977	1,778	1,579	1,380	1,181
8 Twenty unit scheme (houses and flats)	1,875	£668,614	3,776	3,558	3,340	3,121	2,903	2,685	2,466	2,248	2,029	1,811	1,593
9 Twenty unit scheme (flats)	1,680	£399,386	3,136	2,940	2,744	2,548	2,352	2,156	1,960	1,764	1,568	1,372	1,176
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,937	2,758	2,578	2,398	2,219	2,039	1,859	1,680	1,500	1,321	1,141
11 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,786	2,606	2,426	2,246	2,066	1,886	1,706	1,526	1,345	1,165	984
12 Fifty unit scheme (flats - higher density)	3,925	£466,544	2,540	2,360	2,179	1,999	1,818	1,638	1,457	1,277	1,096	916	735
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,524	2,372	2,220	2,068	1,916	1,764	1,612	1,460	1,308	1,156	1,004
14 Seventy unit scheme (flats - higher density)	5,705	£246,590	2,619	2,438	2,258	2,077	1,897	1,716	1,536	1,355	1,175	994	814
15 One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,499	2,322	2,144	1,967	1,789	1,612	1,435	1,257	1,080	901	723
16 One hundred unit scheme (flats - higher density)	7,850	£999,738	2,899	2,721	2,544	2,367	2,189	2,012	1,835	1,657	1,480	1,303	1,125
17 Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	2,288	2,124	1,961	1,798	1,634	1,471	1,308	1,144	980	816	651
18 Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,959	1,807	1,655	1,503	1,350	1,197	1,044	891	738	585	432
19 Five hundred unit scheme (flats)	43,200	£5,134,958	1,859	1,708	1,556	1,405	1,253	1,101	949	797	645	491	337
20 Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21 Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£1,236,194	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645
23 Data Centre	7,000	£2,959,733	440	440	440	440	440	440	440	440	440	440	440
24 Office development	30,000	£1,782,971	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386
25 Office development	15,000	£1,485,810	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346
26 Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190
27 Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	160
28 Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89
30 Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208

MARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEX Description	VELOPED LAN	£500,000					Res	sidual land va	lues		40% AH	45% AH	50% AH
	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH			
1 One unit scheme (houses)	108	£13,438	4,879	4,635	4,390	4,145	3,900	3,656	3,411	3,166	2,922	2,677	2,432
2 Two unit scheme (houses)	215	£17,917	4,921	4,676	4,432	4,187	3,942	3,697	3,453	3,208	2,963	2,719	2,474
3 Four unit scheme (houses)	350	£19,444	4,940	4,695	4,451	4,206	3,961	3,717	3,472	3,227	2,982	2,738	2,493
4 Seven unit scheme (flats)	598	£33,211	3,370	3,171	2,972	2,773	2,574	2,375	2,176	1,977	1,778	1,579	1,380
5 Nine unit scheme (flats)	675	£28,125	3,375	3,176	2,978	2,779	2,580	2,381	2,182	1,983	1,784	1,585	1,386
6 Ten unit scheme (houses)	1,009	£50,450	4,774	4,538	4,302	4,067	3,831	3,595	3,360	3,124	2,888	2,653	2,417
7 Ten unit scheme (flats)	843	£30,089	3,390	3,191	2,992	2,793	2,594	2,395	2,196	1,997	1,798	1,599	1,400
8 Twenty unit scheme (houses and flats)	1,875	£93,750	4,083	3,865	3,646	3,428	3,210	2,991	2,773	2,554	2,336	2,118	1,899
9 Twenty unit scheme (flats)	1,680	£56,000	3,341	3,145	2,949	2,753	2,557	2,361	2,165	1,968	1,772	1,576	1,380
0 Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	3,090	2,911	2,731	2,552	2,372	2,192	2,013	1,833	1,654	1,474	1,294
1 Fifty unit scheme (flats - lower density)	4,325	£180,208	3,041	2,861	2,681	2,501	2,321	2,141	1,961	1,781	1,601	1,420	1,24
2 Fifty unit scheme (flats - higher density)	3,925	£65,417	2,643	2,462	2,282	2,101	1,921	1,740	1,560	1,379	1,199	1,018	83
3 Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,651	2,499	2,347	2,195	2,043	1,891	1,739	1,587	1,435	1,283	1,13
4 Seventy unit scheme (flats - higher density)	5,705	£34,576	2,656	2,475	2,295	2,114	1,934	1,753	1,573	1,392	1,212	1,031	85
5 One hundred unit scheme (flats - lower density)	8,850	£147,500	2,601	2,424	2,246	2,069	1,892	1,714	1,537	1,360	1,182	1,004	825
6 One hundred unit scheme (flats - higher density)	7,850	£140,179	3,008	2,831	2,654	2,476	2,299	2,122	1,944	1,767	1,589	1,412	1,23
7 Two hunded unit scheme (flats) with GF retail	16,100	£201,250	2,364	2,201	2,038	1,874	1,711	1,548	1,384	1,221	1,056	892	72
8 Three hundred unit scheme (flats) with GF retail	23,000	£191,667	2,010	1,858	1,706	1,554	1,401	1,248	1,095	942	789	636	48
9 Five hundred unit scheme (flats)	43,200	£720,000	1,961	1,810	1,658	1,507	1,355	1,204	1,052	899	747	593	44
10 Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290
1 Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	194
2 Comparison retail	5,200	£173,333	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849
3 Data Centre	7,000	£415,000	804	804	804	804	804	804	804	804	804	804	804
4 Office development	30,000	£250,000	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,43
5 Office development	15,000	£208,333	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,43
16 Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	26
7 Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	26
8 Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	495
9 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	703
0 Industrial scheme intensification (60% plot ratio)	6.000	£500.000	719	719	719	719	719	719	719	719	719	719	719



Table 7.8.1: Potential CIL rates – Sales values £7,260 per sqm – change in residual land value (appraisals assume 40% affordable housing)

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£173,893	£165,169	-5%	£162,261	-7%	£159,353	-8%
2	Two unit scheme (houses)	2	£347,786	£330,338	-5%	£324,522	-7%	£318,706	-8%
3	Four unit scheme (houses)	4	£563,123	£534,719	-5%	£525,251	-7%	£515,784	-8%
4	Seven unit scheme (flats)	7	£391,432	£342,999	-12%	£326,856	-16%	£310,712	-21%
5	Nine unit scheme (flats)	9	£436,156	£381,469	-13%	£363,241	-17%	£345,012	-21%
6	Ten unit scheme (houses)	10	£1,565,064	£1,483,318	-5%	£1,456,069	-7%	£1,428,820	-9%
7	Ten unit scheme (flats)	10	£551,345	£483,088	-12%	£460,336	-17%	£437,584	-21%
8	Twenty unit scheme (houses and flats)	20	£2,054,889	£1,905,227	-7%	£1,855,320	-10%	£1,804,727	-12%
9	Twenty unit scheme (flats)	20	£1,076,182	£940,189	-13%	£894,857	-17%	£849,525	-21%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,716,241	£1,467,881	-14%	£1,388,396	-19%	£1,308,910	-24%
11	Fifty unit scheme (flats - lower density)	50	£2,391,955	£2,048,177	-14%	£1,933,585	-19%	£1,818,993	-24%
12	Fifty unit scheme (flats - higher density)	50	£469,393	£157,411	-66%	£53,417	-89%	-£52,602	-111%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£3,450,927	£3,001,590	-13%	£2,833,519	-18%	£2,665,449	-23%
14	Seventy unit scheme (flats - higher density)	70	£697,800	£244,332	-65%	£93,176	-87%	-£60,479	-109%
15	One hundred unit scheme (flats - lower density)	100	£1,008,919	£306,056	-70%	£71,768	-93%	-£164,820	-116%
16	One hundred unit scheme (flats - higher density)	100	£4,174,094	£3,559,350	-15%	£3,354,435	-20%	£3,149,521	-25%
17	Two hundred unit scheme (flats) with GF retail	200	£838,253	-£465,028	-155%	-£900,177	-207%	-£1,335,327	-259%
18	Three hundred unit scheme (flats) with GF retail	300	-£3,662,459	-£5,555,004	-52%	-£6,183,554	-69%	-£6,812,104	-86%
19	Five hundred unit scheme (flats)	500	-£7,085,448	-£10,540,506	-49%	-£11,716,162	-65%	-£12,891,817	-82%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£6,804,987	£6,513,284	-4%	£6,251,757	-8%	£5,990,231	-12%
23	Data Centre	-	£4,847,465	£4,621,144	-5%	£4,394,823	-9%	£4,168,501	-14%
24	Office development	-	-£22,971,636	-£25,231,583	-10%	-£25,984,899	-13%	-£26,738,214	-16%
25	Office development	-	-£11,489,668	-£12,619,642	-10%	-£12,996,299	-13%	-£13,372,957	-16%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%



Table 7.8.2: Potential CIL rates – Sales values £7,698 per sqm – change in residual land value (appraisals assume 40% affordable housing)

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£193,096	£184,373	-5%	£181,465	-6%	£178,557	-8%
2	Two unit scheme (houses)	2	£386,193	£368,746	-5%	£362,929	-6%	£357,114	-8%
3	Four unit scheme (houses)	4	£625,646	£597,242	-5%	£587,775	-6%	£578,307	-8%
4	Seven unit scheme (flats)	7	£479,540	£431,109	-10%	£414,965	-13%	£398,821	-17%
5	Nine unit scheme (flats)	9	£535,643	£480,957	-10%	£462,728	-14%	£444,500	-17%
6	Ten unit scheme (houses)	10	£1,740,022	£1,658,276	-5%	£1,631,028	-6%	£1,603,779	-8%
7	Ten unit scheme (flats)	10	£675,519	£607,263	-10%	£584,511	-13%	£561,758	-17%
8	Twenty unit scheme (houses and flats)	20	£2,357,267	£2,207,605	-6%	£2,157,718	-8%	£2,107,831	-11%
9	Twenty unit scheme (flats)	20	£1,322,241	£1,186,246	-10%	£1,140,914	-14%	£1,095,584	-17%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£2,092,866	£1,844,505	-12%	£1,765,020	-16%	£1,685,534	-19%
11	Fifty unit scheme (flats - lower density)	50	£2,981,130	£2,642,149	-11%	£2,528,750	-15%	£2,414,158	-19%
12	Fifty unit scheme (flats - higher density)	50	£1,009,513	£697,531	-31%	£593,537	-41%	£489,542	-52%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£4,189,784	£3,740,595	-11%	£3,574,870	-15%	£3,409,144	-19%
14	Seventy unit scheme (flats - higher density)	70	£1,482,867	£1,029,399	-31%	£878,242	-41%	£727,087	-51%
15	One hundred unit scheme (flats - lower density)	100	£2,218,488	£1,515,625	-32%	£1,281,337	-42%	£1,047,049	-53%
16	One hundred unit scheme (flats - higher density)	100	£5,234,739	£4,619,995	-12%	£4,415,080	-16%	£4,210,166	-20%
17	Two hundred unit scheme (flats) with GF retail	200	£2,911,787	£1,623,184	-44%	£1,194,107	-59%	£765,029	-74%
18	Three hundred unit scheme (flats) with GF retail	300	-£848,799	-£2,717,834	-220%	-£3,337,614	-293%	-£3,957,394	-366%
19	Five hundred unit scheme (flats)	500	-£1,929,686	-£5,369,121	-178%	-£6,528,372	-238%	-£7,687,623	-298%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£6,804,987	£6,513,284	-4%	£6,251,757	-8%	£5,990,231	-12%
23	Data Centre	-	£4,847,465	£4,621,144	-5%	£4,394,823	-9%	£4,168,501	-14%
24	Office development	-	-£22,971,636	-£25,231,583	-10%	-£25,984,899	-13%	-£26,738,214	-16%
25	Office development	-	-£11,489,668	-£12,619,642	-10%	-£12,996,299	-13%	-£13,372,957	-16%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%



Table 6.8.3: Potential CIL rates – Sales values £8,136 per sqm – change in residual land value (appraisals assume 40% affordable housing)

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£212,300	£203,577	-4%	£200,668	-5%	£197,760	-7%
2	Two unit scheme (houses)	2	£424,601	£407,153	-4%	£401,337	-5%	£395,521	-7%
3	Four unit scheme (houses)	4	£688,169	£659,767	-4%	£650,298	-6%	£640,831	-7%
4	Seven unit scheme (flats)	7	£567,649	£519,217	-9%	£503,073	-11%	£486,929	-14%
5	Nine unit scheme (flats)	9	£635,130	£580,444	-9%	£562,215	-11%	£543,986	-14%
6	Ten unit scheme (houses)	10	£1,914,980	£1,833,235	-4%	£1,805,986	-6%	£1,778,738	-7%
7	Ten unit scheme (flats)	10	£799,694	£731,437	-9%	£708,685	-11%	£685,933	-14%
8	Twenty unit scheme (houses and flats)	20	£2,659,645	£2,509,984	-6%	£2,460,097	-8%	£2,410,210	-9%
9	Twenty unit scheme (flats)	20	£1,568,298	£1,432,303	-9%	£1,386,973	-12%	£1,341,641	-14%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£2,469,490	£2,221,129	-10%	£2,141,644	-13%	£2,062,158	-16%
11	Fifty unit scheme (flats - lower density)	50	£3,570,172	£3,231,192	-9%	£3,118,198	-13%	£3,005,205	-16%
12	Fifty unit scheme (flats - higher density)	50	£1,549,635	£1,237,651	-20%	£1,133,657	-27%	£1,029,663	-34%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£4,928,641	£4,479,452	-9%	£4,313,727	-12%	£4,148,002	-16%
14	Seventy unit scheme (flats - higher density)	70	£2,267,933	£1,814,465	-20%	£1,663,310	-27%	£1,512,153	-33%
15	One hundred unit scheme (flats - lower density)	100	£3,428,057	£2,725,194	-21%	£2,490,906	-27%	£2,256,618	-34%
16	One hundred unit scheme (flats - higher density)	100	£6,295,384	£5,680,640	-10%	£5,475,725	-13%	£5,270,810	-16%
17	Two hundred unit scheme (flats) with GF retail	200	£4,966,835	£3,688,137	-26%	£3,265,048	-34%	£2,841,957	-43%
18	Three hundred unit scheme (flats) with GF retail	300	£1,937,444	£94,488	-95%	-£523,955	-127%	-£1,143,735	-159%
19	Five hundred unit scheme (flats)	500	£3,145,044	-£213,359	-107%	-£1,372,610	-144%	-£2,531,862	-181%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£6,804,987	£6,513,284	-4%	£6,251,757	-8%	£5,990,231	-12%
23	Data Centre	-	£4,847,465	£4,621,144	-5%	£4,394,823	-9%	£4,168,501	-14%
24	Office development	-	-£22,971,636	-£25,231,583	-10%	-£25,984,899	-13%	-£26,738,214	-16%
25	Office development	-	-£11,489,668	-£12,619,642	-10%	-£12,996,299	-13%	-£13,372,957	-16%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%



Table 7.8.4: Potential CIL rates – Sales values £8,574 per sqm – change in residual land value (appraisals assume 40% affordable housing)

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£231,504	£222,780	-4%	£219,872	-5%	£216,964	-6%
2	Two unit scheme (houses)	2	£463,008	£445,560	-4%	£439,744	-5%	£433,928	-6%
3	Four unit scheme (houses)	4	£750,693	£722,290	-4%	£712,823	-5%	£703,354	-6%
4	Seven unit scheme (flats)	7	£655,757	£607,326	-7%	£591,182	-10%	£575,037	-12%
5	Nine unit scheme (flats)	9	£734,617	£679,930	-7%	£661,702	-10%	£643,473	-12%
6	Ten unit scheme (houses)	10	£2,089,939	£2,008,193	-4%	£1,980,945	-5%	£1,953,696	-7%
7	Ten unit scheme (flats)	10	£923,868	£855,612	-7%	£832,859	-10%	£810,107	-12%
8	Twenty unit scheme (houses and flats)	20	£2,962,024	£2,812,362	-5%	£2,762,475	-7%	£2,712,588	-8%
9	Twenty unit scheme (flats)	20	£1,813,926	£1,678,361	-7%	£1,633,030	-10%	£1,587,698	-12%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£2,846,114	£2,597,754	-9%	£2,518,268	-12%	£2,438,782	-14%
11	Fifty unit scheme (flats - lower density)	50	£4,159,215	£3,820,234	-8%	£3,707,241	-11%	£3,594,248	-14%
12	Fifty unit scheme (flats - higher density)	50	£2,089,755	£1,777,772	-15%	£1,673,778	-20%	£1,569,783	-25%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£5,667,498	£5,218,309	-8%	£5,052,584	-11%	£4,886,859	-14%
14	Seventy unit scheme (flats - higher density)	70	£3,053,000	£2,599,533	-15%	£2,448,376	-20%	£2,297,221	-25%
15	One hundred unit scheme (flats - lower density)	100	£4,627,571	£3,934,515	-15%	£3,700,475	-20%	£3,466,187	-25%
16	One hundred unit scheme (flats - higher density)	100	£7,356,029	£6,741,285	-8%	£6,536,369	-11%	£6,331,455	-14%
17	Two hundred unit scheme (flats) with GF retail	200	£7,021,882	£5,743,185	-18%	£5,320,095	-24%	£4,897,005	-30%
18	Three hundred unit scheme (flats) with GF retail	300	£4,695,804	£2,868,887	-39%	£2,257,756	-52%	£1,646,624	-65%
19	Five hundred unit scheme (flats)	500	£8,159,557	£4,815,437	-41%	£3,688,312	-55%	£2,561,185	-69%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£6,804,987	£6,513,284	-4%	£6,251,757	-8%	£5,990,231	-12%
23	Data Centre	-	£4,847,465	£4,621,144	-5%	£4,394,823	-9%	£4,168,501	-14%
24	Office development	-	-£22,971,636	-£25,231,583	-10%	-£25,984,899	-13%	-£26,738,214	-16%
25	Office development	-	-£11,489,668	-£12,619,642	-10%	-£12,996,299	-13%	-£13,372,957	-16%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%



Table 7.8.5: Potential CIL rates – Sales values £9,012 per sqm – change in residual land value (appraisals assume 40% affordable housing)

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£250,708	£241,984	-3%	£239,076	-5%	£236,168	-6%
2	Two unit scheme (houses)	2	£501,415	£483,967	-3%	£478,151	-5%	£472,336	-6%
3	Four unit scheme (houses)	4	£813,217	£784,813	-3%	£775,346	-5%	£765,877	-6%
4	Seven unit scheme (flats)	7	£743,866	£695,434	-7%	£679,290	-9%	£663,146	-11%
5	Nine unit scheme (flats)	9	£834,104	£779,418	-7%	£761,189	-9%	£742,961	-11%
6	Ten unit scheme (houses)	10	£2,264,897	£2,183,151	-4%	£2,155,902	-5%	£2,128,654	-6%
7	Ten unit scheme (flats)	10	£1,048,043	£979,786	-7%	£957,034	-9%	£934,282	-11%
8	Twenty unit scheme (houses and flats)	20	£3,264,402	£3,114,741	-5%	£3,064,854	-6%	£3,014,967	-8%
9	Twenty unit scheme (flats)	20	£2,057,879	£1,923,782	-7%	£1,879,083	-9%	£1,833,757	-11%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£3,222,738	£2,974,378	-8%	£2,894,892	-10%	£2,815,406	-13%
11	Fifty unit scheme (flats - lower density)	50	£4,748,258	£4,409,277	-7%	£4,296,284	-10%	£4,183,290	-12%
12	Fifty unit scheme (flats - higher density)	50	£2,629,876	£2,317,892	-12%	£2,213,898	-16%	£2,109,904	-20%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£6,406,355	£5,957,166	-7%	£5,791,442	-10%	£5,625,716	-12%
14	Seventy unit scheme (flats - higher density)	70	£3,838,067	£3,384,599	-12%	£3,233,443	-16%	£3,082,287	-20%
15	One hundred unit scheme (flats - lower density)	100	£5,823,330	£5,130,274	-12%	£4,899,256	-16%	£4,668,237	-20%
16	One hundred unit scheme (flats - higher density)	100	£8,411,261	£7,801,930	-7%	£7,597,014	-10%	£7,392,099	-12%
17	Two hundred unit scheme (flats) with GF retail	200	£9,076,930	£7,798,232	-14%	£7,375,142	-19%	£6,952,053	-23%
18	Three hundred unit scheme (flats) with GF retail	300	£7,434,651	£5,617,411	-24%	£5,014,807	-33%	£4,412,203	-41%
19	Five hundred unit scheme (flats)	500	£13,169,120	£9,829,950	-25%	£8,702,825	-34%	£7,575,700	-42%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£6,804,987	£6,513,284	-4%	£6,251,757	-8%	£5,990,231	-12%
23	Data Centre	-	£4,847,465	£4,621,144	-5%	£4,394,823	-9%	£4,168,501	-14%
24	Office development	-	-£22,971,636	-£25,231,583	-10%	-£25,984,899	-13%	-£26,738,214	-16%
25	Office development	-	-£11,489,668	-£12,619,642	-10%	-£12,996,299	-13%	-£13,372,957	-16%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%



Table 7.8.6: Potential CIL rates – Sales values £9,450 per sqm – change in residual land value (appraisals assume 40% affordable housing)

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£269,911	£261,187	-3%	£258,280	-4%	£255,372	-5%
2	Two unit scheme (houses)	2	£539,823	£522,375	-3%	£516,559	-4%	£510,742	-5%
3	Four unit scheme (houses)	4	£875,741	£847,337	-3%	£837,869	-4%	£828,402	-5%
4	Seven unit scheme (flats)	7	£831,975	£783,543	-6%	£767,399	-8%	£751,255	-10%
5	Nine unit scheme (flats)	9	£933,591	£878,905	-6%	£860,676	-8%	£842,447	-10%
6	Ten unit scheme (houses)	10	£2,439,856	£2,358,110	-3%	£2,330,861	-4%	£2,303,612	-6%
7	Ten unit scheme (flats)	10	£1,172,217	£1,103,961	-6%	£1,081,209	-8%	£1,058,457	-10%
8	Twenty unit scheme (houses and flats)	20	£3,566,781	£3,417,119	-4%	£3,367,232	-6%	£3,317,345	-7%
9	Twenty unit scheme (flats)	20	£2,301,832	£2,167,735	-6%	£2,123,036	-8%	£2,078,338	-10%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£3,599,362	£3,351,002	-7%	£3,271,516	-9%	£3,192,030	-11%
11	Fifty unit scheme (flats - lower density)	50	£5,337,300	£4,998,320	-6%	£4,885,327	-8%	£4,772,333	-11%
12	Fifty unit scheme (flats - higher density)	50	£3,166,077	£2,858,012	-10%	£2,754,019	-13%	£2,650,025	-16%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£7,145,212	£6,696,023	-6%	£6,530,298	-9%	£6,364,573	-11%
14	Seventy unit scheme (flats - higher density)	70	£4,617,221	£4,169,665	-10%	£4,018,510	-13%	£3,867,354	-16%
15	One hundred unit scheme (flats - lower density)	100	£7,019,089	£6,326,033	-10%	£6,095,014	-13%	£5,863,996	-16%
16	One hundred unit scheme (flats - higher density)	100	£9,462,783	£8,856,617	-6%	£8,654,561	-9%	£8,452,506	-11%
17	Two hundred unit scheme (flats) with GF retail	200	£11,109,981	£9,849,126	-11%	£9,430,190	-15%	£9,007,100	-19%
18	Three hundred unit scheme (flats) with GF retail	300	£10,173,499	£8,356,258	-18%	£7,753,654	-24%	£7,151,050	-30%
19	Five hundred unit scheme (flats)	500	£18,123,422	£14,825,963	-18%	£13,714,565	-24%	£12,590,213	-31%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£6,804,987	£6,513,284	-4%	£6,251,757	-8%	£5,990,231	-12%
23	Data Centre	-	£4,847,465	£4,621,144	-5%	£4,394,823	-9%	£4,168,501	-14%
24	Office development	-	-£22,971,636	-£25,231,583	-10%	-£25,984,899	-13%	-£26,738,214	-16%
25	Office development	-	-£11,489,668	-£12,619,642	-10%	-£12,996,299	-13%	-£13,372,957	-16%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%



Table 7.8.7: Potential CIL rates – Sales values £9,888 per sqm – change in residual land value (appraisals assume 40% affordable housing)

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£289,115	£280,391	-3%	£277,483	-4%	£274,575	-5%
2	Two unit scheme (houses)	2	£578,230	£560,782	-3%	£554,966	-4%	£549,150	-5%
3	Four unit scheme (houses)	4	£938,264	£909,860	-3%	£900,393	-4%	£890,925	-5%
4	Seven unit scheme (flats)	7	£920,083	£871,651	-5%	£855,508	-7%	£839,364	-9%
5	Nine unit scheme (flats)	9	£1,033,078	£978,392	-5%	£960,163	-7%	£941,934	-9%
6	Ten unit scheme (houses)	10	£2,614,814	£2,533,068	-3%	£2,505,820	-4%	£2,478,571	-5%
7	Ten unit scheme (flats)	10	£1,296,392	£1,228,136	-5%	£1,205,384	-7%	£1,182,632	-9%
8	Twenty unit scheme (houses and flats)	20	£3,869,159	£3,719,497	-4%	£3,669,610	-5%	£3,619,723	-6%
9	Twenty unit scheme (flats)	20	£2,545,785	£2,411,688	-5%	£2,366,989	-7%	£2,322,290	-9%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£3,975,986	£3,727,626	-6%	£3,648,141	-8%	£3,568,654	-10%
11	Fifty unit scheme (flats - lower density)	50	£5,926,343	£5,587,363	-6%	£5,474,369	-8%	£5,361,376	-10%
12	Fifty unit scheme (flats - higher density)	50	£3,700,642	£3,393,012	-8%	£3,290,469	-11%	£3,187,926	-14%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£7,884,069	£7,434,881	-6%	£7,269,155	-8%	£7,103,430	-10%
14	Seventy unit scheme (flats - higher density)	70	£5,394,213	£4,947,072	-8%	£4,798,025	-11%	£4,648,978	-14%
15	One hundred unit scheme (flats - lower density)	100	£8,214,847	£7,521,792	-8%	£7,290,773	-11%	£7,059,755	-14%
16	One hundred unit scheme (flats - higher density)	100	£10,514,306	£9,908,140	-6%	£9,706,084	-8%	£9,504,028	-10%
17	Two hundred unit scheme (flats) with GF retail	200	£13,142,957	£11,882,102	-10%	£11,464,915	-13%	£11,047,729	-16%
18	Three hundred unit scheme (flats) with GF retail	300	£12,912,346	£11,095,105	-14%	£10,492,501	-19%	£9,889,897	-23%
19	Five hundred unit scheme (flats)	500	£23,077,724	£19,780,266	-14%	£18,668,867	-19%	£17,557,469	-24%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£9,790,120	£9,498,417	-3%	£9,236,891	-6%	£8,975,364	-8%
23	Data Centre	-	£6,041,519	£5,815,197	-4%	£5,588,876	-7%	£5,362,555	-11%
24	Office development	-	£43,351,724	£41,123,311	-5%	£40,380,507	-7%	£39,637,702	-9%
25	Office development	-	£21,672,065	£20,557,859	-5%	£20,186,457	-7%	£19,815,055	-9%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%



Table 7.8.8: Potential CIL rates – Sales values £10,326 per sqm – change in residual land value (appraisals assume 40% affordable housing)

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£308,319	£299,595	-3%	£296,686	-4%	£293,778	-5%
2	Two unit scheme (houses)	2	£616,637	£599,189	-3%	£593,374	-4%	£587,558	-5%
3	Four unit scheme (houses)	4	£1,000,787	£972,385	-3%	£962,916	-4%	£953,448	-5%
4	Seven unit scheme (flats)	7	£1,008,192	£959,761	-5%	£943,616	-6%	£927,472	-8%
5	Nine unit scheme (flats)	9	£1,132,566	£1,077,878	-5%	£1,059,650	-6%	£1,041,421	-8%
6	Ten unit scheme (houses)	10	£2,789,772	£2,708,027	-3%	£2,680,778	-4%	£2,653,530	-5%
7	Ten unit scheme (flats)	10	£1,420,567	£1,352,310	-5%	£1,329,558	-6%	£1,306,806	-8%
8	Twenty unit scheme (houses and flats)	20	£4,171,538	£4,021,876	-4%	£3,971,989	-5%	£3,922,102	-6%
9	Twenty unit scheme (flats)	20	£2,789,738	£2,655,641	-5%	£2,610,942	-6%	£2,566,243	-8%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£4,352,610	£4,104,250	-6%	£4,024,765	-8%	£3,945,278	-9%
11	Fifty unit scheme (flats - lower density)	50	£6,515,385	£6,176,406	-5%	£6,063,412	-7%	£5,950,418	-9%
12	Fifty unit scheme (flats - higher density)	50	£4,235,207	£3,927,577	-7%	£3,825,033	-10%	£3,722,491	-12%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£8,622,470	£8,173,738	-5%	£8,008,012	-7%	£7,842,287	-9%
14	Seventy unit scheme (flats - higher density)	70	£6,171,204	£5,724,063	-7%	£5,575,017	-10%	£5,425,970	-12%
15	One hundred unit scheme (flats - lower density)	100	£9,410,606	£8,717,551	-7%	£8,486,532	-10%	£8,255,513	-12%
16	One hundred unit scheme (flats - higher density)	100	£11,565,828	£10,959,662	-5%	£10,757,606	-7%	£10,555,551	-9%
17	Two hundred unit scheme (flats) with GF retail	200	£15,175,932	£13,915,077	-8%	£13,497,890	-11%	£13,080,704	-14%
18	Three hundred unit scheme (flats) with GF retail	300	£15,628,102	£13,833,952	-11%	£13,231,348	-15%	£12,628,744	-19%
19	Five hundred unit scheme (flats)	500	£28,032,025	£24,734,567	-12%	£23,623,168	-16%	£22,511,770	-20%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£9,790,120	£9,498,417	-3%	£9,236,891	-6%	£8,975,364	-8%
23	Data Centre	-	£6,041,519	£5,815,197	-4%	£5,588,876	-7%	£5,362,555	-11%
24	Office development	-	£43,351,724	£41,123,311	-5%	£40,380,507	-7%	£39,637,702	-9%
25	Office development	-	£21,672,065	£20,557,859	-5%	£20,186,457	-7%	£19,815,055	-9%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%



Table 7.8.9: Potential CIL rates – Sales values £10,764 per sqm – change in residual land value (appraisals assume 40% affordable housing)

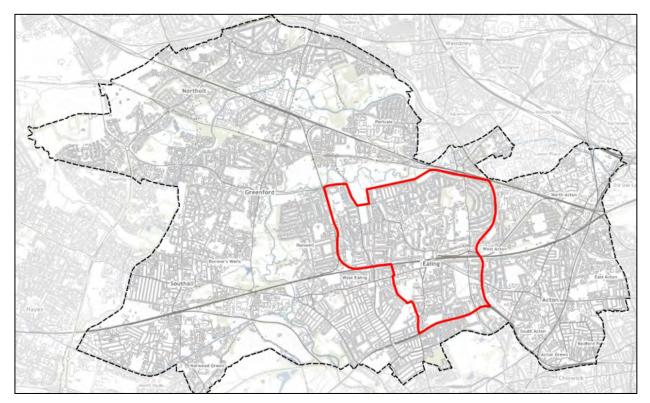
Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£327,523	£318,798	-3%	£315,890	-4%	£312,982	-4%
2	Two unit scheme (houses)	2	£655,044	£637,597	-3%	£631,780	-4%	£625,965	-4%
3	Four unit scheme (houses)	4	£1,063,311	£1,034,908	-3%	£1,025,439	-4%	£1,015,972	-4%
4	Seven unit scheme (flats)	7	£1,096,300	£1,047,869	-4%	£1,031,725	-6%	£1,015,581	-7%
5	Nine unit scheme (flats)	9	£1,232,052	£1,177,366	-4%	£1,159,137	-6%	£1,140,909	-7%
6	Ten unit scheme (houses)	10	£2,964,731	£2,882,985	-3%	£2,855,737	-4%	£2,828,488	-5%
7	Ten unit scheme (flats)	10	£1,544,742	£1,476,485	-4%	£1,453,733	-6%	£1,430,980	-7%
8	Twenty unit scheme (houses and flats)	20	£4,473,916	£4,324,254	-3%	£4,274,367	-4%	£4,224,480	-6%
9	Twenty unit scheme (flats)	20	£3,033,691	£2,899,594	-4%	£2,854,895	-6%	£2,810,196	-7%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£4,729,234	£4,480,874	-5%	£4,401,389	-7%	£4,321,902	-9%
11	Fifty unit scheme (flats - lower density)	50	£7,104,429	£6,765,449	-5%	£6,652,455	-6%	£6,539,462	-8%
12	Fifty unit scheme (flats - higher density)	50	£4,769,771	£4,462,142	-6%	£4,359,599	-9%	£4,257,055	-11%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£9,356,244	£8,912,595	-5%	£8,746,869	-7%	£8,581,145	-8%
14	Seventy unit scheme (flats - higher density)	70	£6,948,196	£6,501,055	-6%	£6,352,009	-9%	£6,202,961	-11%
15	One hundred unit scheme (flats - lower density)	100	£10,606,365	£9,913,309	-7%	£9,682,291	-9%	£9,451,272	-11%
16	One hundred unit scheme (flats - higher density)	100	£12,617,351	£12,011,184	-5%	£11,809,129	-6%	£11,607,073	-8%
17	Two hundred unit scheme (flats) with GF retail	200	£17,208,907	£15,948,052	-7%	£15,530,866	-10%	£15,113,679	-12%
18	Three hundred unit scheme (flats) with GF retail	300	£18,337,533	£16,545,650	-10%	£15,951,454	-13%	£15,357,257	-16%
19	Five hundred unit scheme (flats)	500	£32,977,902	£29,688,868	-10%	£28,577,471	-13%	£27,466,072	-17%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£9,790,120	£9,498,417	-3%	£9,236,891	-6%	£8,975,364	-8%
23	Data Centre	-	£6,041,519	£5,815,197	-4%	£5,588,876	-7%	£5,362,555	-11%
24	Office development	-	£43,351,724	£41,123,311	-5%	£40,380,507	-7%	£39,637,702	-9%
25	Office development	-	£21,672,065	£20,557,859	-5%	£20,186,457	-7%	£19,815,055	-9%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%



Residential rates

7.14 As noted in Section 2, developments in Ealing Broadway and surrounding areas Borough achieve higher values than those in the rest of the Borough, with developments in Northolt, Greenford and Southall achieving the lowest values. The Borough-wide range is £7,268 per square metre to £10,764 per square metre, which is a fairly significant difference, resulting in significant variations in residual land values. While applying a single rate is an option, it would be possible to increase income by adopting a slightly higher rate in Ealing Broadway and surrounding areas, where values are at the top end of the Borough-wide range. A rate of £300 per square metre in Ealing Broadway and surrounding areas (see Figure 7.14 for an indicative boundary and Central Ealing boundary in more detail in Figure 7.14.2) and a rate of £200 per square metre in all other parts of the Borough should be readily absorbed in most development scenarios.

Figure 7.14.1: Indicative residential charging boundaries

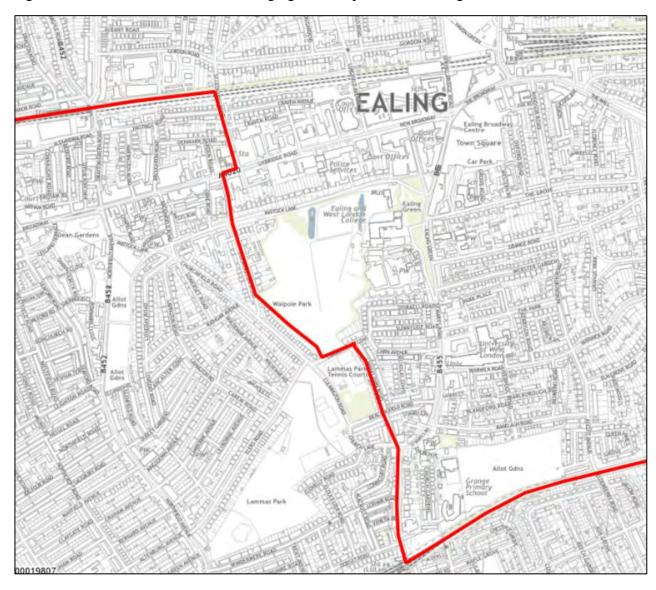


- 7.15 We attach as Appendix 13 the results of our sensitivity analysis which builds in the growth rates on sales values and inflation on costs identified in Table 4.4.1 and at Appendix 14 we attach the results of a 'downside' scenario with slower growth rates as identified in Table 4.3.1. The results indicate that schemes will become more viable and the 'buffer' or 'margin' between the theoretical maximum CIL rates and the proposed rates will widen. This will increase the capacity of schemes to provide higher levels of affordable housing (towards or at the fast track level of 40%) or generate higher returns to landowners. As noted previously, these results should be treated with a degree of caution as forecasts are based on assumptions on a range of factors that may change.
- 7.16 A key consideration for the Council is the interaction between CIL contributions and affordable housing, noting of course our earlier comments that securing both CIL and affordable housing are essential objectives. Like other planning authorities, the Council cannot seek to secure affordable housing to the total exclusion of financial contributions towards essential community infrastructure, and vice-versa. Increased rates should, in most circumstances, be passed on to the landowner through modest reductions in residual land values, but where this cannot happen (due to a high existing use value, for example), there may be a reduction in affordable housing in comparison to a 'no CIL' scenario.



7.17 We have therefore run a theoretical exercise to test the impact of the proposed CIL rates on the level of affordable housing to establish the change in affordable housing required if it is not possible to pass the increased CIL liability to the land owner through a reduction in land value²⁰. Table 7.17.1 summarises this analysis; for each scheme, we show the residual land value before CIL is applied and the reduction arising from the application of a notional CIL rate of £250 per square metre (the mid point between our suggested rates in Ealing and elsewhere). We then reduce the affordable housing in order to restore the residual land value back to its previous level. As can be noted, the increase in CIL can be fully mitigated by a reduction in affordable housing of circa 4%-6%.

Figure 7.14.2: Indicative residential charging boundary - Central Ealing detail



²⁰ The Planning Practice Guidance notes that land values should reflect planning policy requirements, including CIL. Developers should take account of policy requirements when formulating bids for sites.



Table 7.17.1: Theoretical reduction in affordable housing required to offset increase in CIL rates (private sales values at Borough-wide median of £9,012 per square metre)

Site ref	Site type	Number of units	RLV no CIL (40% affordable housing, private value of £9,012 psm)	RLV – proposed CIL £250	Reduced % of affordable housing required to offset increase in CIL (previously 40%)
1	One unit scheme (houses)	1	£250,708	£236,168	36.11%
2	Two unit scheme (houses)	2	£501,415	£472,336	36.11%
3	Four unit scheme (houses)	4	£813,217	£765,877	36.11%
4	Seven unit scheme (flats)	7	£743,866	£663,146	35.13%
5	Nine unit scheme (flats)	9	£834,104	£742,961	35.13%
6	Ten unit scheme (houses)	10	£2,264,897	£2,128,654	35.95%
7	Ten unit scheme (flats)	10	£1,048,043	£934,282	35.13%
8	Twenty unit scheme (houses and flats)	20	£3,264,402	£3,014,967	35.67%
9	Twenty unit scheme (flats)	20	£2,057,879	£1,833,757	35.13%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£3,222,738	£2,815,406	34.21%
11	Fifty unit scheme (flats - lower density)	50	£4,748,258	£4,183,290	34.74%
12	Fifty unit scheme (flats - higher density)	50	£2,629,876	£2,109,904	34.70%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£6,320,675	£5,540,035	34.21%
14	Seventy unit scheme (flats - higher density)	70	£3,838,067	£3,082,287	34.70%
15	One hundred unit scheme (flats - lower density)	100	£5,823,330	£4,668,237	34.67%
16	One hundred unit scheme (flats - higher density)	100	£8,411,261	£7,392,099	34.70%
17	Two hunded unit scheme (flats) with GF retail	200	£9,076,930	£6,952,053	34.13%
18	Three hundred unit scheme (flats) with GF retail	300	£7,434,651	£4,412,203	33.67%
19	Five hundred unit scheme (flats)	500	£13,089,454	£7,494,905	33.89%

7.18 Clearly this assessment takes 40% affordable housing as a starting point on the assumption that this is the viable level that can be delivered. As noted earlier, in some cases developments have delivered lower levels of affordable housing and, in these cases, the reduction in affordable housing required to offset CIL would be somewhat more significant. The Council will therefore need to weigh the benefits of CIL income against the impact on affordable housing delivery. If the Council's priority is delivering higher levels of affordable housing, this points to setting CIL rates at a level which is relatively cautious in the first Charging Schedule, with potential for a review in a few year's time.

Co-living developments

7.19 Co-living developments are typically high density developments that maximise the use of land. Our appraisals indicate that these schemes are no less viable than C3 residential and we therefore suggest that co-living schemes are brought within the £350 per square metre rate for residential development.

Commercial rates

Offices

7.20 Our testing of new office development indicates that a CIL rate could be applied in Ealing Broadway and the immediately surrounding area, but in other parts of the Borough, office developments are unlikely to be viable. We therefore recommend that a CIL of £75 per square metre is applied in Ealing



Broadway and nil elsewhere.

Retail

7.21 The retail market is experiencing structural change which may result in surplus space over the life of a new charging schedule. Developments involving retail are likely to involve existing shopping centres and standalone shopping parades, but providing no more retail floorspace than exists currently (indeed many shopping centre redevelopments involve contraction in retail floorspace due to oversupply issues). We would therefore recommend that CIL rates on new retail floorspace are set at nil in the first charging schedule, which reflects both the market position of retail, but also the limited prospect that a CIL rate on this use would have generated any income.

General industrial and storage or distribution

7.22 Industrial capital values have increased significantly over the past few years due to falling supply due to losses of existing industrial space to residential. Our appraisals indicate that industrial and light industrial developments can absorb maximum CIL rates in the region of £200 per square metre. We suggest that a CIL rate of £100 per square metre would leave a significant buffer to address the impact of economic cycles over the life of the charging schedule.

Hotels

7.23 The hotel market has been adversely affected by the Coronavirus pandemic with several years of low occupancy, although this is slowly recovering. Our appraisals indicate that hotel developments will generate surplus value over existing use value and we therefore recommend that the CIL rates on new hotels are set at £50 per square metre.

Data centres

7.24 There has been significant growth in data centre development in London and around the south east of England due to expanding requirements from a range of companies for data hosting facilities. Our appraisals indicate that data centre developments can absorb maximum CIL rates in the region of £270 to £600 per square metre. We suggest that a CIL rate of £150 per square metre would leave a significant buffer to address the impact of economic cycles over the life of the charging schedule. Data centre operators have significant flexibility in their location and this is a use that is not yet charged in any other CIL schedules in London boroughs. The Council will therefore need to adopt a cautious approach to rate setting to avoid driving delivery elsewhere.

Other uses

7.25 Charging schedules typically apply a nominal rate in the region of £25 per square metre to all other uses that are not separately identified. We do not consider that there are any reasons for the Council not to apply a nominal rate across the Borough. Education and health developments should be identified as nil rated, in line with the approach adopted by the Mayor of London.

CIL rates summary

7.26 A summary of the proposed CIL rates is provided in Table 7.26.1. It should be noted that the CIL PPG indicates that CIL rates should apply to intended uses of development, rather than use classes, but that use classes may sometimes be a useful indication of intended use.



Table 7.26.1: Summary of proposed CIL rates

Intended use of development	Area	Proposed rate
Residential	Central Ealing	£300
	Rest of Borough	£200
Student housing	Borough-wide	£350
Co-living	Borough-wide	£350
Offices	Ealing Metropolitan Town Centre	£75
	Rest of Borough	Nil
Retail	Borough-wide	Nil
Industrial, light industrial, storage and logistics	Borough-wide	£100
Hotels	Borough-wide	£50
Data centres	Borough-wide	£150
All other uses not identified above	Borough-wide	£25
Health and education developments	Borough-wide	Nil



8 Conclusions and recommendations

- 8.1 The NPPF states that "Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the delivery of the plan". This report and its supporting appendices test the ability of development typologies in Ealing to support emerging Local Plan policies while making contributions to infrastructure that will support growth through CIL.
- 8.2 We have tested the impact of the main emerging policies which may have an impact on viability:
 - Affordable workspace: we have tested emerging requirements on schemes which provide new office and industrial floorspace (5% of floorspace and 10% of floorspace on mixed use schemes) at an 80% discount to market rent for 15 years. This requirement results in reductions in residual land values not exceeding 30%, indicating that the policy requirement should be viable in most cases.
 - Affordable housing: We have appraised residential schemes with a range of affordable housing from 0% to 50% in line with existing policy requirements and to inform emerging Policy. The Council's emerging fast track policy sets a target of 40% with a tenure mix of 70% social rent and 30% shared ownership).
 - There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values, scheme composition and benchmark land value. The results do not point to any particular level of affordable housing that most schemes can viably deliver, although in most cases, our appraisals indicate that schemes can viably provide 40% affordable housing, or percentages close to this. We therefore recommend that a fast track target of 40% could be adopted, and applied on a 'maximum reasonable proportion' basis taking site-specific circumstances into account. This reflects the Council's current practice and also the approach in the 2021 London Plan.
 - Setting a lower proportion of affordable housing is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more would no longer do so. The Council will also need to consider how its 40% fast track target will interface with the 'Fast Track' route in London Plan policies H4 and H5 which set a lower target of 35%.
 - Affordable housing contributions on small sites: The Council's emerging policy seeks financial contributions from small sites (the equivalent of 10% of units on schemes of 1 to 4 units and 20% on schemes of 5 to 9 units). Our appraisals indicate that this requirement should be viable in almost all cases. In terms of implementation, the policy could be applied through a comparison of two residual valuations (one assuming all units are private and the other in which on-site affordable housing is included) with the financial contribution equating to the difference between the two residuals. Alternatively, a formulae-based approach could be used.
 - Biodiversity Net gain and Urban Greening Factor: we have tested the impact of the Council's emerging policies for 20% BNG and they have a very modest impact on residual land values and can therefore be viably absorbed.
 - **Net Zero Carbon:** the Council's emerging policy sets out an ambition for new development to be net carbon neutral by 2030. We have tested the impact this is likely to have on developments in the Borough and the residual land values will typically fall by 13% on average. The impact is therefore relatively significant in some cases, but the costs of technology required to achieve net zero carbon are expected to fall over time as research and development drives improvements. The cost impact of achieving both operational and embodied carbon are likely to be higher than operational only, with more significant impact on viability. However, given that the Council is not seeking to deliver net carbon zero until 2030, it is likely that costs will have fallen by that point and this will mitigate the impact on viability.



■ CIL: We have considered the potential rates of CIL that the Council could levy which (on residential schemes) avoid reducing affordable housing as far as possible when scheme are close to the margins of viability. In most cases, the rates are set with significant 'buffers' below the maximum rate and the reduction in residual land values is relatively modest (typically no higher than 12%). The recommended rates of CIL are summarised in Table 8.2.1

Table 8.2.1: Summary of proposed CIL rates

Intended use of development	Area	Proposed rate
Residential	Ealing	£300
	Rest of Borough	£200
Student housing	Borough-wide	£350
Large-purpose built shared living (LSPBSL) and other Houses in Multiple Occupation	Borough-wide	£350
Offices	Ealing Metropolitan Town Centre	£75
	Rest of Borough	Nil
Retail, food and beverage uses (Direct sale of goods, food and beverages directly to the public)	Borough-wide	Nil
Industry	Borough-wide	£100
Hotels (Excluding serviced apartments that form a primary place of residence – these constitute LSPBSL)	Borough-wide	£50
Data centres	Borough-wide	£150
Publicly funded or not-for-profit development for	Borough-wide	Nil
All forms of development not otherwise identified above	Borough-wide	£25

Additional observations

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



may be instances when viability issues emerge on individual developments, even when the land has been purchased at an appropriate price (e.g. due to extensive decontamination requirements). In these cases, some flexibility may be required subject to submission of a robust site-specific viability assessment.



Appendix 1 - Policy review



Emerging Local Plan policies

Policy No	Summary of requirement	Implications for scheme viability
SP.1 A vision for Ealing	Sets out strategic vision for the Borough	None
SP2: Tackling the climate crisis	Supports 20 minute neighbourhood principles; reducing reliance on car travel; promoting circular economy principles; achieve carbon neutral by 2030; promoting green infrastructure.	No direct cost implications. Other specific policies address how the broad aims in SP.2 will be delivered.
SP2.3: Thriving communities	Safeguarding and promoting social infrastructure; development to support the delivery of new social infrastructure	Contributions through CIL and Section 106 factored into the appraisals.
SP.3: Fighting inequality	Creating conditions for mixed and balanced communities; creating a more equal and affordable borough; ensuring access to education across the borough; improving air quality and tackling congestion; promoting 20 minute neighbourhood principles; integrating work, recreation and living spaces; maintaining a sufficient supply of indoor and outdoor sports facilities; mitigating effects of climate change; implementing health impact assessments on strategic developments.	No direct cost implications; other specific policies address how the broad aims in SP.3 will be delivered.
SP.4: Good growth	Directing developments to sustainable locations; making efficient use of land; development to be character-led and in context; maintaining the Borough's supply of industrial land	No direct cost implications.
SP4.3: Genuinely affordable homes	Secure maximum affordable housing with 70% of affordable homes to be provided as social rent.	Tested in the Study.
A.1 Acton Spatial Strategy	Spatial strategy for Acton	No direct cost implications.
A.2 Acton Town Centre Neighbourhood Centre	Spatial strategy for Acton Town Centre	No direct cost implications.
A.3: South Acton	Spatial strategy for South Acton	No direct cost implications.
A.4 Acton Main Line Station and environs	Spatial strategy for Acton Main Line area	No direct cost implications.
A.5: East Acton Neighbourhood Centre	Spatial strategy for East Acton	No direct cost implications.
A.6: North Acton and Park Royal	Spatial strategy for North Acton	No direct cost implications.
E.1: Ealing Spatial Strategy	Spatial strategy for Ealing	No direct cost implications.
E.2: Ealing Metropolitan Town Centre	Spatial strategy for Ealing MTC	No direct cost implications.
E.3: North Ealing	Spatial strategy for North Ealing	No direct cost implications.
E.4: South Ealing and Ealing Common	Spatial strategy for South Ealing and Ealing Common	No direct cost implications.
G.1: Greenford Spatial Strategy	Spatial strategy for Greenford	No direct cost implications.
G.2: Greenford District Centre Spatial Strategy	Spatial strategy for Greenford District Centre	No direct cost implications.
G.3: Westways Cross Neighbourhood Centre	Spatial strategy for Neighbourhood Centre	No direct cost implications.



Policy No	Summary of requirement	Implications for scheme viability
G.4: Sudbury Hill Neighbourhood Centre	Spatial strategy for Neighbourhood Centre	No direct cost implications.
G.5: Greenford Station Local Centre	Spatial strategy for Local Centre	No direct cost implications.
H.1: Hanwell Spatial Strategy	Spatial strategy for Hanwell	No direct cost implications.
H.2: Hanwell District Centre	Spatial strategy for Hanwell District Centre	No direct cost implications.
N.1: Northolt Spatial Strategy	Spatial strategy for Northolt	No direct cost implications.
N.2: Northolt Neighbourhood Town Centre Spatial Strategy	Spatial Strategy for Northolt Town Centre Spatial Strategy	No direct cost implications.
N.3: White Hart Neighbourhood Centre Spatial Strategy	Spatial strategy for White Hart Spatial Strategy	No direct cost implications.
P.1: Perivale Spatial Strategy	Spatial strategy for Perivale	No direct cost implications.
P.2: Perivale (Bilton Road) Neighbourhood Centre Spatial Strategy	Spatial strategy for Perivale (Bilton Road) Neighbourhood Centre	No direct cost implications.
P.3: Medway Parade Local Centre Spatial Strategy	Spatial strategy for Medway Parade	No direct cost implications.
P.4: Perivale Station and environs Spatial Strategy	Spatial strategy for Perivale Station and environs	No direct cost implications.
S.1: Southall Spatial Strategy	Spatial strategy for Southall	No direct cost implications.
S.2 Southall Town Centre Spatial Strategy	Spatial strategy for Southall Town Centre	No direct cost implications.
S.3 King Street Neighbourhood Centre Spatial Strategy	Spatial strategy for King Street Neighbourhood Centre	No direct cost implications.
S.4: West Southall Spatial Strategy	Spatial strategy for West Southall	No direct cost implications.
S.5: East Southall Spatial Strategy	Spatial strategy for East Southall	No direct cost implications.
DAA: Design and Amenity – Ealing LPA – local policy	New development to mitigate its impact on neighbours through high quality design, good levels of privacy, good levels of daylight and sunlight and positive visual impacts	Reflects best practice that most developers would aim to meet or exceed.
D9: Tall Buildings London Plan Ealing LPA – local variation	Defines tall buildings in numbers of storeys and metres in different parts of the Borough. Tall buildings above thresholds to be located within allocated development sites.	Land use issue only – no direct cost implications.
HOU: Affordable housing – Ealing LPA – local policy	Sets a strategic affordable housing target of 50% with a tenure split of 70% social rent and 30% intermediate.	Affordable housing provision tested in the Study.
	Sets a 'Fast Track' threshold of 40% affordable housing, with tenure split of 70% social rent and 30% intermediate.	
	Provision to be on-site and in perpetuity.	



Policy No	Summary of requirement	Implications for scheme viability
H16: Large Scale Purpose Built Shared Living – London Plan – Ealing LPA – local variation	Seeks to limit the provision of these types of development to Ealing Metropolitan Town Centre.	Land use issue only.
SSC: Small Sites Contribution Ealing LPA – local policy	Developments of 9 or fewer units to make financial contributions towards affordable housing:	Tested in the study.
	1-4 units: financial contribution equivalent to providing 10% affordable housing	
	5-9 units: financial contribution equivalent to providing 20% affordable housing	
E3: Affordable Workspace London Plan – Ealing LPA – local variation	10% of gross floorspace in mixed use schemes and 5% of net floorspace in office and industrial schemes to be provided as affordable workspace.	Tested in the study.
	On-site provision if the policy requirement would result in 1,000 sqm of AW on mixed use schemes; 2,000 sqm of AW on office schemes; and 3,000 sqm on industrial sites.	
	Financial contributions where the amount of AW would fall below these thresholds.	
	AW to be provided at 80% discount to market rent for a period of 15 years.	
	Financial contribution to be based on the annual discount multiplied by 15.	
E4: Land for industry, logistics and services to support London's economic function – London Plan Ealing LPA – local variation	Seeks to deliver and maintain a sufficient supply of land for industry and related uses. Presumption against release of industrial land.	Land use issue only.
E6: Locally Significant Industrial Sites (LSIS) – London Plan Ealing LPA – local variation	Developments which provide confirming uses with high employment and economic value to be prioritised.	Land use issue only.
local variation	Mixed intensification may be acceptable providing it meets objectively assessed industrial needs and achieves a high quality of built environment and delivers necessary supporting infrastructure, affordable housing and affordable workspace.	
TC5: Town Centres – Ealing LPA – local policy	Flexibility provided by Class E and related PD rights creates issues for management of town centres. The Plan will seek to proactively manage town centres to preserve and enhance their commercial, social and cultural functions within the overall framework of 20 minute neighbourhoods.	Land use issue only.
G4: Open space – London Plan Ealing LPA – local variation	Sets out requirements for development on green and open space. Nature conservation and recreation to be prioritised; openness must be preserved and impact on visual openness must be minimised.	Land use issue only.



Policy No	Summary of requirement	Implications for scheme viability
G5: Urban Greening – London Plan – Ealing LPA – local variation	Plan expresses a desire to create 10 new parks and open spaces and give back to nature 800,000 square metres through rewilding and reintroducing wildlife. 10 new community growing spaces within housing estates and new developments. Developments to achieve minimum Urban Greening Factor of 0.4 for residential and 0.3 for commercial (excluding B2 and B8).	Costs of achieving required UGF levels incorporated into the appraisals.
CO: Carbon offsetting – Ealing LPA – local variation	Sets out broad approach for new development to be net carbon neutral by 2030, including implementation of BREEAM for commercial development and Passivhaus for residential.	Additional costs of BREEAM and net zero carbon tested in the study.
FLP: Funding – London Plan – Ealing LPA – local policy	Sets out the Council's approach to prioritising delivery of items of infrastructure identified on its IDP. Sets out the Council's intention to create a framework for future negotiations on developer contributions including CIL.	CIL and Section 106 obligations tested alongside other policy requirements.
ENA: Enabling Development -Ealing LPA – local policy	Sets out the Council's approach to Enabling Development and must be (a) led by the objectives of the designation in question and (b) proportionate to the costs of the objective that is enabled. Meeting housing targets is not in itself to be considered enabling development.	Reflects standard approaches involving enabling development.



Appendix 2 - Typology details and appraisal inputs

1		2 3		4 5	6	5 7	8	13	3 14	. 15	16	17	18	19	20	21	22	23	24	25	26	27	28
EALING LO	OCAL PLAN VIABILITY TESTING												Floor areas	- proposed (sqm)								
		Gross	Net site			No of	No of	Resi costs	Resi cost	GIA	GIA				Note: B1 off	ice inlcudes E	31(b)					Total resi	Total resi FS
Site ref	Typology description	Site area	area	Site coverage	Heights	Houses	Flats	Houses	Flats	Houses	flats		Retail A1-A	Retail S'Mark	B1 office	B1(c) and B	8 storage C	1 Hotel	C2 resi inst	Data Centre	D2	units	
1	One unit scheme (houses)	0.03			2	2 1		1,838	2,114	108	-		-	-	-	-	-	-	-	-	-	1	108
2	Two unit scheme (houses)	0.04	0.0		2	2		1,838	2,114	215			-	-	-	-	-	-	-	-	-	2	215
3	Four unit scheme (houses)	0.04	0.0	4 30%	3	4		1,838	2,114	350	-		-	-	-	-	-	-	-	-	-	4	350
4	Seven unit scheme (flats)	0.07	0.0	7 30%	3	3	7	1,838	2,114	-	598		-	-	-	-	-	-	-	-	-	7	598
5	Nine unit scheme (flats)	0.06			3	3	9	1,838	2,114	-	675		-	-	-	-	-	-	-	-	-	9	675
6	Ten unit scheme (houses)	0.10	0.1		3	10		1,838	2,114	1,009	-		-	-	-	-	-	-	-	-	-	10	
7	Ten unit scheme (flats)	0.06	0.0	6 40%	4	.	10	1,838	2,114	-	843		-	-	-	-	-	-	-	-	-	10	
8	Twenty unit scheme (houses and flats)	0.19	0.1	9 40%	3	6	14	1,838	2,114	563	1,313		-	-	-	-	-	-	-	-	-	20	
9	Twenty unit scheme (flats)	0.11	0.1	1 50%	3	3	20	1,838	2,114	-	1,680		-	-	-	-	-	-	-	-	-	20	1,680
10	Thirty unit scheme (flats with retail use on ground floor)	0.14	0.1	4 50%	4	l I	30	1,838	2,114	-	2,618		-	200	-	-	-	-	-	-	-	30	2,618
11	Fifty unit scheme (flats - lower density)	0.36	0.3	6 40%	3	3	50	1,838	2,114	-	4,325		-	-	-	-	-	-	-	-	-	50	4,325
12	Fifty unit scheme (flats - higher density)	0.13	0.1	3 50%	6	6	50	1,838	2,495	-	3,925		-	-	-	-	-	-	-	-	-	50	3,925
13	Seventy unit scheme (Industrial/employment led scheme)	0.27	0.2	7 60%	4	l l	70	1,838	2,114	-	5,425		-	-	-	1,000	-	-	-	-	-	70	
14	Seventy unit scheme (flats - higher density)	0.07	0.0	7 55%	15	5	70	1,838	2,495	-	5,705		-	-	-	-	-	-	-	-	-	70	
15	One hundred unit scheme (flats - lower density)	0.30	0.3	0 50%	6	6	100	1,838	2,495	-	8,850		-	-	-	-	-	-	-	-	-	100	8,850
16	One hundred unit scheme (flats - higher density)	0.28			4	l l	100	1,838	2,114	-	7,850		-	-	-	-	-	-	-	-	-	100	7,850
17	Two hunded unit scheme (flats) with GF retail	0.40	0.4	0 50%	8	3	200	1,838	2,495	-	15,900		-	200	-	-	-	-	-	-	-	200	15,900
18	Three hundred unit scheme (flats) with GF retail	0.38	0.3	8 30%	20)	300	1,838	2,495	-	22,800		-	200	-	-	-	-	-	-	-	300	22,800
19	Five hundred unit scheme (flats)	1.44	1.4	4 30%	10)	500	1,838	2,495	-	42,000		-	200	-	1,000	-	-	-	-	-	500	42,000
20	Two hundred unit Co-living scheme	0.15	0.1		5	5	-	1,838	2,114	-	-		-	200	-	-	-	-	5,000	-	-	-	-
21	Large retail supermarket	1.00	1.0		1		-	1,838	2,114	-	-		-	3,000	-	-	-	-	-	-	-	-	-
22	Comparison retail	0.35	0.3	5 50%	3	3	-	1,838	2,114	-	-		5,000	200	-	-	-	-	-	-	-	-	-
23	Data Centre	0.83	0.8	3 60%	1		-	1,838	2,114	-	-		2,000	-	-	-	-	-	-	5,000	-	-	-
24	Office development	0.50	0.5		12	2	-	1,838	2,495	-	-		-	-	30,000	-	-	-	-	-	-	-	-
25	Office development	0.42			6	6	-	1,838	2,495	-	-		-	-	15,000	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	0.19	0.1	9 40%	10)	-	1,838	2,495	-	-		-	-	-	-	-	7,400	-	-	-	-	-
27	Hotel development (100 rooms)	0.12	0.1	2 50%	- 6	6	-	1,838	2,495	-	-		-	-	-	-	-	3,500	-	-	-	-	-
28	Light industrial scheme	0.50	0.5	0 60%	2	2	-	1,838	2,114	-	-		-	-	-	6,000	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	1.00			1		-	1,838	2,114	-	-		-	-	-	-	5,000	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	1.00	1.0	0 60%	1		-	1,838	2,114	_	-		-	-	-	-	6,000	-	-	-	-	-	-

1	29	30	31	32	33	34	35	36	37	38	48	49	50	51	52	53	54	55	56	57	58
EALING LO	oc CIL (rate per	r sqm)										S106 (per	sqm for comm	ercial; p	er unit for	resi					
											E&T										
Site ref	Retail A1-AR			B1(c) and E	38 storage		-	Data Centr D		Resi	cost		Retail S'Ma B1		B1(c) and E		-		Data Centr		Resi
1	214.55	364.55	189.55		139.55	264.55	139.55	139.55	139.55	314.55	-	25		25	25	25			25	25	
2	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	-	25		25	25	25				25	5,000
3	214.55	364.55	189.55		139.55	264.55	139.55	139.55	139.55	314.55	-	25		25	25	25				25	5,000
4	214.55	364.55	189.55		139.55	264.55	139.55	139.55	139.55	314.55	-	25		25	25	25				25	5,000
5	214.55	364.55	189.55		139.55	264.55	139.55	139.55	139.55	314.55	-	25		25	25	25			-	25	5,000
6	214.55	364.55	189.55		139.55	264.55	139.55	139.55	139.55	314.55	-	25		25	25	25				25	5,000
7	214.55	364.55	189.55		139.55	264.55	139.55	139.55	139.55	314.55	-	25		25	25	25				25	5,000
8	214.55	364.55	189.55		139.55	264.55	139.55	139.55	139.55	314.55	-	25		25	25	25			-	25	5,000
9	214.55	364.55	189.55		139.55	264.55	139.55	139.55	139.55	314.55	-	25		25	25	25				25	5,000
10	214.55	364.55	189.55		139.55	264.55	139.55	139.55	139.55	314.55	8,412	25		25	25	25				25	5,000
11	214.55	364.55	189.55		139.55	264.55	139.55	139.55	139.55	314.55	-	25		25	25	25				25	5,000
12	214.55	364.55	189.55		139.55	264.55	139.55	139.55	139.55	314.55	-	25	-	25	25	25			-	25	5,000
13	214.55	364.55	189.55		139.55	264.55	139.55	139.55	139.55	314.55	19,861	25		25	25	25				25	5,000
14	214.55	364.55	189.55		139.55	264.55	139.55	139.55	139.55	314.55	-	25		25	25	25				25	5,000
15	214.55	364.55	189.55		139.55	264.55	139.55	139.55	139.55	314.55	-	25		25	25	25				25	5,000
16	214.55	364.55	189.55		139.55	264.55	139.55	139.55	139.55	314.55	-	25		25	25	25				25	5,000
17	214.55	364.55	189.55		139.55	264.55	139.55	139.55	139.55	314.55	8,412	25		25	25	25				25	5,000
18	214.55	364.55	189.55		139.55	264.55	139.55	139.55	139.55	314.55	8,412	25		25	25	25				25	5,000
19	214.55	364.55	189.55		139.55	264.55	139.55	139.55	139.55	314.55	28,273	25		25	25	25				25	5,000
20	214.55	364.55	189.55		139.55	264.55	139.55	139.55	139.55	314.55	8,412	25	-	25	25	25			-	25	5,000
21	214.55	364.55	189.55		139.55	264.55	139.55	139.55	139.55	314.55	126,176	25		25	25	25				25	5,000
22	214.55	364.55	189.55		139.55	264.55	139.55	139.55	139.55	314.55	196,570	25		25	25	25			-	25	5,000
23	214.55	364.55	189.55		139.55	264.55	139.55	139.55	139.55	314.55	75,263	25		25	25	25				25	5,000
24	214.55	364.55	189.55		139.55	264.55	139.55	139.55	139.55	314.55	1,787,500	25		25	25	25			-	25	5,000
25	214.55	364.55	189.55		139.55	264.55	139.55	139.55	139.55	314.55	893,750	25		25	25	25				25	5,000
26	214.55	364.55	189.55		139.55	264.55	139.55	139.55	139.55	314.55	105,820	25		25	25	25				25	5,000
27	214.55	364.55	189.55		139.55	264.55	139.55	139.55	139.55	314.55	50,050	25		25	25	25				25	5,000
28	214.55	364.55	189.55		139.55	264.55	139.55	139.55	139.55	314.55	119,167	25	-	25	25	25			-	25	5,000
29	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	51,071	25		25	25	25				25	5,000
30	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	61,286	25	25	25	25	25	25	25	25	25	5,000

1	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78
EALING LO	c Rents									Cap val	Yields									n/a
Site ref	Retail A1-ARe	etail S'Ma	B1 office	B1(c) and E	B8 storage	C1 Hotel	C2 resi insi	Data Centr	D2	Resi		Retail S'Ma	B1 office	B1(c) and I	B8 storage	C1 Hotel	C2 resi inst	Data Centr D	2	Resi
1	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
2	430	275	330	220	-	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
3	430	275	330	220	-	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
4	430	275	330	220		339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
5	430	275	330	220		339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
6	430	275	330	220		339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
7	430	275	330	220		339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
8	430	275	330	220	-	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
9	430	275	330	220		339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
10	430	275	330	220		339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
11	430	275	330	220		339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
12	430	275	330	220		339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
13	430	275	330	220	-	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
14	430	275	330	220		339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
15	430	275	330	220		339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
16	430	275	330	220		339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
17	430	275	330	220		339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
18	430	275	330	220	-	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
19	430	275	330	220		339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
20	430	275	330	220		339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
21	430	275	330	220		339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
22	430	275	330	220		339	425	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
23	430	275	330	220		339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
24	430	275	330	220		339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
25	430	275	330	220		339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
26	430	275	330	220		339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
27	430	275	330	220		339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
28	430	275	330	220		339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
29	430	275	330	220		339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
30	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	

1	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	120	121
EALING LO	c Build costs										Net to gross											
										GF infra											Total new	
Site ref	Retail A1-A5	Retail S'Ma		· /	B8 storage		C2 resi inst			% costs	Retail A1-A5 Reta				B8 storage	-	C2 resi inst			lesi		Highways/S278
1	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%		85%	85%	100%	108	1,000
2	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	100%	215	2,000
3	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	100%	350	4,000
4	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	598	7,000
5	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	675	9,000
6	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	100%	1,009	10,000
7	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%		85%	85%	85%	843	10,000
8	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	92%	1,875	20,000
9	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,680	20,000
10	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,818	33,000
11	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,325	50,000
12	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	3,925	50,000
13	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	6,425	85,000
14	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,705	70,000
15	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	8,850	100,000
16	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	7,850	100,000
17	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	16,100	203,000
18	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	79%	23,000	303,000
19	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	43,200	518,000
20	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,200	78,000
21	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	3,000	45,000
22	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,200	78,000
23	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	7,000	105,000
24	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	30,000	450,000
25	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	15,000	225,000
26	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	7,400	111,000
27	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	3,500	52,500
28	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	6,000	90,000
29	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,000	75,000
30	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	6,000	90,000

1			124	125	126	127	128	129	130	131	132		134	135	136	137	138	139	140	141
EALING LO	c Build start (QUAR1	TERS)									Build perio	od (QUART	ERS)							
Site ref	Retail A1-A Retail S'	MaB1 office	ce E	31(c) and E	B8 storage C	1 Hotel	C2 resi ins Dat	ta Centr	D2 Resi		Retail A1-A	Retail S'Ma	B1 office	B1(c) and E	B8 storage	C1 Hotel	C2 resi ins	Data Centr D2		Resi
1	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
2	2	2	2	2		2	2	2	2	2	4	7	4	4	4	4	4	4	4	4
3	2	2	2	2		2	2	2	2	2	4		4	4	4	4	4	4	4	4
4	2	2	2	2	2	2	2	2	2	2	6		6	6	6	6	6	6	6	6
5	2	2	2	2	2	2	2	2	2	2	6		6	6	6	6	6	6	6	6
6	2	2	2	2		2	2	2	2	2	6		6	6	6	6	6	6	6	6
7	2	2	2	2		2	2	2	2	2	6	-	6	6	6	6	6	6	6	6
8	2	2	2	2		2	2	2	2	2	6		6	6	6	6	6	6	6	6
9	2	2	2	2		2	2	2	2	2	6	,	6	6	6	6	6	6	6	6
10	2	2	2	2		2	2	2	2	2	6	-	6	6	6	6	6	6	6	6
11	2	2	2	2		2	2	2	2	2	8		8	8	8	8	8	8	8	8
12	2	2	2	2		2	2	2	2	2	8		8	8	8	8	8	8	8	8
13	2	2	2	2		2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
14	2	2	2	2		2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
15	2	2	2	2		2	2	2	2	2	8		8	8	8	8	8	8	8	8
16	2	2	2	2		2	2	2	2	2	8		8	8	8	8	8	8	8	8
17	2	2	2	2		2	2	2	2	2	10		10		10	10	10		10	10
18	2	2	2	2		2	2	2	2	2	10		10		10	10	10		10	10
19	2	2	2	2		2	2	2	2	2	12		12		12	12	12		12	12
20	2	2	2	2	_	2	2	2	2	2	8		8	8	8	8	8	8	8	8
21	2	2	2	2		2	2	2	2	2	6		6	6	6	6	6	6	6	6
22	2	2	2	2		2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
23	2	2	2	2		2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
24	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
25	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
26	2	2	2	2		2	2	2	2	2	8		8	8	8	8	8	8	8	8
27	2	2	2	2		2	2	2	2	2	8		8	8	8	8	8	8	8	8
28	2	2	2	2		2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
29	2	2	2	2		2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
30	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4

1	142		4 145	5 146	147	148	149	150) 151			53 15	4 1	155 156		168		173 174
EALING LOC	Investmen	t sale (QUARTERS)								Resi sales period (qtrs)	Sales period start	Area		On-site AH	% AH rented			
													% of PRS				BNG cost	Car parking spaces
Site ref	Retail A1-A	Retail S'Ma B1 office	B1(c) and	EB8 storage C	1 Hotel C2	resi inst	Data Centr	D2	Resi	Resi	Resi		units			Roof area		
1	6	6	6	6	6	6	6	- (3		1	6	0.00%	36%	70%	26.88	0.2%	100%
2	6	6	6	6	6	6	6	(3		1	6	0.00%	36%	70%	53.75	0.2%	100%
3	6	6	6	6	6	6	6	(3		1	6	0.00%	36%	70%	38.89	0.2%	100%
4	8	8	8	8	8	8	8		3		1	8	0.00%	36%	70%	66.42	0.2%	20%
5	8	8	8	8	8	8	8		3		1	8	0.00%	36%	70%	75.00	0.2%	20%
6	8	8	8	8	8	8	8		3		1	8	0.00%	36%	70%	161.44	0.2%	100%
7	8	8	8	8	8	8	8		3		1	8	0.00%	36%	70%	68.78	0.2%	20%
8	8	8	8	8	8	8	8		3		2	8	0.00%	36%	70%	300.00	0.2%	50%
9	8	8	8	8	8	8	8		3		2	8	0.00%	36%	70%	186.67	0.2%	20%
10	8	8 8	8	8	8	8	8		3		3	8	0.00%	36%	70%	176.09	0.2%	20%
11	10	10 10	10	10	10	10	10	10)		5	10	0.00%	36%	70%	480.56	0.2%	20%
12	10	10 10	0 10	10	10	10	10	10)		5	10	0.00%	36%	70%	109.03	0.2%	20%
13	10	10 10	0 10	10	10	10	10	10)		5	10	0.00%	36%	70%	401.56	0.2%	20%
14	10	10 10	0 10	10	10	10	10	10)		5	10	0.00%	36%	70%	25.36	0.2%	20%
15	10	10 10	0 10	10	10	10	10	10)		6	10	0.00%	36%	70%	245.83	0.2%	20%
16	10	10 10	0 10	10	10	10	10	10)		6	10	0.00%	36%	70%	490.63	0.2%	20%
17	12	12 12	2 12	2 12	12	12	12	12	2		8	12	0.00%	36%	70%	251.56	0.2%	20%
18	12	12 12	2 12	2 12	12	12	12	12	2		8	12	0.00%	36%	70%	57.50	0.2%	20%
19	14	14 14	4 14	14	14	14	14	14	1		10	8	0.00%	36%	70%	432.00	0.2%	20%
20	10	10 10	0 10	10	10	10	10	10)		1	10	0.00%	0%	70%	208.00	0.2%	0%
21	8	8 8	8	8	8	8	8		3		1	8	0.00%	0%	70%	3,000.00	0.2%	20%
22	8	8 8	8	8	8	8	8		3		1	8	0.00%	0%	70%	577.78	0.2%	20%
23	8	8 8	8	8	8	8	8		3		1	8	0.00%	0%	70%	4,980.00	0.2%	20%
24	10	10 10	0 10	10	10	10	10	10)		1	10	0.00%	0%	70%	208.33	0.2%	20%
25	10	10 10	0 10	10	10	10	10	10)		1	10	0.00%	0%	70%	416.67	0.2%	20%
26	10	10 10	0 10	10	10	10	10	10)		1	10	0.00%	0%	70%	74.00	0.2%	20%
27	10	10 10	0 10	10	10	10	10	10)		1	10	0.00%	0%	70%	97.22	0.2%	20%
28	8		8		8	8	8		3		1	8	0.00%	0%	70%	1,500.00	0.2%	20%
29	6	6	6	6	6	6	6	(3		1	10	0.00%	0%	70%	5,000.00	0.2%	20%
30	6	6	6	6	6	6	6	(3			10	0.00%	0%	70%	6,000.00	0.2%	20%



Appendix 3 - Commercial lettings

Ealing commercial rents

Per square foot

Retail

Area	Lower quartile	Upper quartile	Average	Max
Ealing/Acton/Hanwell	21.08	40.58	40.03	280.00
Greenford/Northolt	24.40	60.26	40.71	76.10
Southall	27.40	62.73	48.47	104.17

Offices

Area	Lower quartile	Upper quartile	Average	Max
Ealing/Acton/Hanwell	21.95	39.50	29.31	51.75
Greenford/Northolt	18.81	24.16	21.66	21.66
Southall	31.45	31.45	31.45	31.45

Industrial

Area	Lower quartile	Upper quartile	Average	Max
Ealing/Acton/Hanwell	16.00	22.45	19.11	35.00
Greenford/Northolt	14.50	19.50	16.64	35.00
Southall	9.98	15.00	12.69	24.11

Per square metre

Lower quartile	Upper quartile	Average	Max
22	437	431	3014
26	649	438	819
29	675	522	1121

Lower quartile	Upper quartile	Average	Max
236	425	315	557
202	260	233	233
339	339	339	339

Lower quartile	Upper quartile	Average	Max
172	242	206	377
156	210	179	377
107	161	137	260

Ealing comme		Address	City	Floor	Total SF Leased	Rent/SF/Yr	, , , , , , , , , , , , , , , , , , ,	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term
01/10/2021	01/11/2021	6 The Broadway 1000 Greenford	Greenford	GRND	20		76.10 Asking	FRI		0.00 Retail				3.82 4,85	Direct 0.00 Assignment	6 yrs
21/05/2021 20/04/2021	21/06/2021 20/05/2021	Oldfield Ln N	Greenford Greenford	GRND GRND	1,27 35		74.91 Effective 45.61 Effective	FRI	·	9.46 Retail 9.47 Retail	10	.77 3,769.0		5.02 4,00	Direct	5 yrs
01/04/2021	01/04/2021	7 Medway Parade	Greenford	GRND	58		29.31 Asking	110		0.80 Retail	10	0,700.0			Sublease	o y.o
28/06/2022	28/07/2022	400 Greenford Rd	Greenford	GRND	85		28.24 Asking		24,000	0.00 Retail					Direct	
14/01/2021	14/01/2021	584-614 Greenford	Greenford	GRND	1,60		20.55 Effective	FRI	, ,	.51 Retail			_		Assignment	15 yrs
25/01/2023	06/02/2023	16 Medway Parade	Greenford	GRND GRND	1,55		10.28 Effective	FRI		0.97 Retail	2	3,686.4	0		Direct	10 yrs
01/02/2021 15/12/2022	12/03/2021 14/01/2023	The Broadway The Broadway	London London	GRND	15,20 2,74		30.00 Asking 33.33 Asking			0.00 Retail 7.52 Retail					Direct Direct	
22/02/2021	24/03/2021	New Broadway	London	GRND	1,03		51.54 Asking	FRI		5.44 Retail					Direct	
22/02/2021	24/03/2021	New Broadway	London	GRND	1,08		44.70 Asking	FRI		.50 Retail					Direct	
12/11/2020	11/12/2020	New Broadway	London	GRND	1,12		40.18 Asking			.60 Retail					Direct	10 yrs
15/12/2022	14/01/2023	The Broadway	London	GRND	96		19.67 Asking			0.00 Retail	00	04.457.0		1.66 11,20	8.00 Direct	10 yrs
26/05/2023 06/06/2022	25/06/2023 06/07/2022	14 The Mall 2 Oak Rd	London London	GRND GRND	75 50		73.33 Asking 70.00 Asking	FRI		7.50 Retail 9.00 Retail	28	.61 21,457.0	0		Direct Direct	
06/06/2022	06/06/2022	4 Oak Rd	London	GRND	50		70.00 Asking 70.00 Asking	FRI	•	0.00 Retail					Direct	
15/10/2021	15/10/2021	6 Oak Rd	London	GRND	50		70.00 Achieved	FRI		.00 Retail					Direct	5 yrs
09/06/2023	23/07/2023	68-69 The Mall	London	GRND	2,02		69.07 Achieved			0.00 Retail	23	.41 47,452.5	0		Direct	10 yrs
22/08/2022	21/09/2022	67 The Mall	London	GRND	94		63.83 Asking	FRI	•	0.00 Retail					Direct	
28/06/2021 07/01/2022	28/07/2021 06/02/2022	13 The Broadway 26 The Broadway	London London	GRND GRND	1,00 99		63.64 Asking 63.13 Asking		,	2.76 Retail 0.00 Retail	10	.60 19,404.0	0		Direct Sublease	
19/05/2022	19/05/2022	31 New Broadway	London	GRND	46		61.56 Achieved	FRI	•	0.00 Retail	13	.00 19,404.0	O		Direct	10 yrs
15/10/2021	15/10/2021	5 Oak Rd	London	GRND	50		60.00 Achieved	FRI		.00 Retail					Direct	3 yrs
02/08/2023	02/08/2023	7 Bedford Corner	London	GRND	52		56.73 Achieved	FRI		0.00 Retail					Direct	
01/04/2021	16/06/2021	4 The Green	London	GRND	60		55.83 Effective	FRI		6.82 Retail	17	10,434.0			Direct	15 yrs
18/05/2023 28/04/2021	17/06/2023 28/05/2021	The Broadway 57-59 Churchfield Rd	London London	GRND GRND	1,70 93		54.41 Asking 53.36 Asking			0.00 Retail 3.32 Retail			2	1.23 7,19	2.00 Direct Direct	10 yrs
18/12/2020	17/01/2021	43 High St	London	GRND	81		49.08 Asking		,	0.00 Retail					Direct	6 yrs
31/05/2022	31/05/2022	The Broadway	London	BSMT,GRND	2,52		44.48 Effective			.53 Retail					Direct	3 yrs
28/02/2022	28/02/2022	169 High St	London	GRND	1,27		43.31 Achieved	FRI	55,000	0.00 Retail	1	.22 1,546.0	0		Direct	20 yrs
29/04/2022	29/05/2022	64 Northfield Ave	London	GRND	70		42.86 Asking		,	.00 Retail					Direct	
10/05/2021	10/05/2021	2 Haven Green	London	GRND	79		42.37 Effective	FRI		5.54 Retail					Direct	10 yrs
21/12/2020 28/04/2021	21/01/2021 27/07/2021	151 South Ealing Rd New Broadway	London London	GRND GRND	29 10,56		40.58 Effective 40.31 Asking	FRI		.85 Retail 3.39 Retail					Direct Direct	5 yrs
01/10/2020	01/10/2020	30-36 Crown St	London	GRND	30		39.34 Achieved	FRI		0.00 Retail					Direct	10 yrs
05/03/2021	05/03/2021	24 Northfield Ave	London	GRND	31		38.46 Effective	FRI	,	.94 Retail					Direct	10 yrs
28/04/2021	28/05/2021	New Broadway	London	GRND	2,14		37.38 Asking			3.20 Retail					Direct	
27/07/2023	27/07/2023	41 Haven Grn	London	1st	1,65		36.28 Effective	FRI		0.25 Retail					Direct	15 yrs
24/04/2023 08/09/2021	24/05/2023 08/09/2021	139 Pitshanger Ln 225 Northfields Ave	London London	GRND GRND	74 56		35.04 Asking 35.01 Effective	FRI FRI		0.00 Retail 0.35 Retail					Direct Direct	10 yrs
02/08/2022	01/09/2022	Boston Rd	London	GRND	35		34.29 Asking	1131	,	0.00 Retail					Direct	10 y13
01/10/2020	01/11/2020	18 St Marys Rd	London	GRND	70	00	34.29 Achieved	FRI	24,000	.00 Retail	8	.94 6,260.0	0		Assignment	8 yrs
17/04/2023	17/04/2023	161-167 High	London	GRND	1,60		34.20 Effective	FRI		.69 Retail					Direct	20 yrs
21/07/2021	21/07/2021	21 New Broadway	London	GRND	1,55		34.04 Achieved	FRI	,	0.00 Retail					Direct	15 yrs
04/02/2023 27/01/2022	04/02/2023 27/01/2022	3 Leeland Rd 199 Southfield	London London	GRND GRND	55 65		33.88 Effective 33.74 Achieved	FRI FRI		3.25 Retail 3.00 Retail					Direct Direct	12 yrs 10 yrs
11/04/2022	11/04/2022	181 South Ealing Rd	London	GRND	57		33.71 Effective	FRI		0.95 Retail					Direct	10 yrs
30/06/2022	30/07/2022	44-46 South Ealing Rd	London	GRND	1,50		33.33 Asking			.00 Retail					Direct	,,,,
13/12/2021	13/12/2021	78 St. Mary's Rd	London	GRND	38		33.33 Effective	FRI		.84 Retail					Direct	10 yrs
02/12/2022	02/12/2022	22 Abbey Rd	London	GRND	88		31.49 Effective			7.07 Retail					Direct	1 yr
01/02/2021 02/11/2020	01/02/2021 13/12/2020	235 High St 295 Northfield Ave	London London	GRND GRND	1,03 87		31.11 Effective 31.03 Effective	FRI FRI		7.63 Retail 9.88 Retail	0	.47 7,365.0	0		Direct Direct	20 yrs 25 yrs
20/04/2022	20/04/2022	21 New Broadway	London	GRND	1,15		30.43 Achieved	FRI		0.00 Retail	O	1,303.0	U		Direct	20 yrs
15/09/2021	15/09/2021	113-115 Pitshanger Ln	London	GRND	1,90		30.25 Effective	FRI		6.74 Retail	9	.12 17,340.2	5		Direct	20 yrs
04/05/2023	04/05/2023	22 The Green	London	BSMT,GRND	1,18		29.69 Effective	FRI		.74 Retail	12	.91 15,344.2	5		Direct	10 yrs
16/01/2023	16/01/2023	Lakeside Dr	London	GRND	1,09		29.60 Achieved			0.00 Retail					Direct	
05/07/2021 12/04/2021	04/08/2021 12/04/2021	39 Bond St 232 Northfield Ave	London	GRND GRND	1,11 31		29.20 Asking).00 Retail).75 Retail					Direct Direct	
24/04/2023	24/05/2023	11 St Mary's Rd	London London	GRND	1,21		29.05 Asking 28.93 Asking	FRI		0.75 Retail	20	.87 25,250.0	0		Assignment	
05/11/2021	05/11/2021	The Broadway	London	GRND	3,32		27.07 Asking			7.75 Retail				7.07 23,49	5.00 Direct	10 yrs
24/04/2023	24/05/2023	119-119A Pitshanger Ln	London	GRND	66	67	26.99 Asking		18,000	0.00 Retail					Direct	•
05/07/2021	05/07/2021	49 Greenford Ave	London	GRND	59		26.79 Effective	FRI		.96 Retail	10	.83 6,487.0	0		Direct	12 yrs 6 mos
04/01/2021	04/01/2021	Kendal Ave	London	GRND	7,41		26.72 Effective		,	5.71 Retail			40.000	14.070.00	Direct	12 yrs 8 mos
06/06/2022 05/09/2023	06/06/2022 05/10/2023	107 Gunnersbury Ln 164 Broadway	London London	GRND GRND	83 1,00		26.44 Asking 25.00 Effective	FRI).00 Retail).78 Retail			18,000	0.00 14,976,00	0.00 Direct Direct	10 yrs
12/04/2021	12/04/2021	234 Northfield Ave	London	GRND	36		25.00 Asking	1 131		0.00 Retail					Direct	1 yr
18/12/2020	18/12/2020	100 South Ealing	London	GRND	66		24.78 Effective	FRI		3.26 Retail					Direct	10 yrs
25/12/2020	25/12/2022	4-6 Bond St	London	GRND	2,83		24.70 Achieved	IRO		0.00 Retail					Direct	5 yrs
29/08/2021	30/08/2021	1 The Vale	London	GRND	82		24.24 Achieved	ED!		0.00 Retail			-		Assignment	2 yrs
01/03/2022 29/03/2023	01/03/2022 28/04/2023	180 High 12 Ashbourne Parade	London London	GRND GRND	1,20 1,04		24.13 Effective 24.04 Asking	FRI).00 Retail).00 Retail	ŏ	9,855.2	5		Direct Direct	15 yrs
29/11/2022	29/12/2022	Lakeside Dr	London	GRND	2,00		23.48 Achieved			0.00 Retail					Direct	
20/03/2023	26/04/2023	152 High St	London	GRND	2,05		22.87 Effective			.75 Retail					Direct	10 yrs
05/06/2022	05/06/2022	13 Park Parade	London	GRND	80	00	22.50 Achieved		18,000	0.00 Retail					Direct	-
01/04/2021	01/04/2021	79 Uxbridge Rd	London	GRND	80		22.50 Achieved	FRI		0.00 Retail					Direct	
20/10/2020 14/09/2022	20/10/2020	15 Horn Ln 16 The Mall	London	GRND GRND	71 1,77		22.44 Asking			0.00 Retail					Assignment	25 yrs
14/09/2022 29/03/2021	14/09/2022 29/03/2021	16 The Mail 30-36 Crown St	London London	GRND BSMT,GRND	1,77 67		22.23 Asking 22.15 Effective	FRI).00 Retail).19 Retail					Direct Direct	25 yrs 12 yrs
29/03/2021	29/03/2021	30-36 Crown St	London	BSMT,GRND	67		22.15 Effective	FRI		0.19 Retail					Direct	12 yrs
16/10/2022	16/10/2022	139 High St	London	GRND	1,80		21.62 Effective	FRI		3.51 Retail					Direct	20 yrs
30/06/2021	30/06/2021	-	London	GRND	24		21.30 Effective	FRI		.99 Retail	12	.48 2,994.0	0		Direct	12 yrs
24/10/2022	26/10/2022	96-118 Bollo Bridge Rd	London	GRND	1,22		21.21 Asking	ED:		3.46 Retail					Direct	44.45-
01/04/2022	08/06/2022	113-117 Gunnersbury Ave	London	GRND	4,50		21.08 Effective	FRI	94,999	0.48 Retail					Direct	11 yrs

2007-200721 2007-200721 2007-20072 2	Ealing comme	erci Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	В	usiness Rates PA	Service Charge	Service Charge PA	Lease Type	Term
100550021 100550021 45 Binadaway London GRND 1,000 20 86 Effective FRI 25,148.2 Relail 7.49 8,982.00 Direct 10 yrs 10 y	20/07/2021	20/07/2021		London	GRND,1	2,30	1 21	.05 Effective		40,957	.81 Retail		4.65	10,700	.00		Direct	15 yrs
2504-0222 2505-0222 5105	25/12/2020	25/12/2020	Kendal Av	London	GRND,MEZZ	8,53	5 20	.97 Effective		178,998	.90 Retail						Direct	12 yrs
01100200	10/05/2021	10/05/2021	46 Broadway	London				.96 Effective	FRI	25,148	.62 Retail		7.49	8,982	.00		Direct	10 yrs
14100202 2410020 24100202 24100202 24100202 24100202 24100202 2410020 24100202 24100202 24100202 24100202 24100202 24100202 24100202 24100202 24100200 2410020 2410020 2410020 2410020 2410020 2410020 2410020 2410020 2410020 24100200 24100	25/04/2022	25/05/2022	High St	London	GRND	1,68	9 20	.72 Asking		35,000	.00 Retail						Direct	
19/10/20/22 19/10/20/23 19/10/20/23 19/10/20/24 19/10/20/25	01/10/2020	01/10/2020	267 High St	London	GRND	1,07	8 20	.41 Effective		22,000	.00 Retail						Direct	1 yr
04/08/2021 04/08/2021 45 High St London GRND 45 /738 20.04 Effective FRI 114/5992 S Retail 7.00 41/19/200 15.33 7.396.25 Dreet 5 yrs 114/19/2020 10/14/2021 25 Nowthindid Ave London GRND 4.86 19.29 Effective FRI 15.000 O Retail 7.9 22.428.00 Dreet 15 yrs 14/10/2020 25 Nowthindid Ave London GRND 4.86 19.29 Effective FRI 7.000 O Retail 7.80 8.23.50 Dreet 15 yrs 2.248.00 Dreet 2.248.	14/10/2022	24/10/2022	Bollo Bridge Rd	London	GRND	1,22	6 20	.39 Achieved	FRI	25,000	.00 Retail						Direct	14 yrs
1010/2022 1010/2022 25 1000	13/09/2023	13/10/2023	96-122 Uxbridge Rd	London				.32 Achieved		97,000	.00 Retail						Direct	
1-11-22-12-12-12-12-12-12-12-12-12-12-12	04/08/2021	04/08/2021	45 High St	London	GRND,1-2	5,73	8 20	0.04 Effective	FRI	114,999	.26 Retail						Direct	5 yrs
1410/2020	01/04/2021	01/04/2021	261 Northfield Ave	London	GRND	48	0 20	.00 Effective	FRI	18,000	.00 Retail		15.33	7,360	.25		Direct	15 yrs
2704/2023 2804/2024 2404/2024 76 Greefnorf Ave London GRND 8.00 18.75 Achieved 15.000.00 Retail 7.80 6.237.50 6.986.00 Assignment 10 yrs 2304/2024 2404/2024 76 Greefnorf Ave London GRND 6.50 18.40 Effective FRI 11.958.07 Retail 10.75 6.986.00 Direct 10 yrs 12.002/2024 10.000 24.000		02/02/2021	25 New Broadway	London	BSMT,GRND	,		.79 Achieved	FRI	57,000	.00 Retail		7.79	22,428	.00		Direct	25 yrs
0107707202 3107707202 280ston Parade London GRND 1.370 18.43 Asking FRI 25.250.00 Retail 3.65 5.000.00 Assignment 10 yrs 2704/40201 2704/2021	14/10/2020	14/10/2020	17-21 High St	London	GRND,MEZZ	4,16	6 19	.20 Effective	FRI	79,999	.56 Retail						Direct	15 yrs
2014/2021 24/04/2021 24/04/2021 348-354 Greenford Ave London GRND 10.1 17.1 Effective FRI 11.958.07 Retail 10.75 6,986.00 Direct 10 ys 10/04/2021 24/04/2021 348-354 Greenford Ave London GRND 10.2 17.1 Effective FRI 9,399.94 Retail 17.553.38 Retail 14.346.25 Direct 15 ys 150/2021 15/04/2021 15.5 12.7 The Valle London GRND 1.733 13.37 Effective FRI 23.474.83 Retail 14.346.25 Direct 15 ys 150/2021 15.000.2021 15.000	27/04/2023	28/04/2023	190 South Ealing Rd	London	GRND	80	0 18	3.75 Achieved		15,000	.00 Retail		7.80	6,237	.50		Assignment	15 yrs
	01/07/2022	31/07/2022	22 Boston Parade	London	GRND	1,37	0 18	3.43 Asking	FRI	25,250	.00 Retail		3.65	5,000	.00		Assignment	10 yrs
1/10/8/2022 1/10/8/2022 1/10/8/10/8 1/10/8/2021 1/10/8/10/8 1/10/8/2021 1/10/8/10/8 1/10/8/2021 1/10/8/10/8 1/10/8/2021 1/10/8/10/8 1/10/8/2021 1/10/8/10/8 1/10/8/10/8 1/10/8/2022 1/10/8/10/8 1/10/8/10/8 1/10/8/2022 1/10/8/10/8 1/10/8/10/8 1/10/8/10/8 1/10/8/10/8 1/10/8/2022 1/10/8/10/8/10/8 1/10/8/10	23/04/2021	24/04/2021	76 Greenford Ave	London	GRND	65	0 18	3.40 Effective	FRI	11,958	.07 Retail		10.75	6,986	.00		Direct	10 yrs
31/03/2021 31/03/2022 11-50-2020 1	07/04/2021	07/04/2021	348-354 Greenford Ave	London	GRND	1,02	1 17	'.19 Effective	FRI	17,553	.33 Retail						Direct	15 yrs
15/02/2021 1-15/02/2022 1-15/02/2020 1-15/0	12/08/2022	12/08/2022	5 High St	London	GRND	65	6 14	.33 Effective	FRI	9,399	.94 Retail						Direct	15 yrs
041/2/2020 061/1/2020 061/1/2020 161	31/03/2021	31/03/2021	125-127 The Vale	London	GRND	2,18	5 13	3.73 Effective	FRI	29,999	.98 Retail		6.57	14,346	.25		Direct	20 yrs
06/11/2020 06/11/2020 1/10/202 1/10/2020 1/1	15/02/2021	15/02/2021	1-15 Ashbourne Parade	London	GRND	1,73	3 13	3.55 Effective	FRI	23,474	.83 Retail						Assignment	10 yrs
16/11/2020	09/12/2020	10/12/2020	Bollo Bridge Rd	London	GRND,1	8,09	6 13	3.53 Effective	FRI	109,565	.45 Retail						Direct	20 yrs
10/02/2022 10/02/2023 32-34 Churchfield London GRND, BSMT 4,820 9.54 Effective FRI 45,999.59 Retail 26/07/2023 26/07/2023 77 The Grove London GRND 500 0.00 Effective FRI 0.00 Retail 9.55 13,348.25 Direct 15 yrs 10/05/2023 26/07/2023 26/07/2023 26/07/2023 26/07/2023 26/07/2023 26/07/2023 24/9 High St London GRND 1,050 0.00 Effective FRI 0.00 Retail 9.55 13,348.25 Direct 10/05/2023 13/08/2023 24/9 High St London GRND 1,050 0.00 Effective FRI 0.00 Retail 9.55 13,348.25 Direct 12 yrs 12 yrs 12 yrs 12 yrs 14/02/202 19/08/2023 37-39 The Broadway Southall GRND 1,055 90.05 Effective 25/00.00 Retail 25/03/2021 24/10/2020 24/10/2020 29/9 The Broadway Southall GRND 435 64.37 Asking 28/00.00 Retail 25/03/2021 25/03/2021 25/03/2021 25/03/2021 25/03/2021 25/03/2021 25/03/2021 25/03/2022 31/08/2022 8-8-79 Western Rd Southall GRND 2,50 33.52 Effective FRI 29.999.88 Retail 29.999.88 R	06/11/2020	06/11/2020	High St	London	GRND,1-2	8,44	6 13	3.02 Achieved	FRI	110,000	.00 Retail						Direct	24 yrs
26/07/2023 26/07/2023 26/07/2023 26/07/2023 26/07/2023 26/07/2023 26/07/2023 26/07/2023 26/07/2023 26/07/2022 21/03/2022 24/9 High St London GRND 1,957 0.00 Effective FRI 0.00 Retail 9.55 13,348.25 Direct 10 yrs 21/03/2022 21/03/2022 24/9 High St London GRND 1,050 0.00 Effective FRI 0.00 Retail 9.55 13,348.25 Direct 10 yrs 21/03/2022 21/03/2022 37.39 The Broadway Southall GRND 2,400 104.17 Asking 25,000.00 Retail 20 yrs 20 yrs 24/10/2020 24/10/2020 209 The Broadway Southall GRND 435 64.37 Asking 28,000.00 Retail 29,999.88 Retail 29,999.89 Retail 29,999.88 Retail 29,999.89 Retail 29,999.89 Retail 29,999.89 Reta	16/11/2020	16/11/2020	120 Churchfield Rd	London	BSMT,GRND	1,56	4 12	2.79 Effective	FRI	19,999	.86 Retail						Direct	15 yrs
16/05/2023 16/05/2023 82 High St London GRND 1,397 0.00 Effective FRI 0.00 Retail 9.55 13,348.25 Direct 10 yrs 21/03/2022 249 High St London GRND 1,050 0.00 Effective 0.00 Retail 9.55 13,348.25 Direct 10 yrs 01/06/2023 19/08/2023 237-39 The Broadway Southall GRND 1,055 90.05 Effective 94,999.62 Retail	10/02/2022	10/02/2022	32-34 Churchfield	London	GRND,BSMT	4,82	0 9	.54 Effective	FRI	45,999	.59 Retail						Direct	10 yrs
21/03/2022 21/03/2022 249 High St London GRND 1,050 0.00 Effective 0.00 Retail 250,000.00 Retail Direct 12 yrs 01/06/2023 19/08/2023 37-39 The Broadway Southall GRND 1,055 90.05 Effective 49,996.2 Retail 250,000.00 Retail Direct 20 yrs 24/10/2020 24/10/2020 29 The Broadway Southall GRND 435 64.37 Asking 28,000.00 Retail 28,000.00 Retail 28,000.00 Retail 28,000.00 Retail 29,000.00 Retail 20,000.00 Retail <	26/07/2023	26/07/2023	77 The Grove	London	GRND	50	0 0	0.00 Effective	FRI	0	.00 Retail						Direct	15 yrs
01/06/2022 19/08/2022 37-39 The Broadway Southall GRND 2,400 104.17 Asking 250,000.00 Retail Direct 20 yrs 20 yrs 250,000.00 Retail Direct 20 yrs 20 yrs 24/10/2020 24/10/2020 29 The Broadway Southall GRND 435 64.37 Asking 28,000.00 Retail 28,000.00 Retail Direct 20 yrs 25/03/2021 25/03/2021 6-8 Beaconsfield Rd Southall GRND 519 57.80 Effective FRI 29,999.88 Retail Direct 20 yrs 20 yrs 210/2022 21/2022 Rear-79 Western Rd Southall GRND 250 33.52 Effective 8,380.30 Retail Bretail Direct 5 yrs 5 yrs 01/07/2022 31/08/2022 Rear-79 Western Rd Southall GRND 1,000 32.00 Asking FRI 32,000.00 Retail 32,000.00 Retail Direct 5 yrs 03/01/2022 19/08/2022 94-100 High St Southall GRND 3,414 25.63 Asking 62,000.00 Retail 62,000.00 Retail 62,000.00 Retail 62,000.00 Reta	16/05/2023	16/05/2023	82 High St	London	GRND	1,39	7 0	0.00 Effective	FRI	0	.00 Retail		9.55	13,348	.25		Direct	10 yrs
07/08/2023 26 The Broadway Southall GRND 1,055 90.05 Effective 94,999.62 Retail 20 yrs 20 yrs 24/10/2020 29 The Broadway Southall GRND 435 64.37 Asking 28,000.00 Retail Direct 20 yrs 25/03/2021 25/03/2021 6-8 Beaconsfield Rd Southall GRND 519 57.80 Effective FRI 29,999.88 Retail Direct 20 yrs 31/08/2022 31/08/2022 Rear-79 Western Rd Southall GRND 250 33.52 Effective 8,380.00 Retail Bayon on the stail Direct 5 yrs 01/07/2022 31/07/2022 10 King St Southall GRND 1,000 32.00 Asking FRI 32,000.00 Retail Bayon on the stail Direct 15 yrs 03/01/2022 19/08/2022 94-100 High St Southall GRND 3,414 25.63 Asking 62,000.00 Retail	21/03/2022	21/03/2022	249 High St	London	GRND	1,05	0 0	0.00 Effective		0	.00 Retail						Direct	12 yrs
24/10/2020 24/10/2020 209 The Broadway Southall GRND 435 64.37 Asking 28,000.00 Retail 25/03/2021 25/03/2021 6-8 Beaconsfield Rd Southall GRND 519 57.80 Effective FRI 29,999.88 Retail Direct 20 yrs 31/08/2022 31/08/2022 Rear-79 Western Rd Southall GRND 250 33.52 Effective 8,380.30 Retail Direct 5 yrs 01/07/2022 31/07/2022 10 King St Southall GRND 1,000 32.00 Asking FRI 32,000.00 Retail Direct 15 yrs 03/01/2022 19/08/2022 94-100 High St Southall GRND 2,397 25.87 Asking 62,000.00 Retail 62,000.00 Retail Direct 15 yrs 19/03/2021 19/03/2021 51-59 High St Southall GRND 3,414 25.63 Asking 87,500.82 Retail 87,500.82 Retail Direct 15 yrs 15/04/2021 15/04/2021 137 Norwood Rd Southall GRND,1 3,724 17.31 Effective FRI 64,459.88 Retail 64,459.88 Retail 500.00.00 Retail 500.00.00 Retail 500.00	01/06/2022	19/08/2022	37-39 The Broadway	Southall	GRND	2,40	0 104	.17 Asking		250,000	.00 Retail						Direct	
25/03/2021 25/03/2021 6-8 Beaconsfield Rd Southall GRND 519 57.80 Effective FRI 29,999.88 Retail 29,999.88 Retail Direct 20 yrs 31/08/2022 31/08/2022 Rear-79 Western Rd Southall GRND 250 33.52 Effective 8,380.30 Retail Direct 5 yrs 01/07/2022 31/07/2022 10 King St Southall GRND 1,000 32.00 Asking FRI 32,000.00 Retail Direct 15 yrs 03/01/2022 19/08/2022 94-100 High St Southall GRND 2,397 25.87 Asking 62,000.00 Retail 62,000.00 Retail Direct 62,000.00 Retail 19/03/2021 19/03/2021 51-59 High St Southall GRND 3,414 25.63 Asking 87,500.82 Retail 15/04/2021 15/04/2021 137 Norwood Rd Southall GRND,1 3,724 17.31 Effective FRI 64,459.88 Retail	07/08/2023	07/08/2023	26 The Broadway	Southall	GRND	1,05	5 90	0.05 Effective		94,999	.62 Retail						Direct	20 yrs
31/08/2022 31/08/2022 Rear-79 Western Rd Southall GRND 250 33.52 Effective 8,380.30 Retail 01/07/2022 31/07/2022 10 King St Southall GRND 1,000 32.00 Asking FRI 32,000.00 Retail 03/01/2022 19/08/2022 94-100 High St Southall GRND 2,397 25.87 Asking 62,000.00 Retail 19/03/2021 19/03/2021 51-59 High St Southall GRND 3,414 25.63 Asking 87,500.82 Retail 15/04/2021 15/04/2021 137 Norwood Rd Southall GRND,1 3,724 17.31 Effective FRI 64,459.88 Retail	24/10/2020	24/10/2020	209 The Broadway	Southall	GRND	43	5 64	.37 Asking		28,000	.00 Retail						Direct	
01/07/2022 31/07/2022 10 King St Southall GRND 1,000 32.00 Asking FRI 32,000.00 Retail 03/01/2022 19/08/2022 94-100 High St Southall GRND 2,397 25.87 Asking 62,000.00 Retail 19/03/2021 19/03/2021 51-59 High St Southall GRND 3,414 25.63 Asking 87,500.82 Retail 15/04/2021 15/04/2021 137 Norwood Rd Southall GRND,1 3,724 17.31 Effective FRI 64,459.88 Retail	25/03/2021	25/03/2021	6-8 Beaconsfield Rd	Southall	GRND	51	9 57	'.80 Effective	FRI	29,999	.88 Retail						Direct	20 yrs
03/01/2022 19/08/2022 94-100 High St Southall GRND 2,397 25.87 Asking 62,000.00 Retail 19/03/2021 19/03/2021 51-59 High St Southall GRND 3,414 25.63 Asking 87,500.82 Retail 15/04/2021 15/04/2021 137 Norwood Rd Southall GRND,1 3,724 17.31 Effective FRI 64,459.88 Retail	31/08/2022	31/08/2022	Rear-79 Western Rd	Southall	GRND	25	0 33	3.52 Effective		8,380	.30 Retail						Direct	5 yrs
19/03/2021 19/03/2021 51-59 High St Southall GRND 3,414 25.63 Asking 87,500.82 Retail 15/04/2021 15/04/2021 137 Norwood Rd Southall GRND,1 3,724 17.31 Effective FRI 64,459.88 Retail	01/07/2022	31/07/2022	10 King St	Southall	GRND	1,00	0 32	2.00 Asking	FRI	32,000	.00 Retail						Direct	15 yrs
15/04/2021 15/04/2021 137 Norwood Rd Southall GRND,1 3,724 17.31 Effective FRI 64,459.88 Retail Direct 15 yrs	03/01/2022	19/08/2022	94-100 High St	Southall	GRND	2,39	7 25	5.87 Asking		62,000	.00 Retail						Direct	-
15/04/2021 15/04/2021 137 Norwood Rd Southall GRND,1 3,724 17.31 Effective FRI 64,459.88 Retail Direct 15 yrs	19/03/2021	19/03/2021	51-59 High St	Southall	GRND	3,41	4 25	5.63 Asking		87,500	.82 Retail						Direct	
	15/04/2021	15/04/2021	_	Southall	GRND,1	3,72			FRI								Direct	15 yrs
	01/03/2021	25/03/2021	13 The Broadway	Uxbridge	GRND	64	7 34	.00 Effective	FRI	21,999	.84 Retail						Direct	

Ealing comme	erciaStart Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr
05/07/2022	04/08/2022	Oldfield Lane North	Greenford	GRND	1,321		6.49 Asking		34,993	3.29 Office	
30/05/2022	13/07/2022	Medway Dr	Greenford	GRND	2,224	23	3.38 Effective	FRI	51,997	7.12 Office	
30/11/2020	31/12/2020	Greenford Rd	Greenford	GRND,1-4	68,759) 19	9.25 Achieved	FRI	1,323,610).75 Office	
01/05/2021	01/05/2021	Western Ave	Greenford	GRND,1	7,000) 17	7.50 Achieved		122,500	0.00 Office	
01/03/2021	01/03/2021	The Broadway	London	1-3	21,313	3 5°	1.75 Effective		1,102,947	7.75 Office	
28/02/2022	28/02/2022	85 Uxbridge	London	GRND	3,909	9 46	6.50 Asking	FRI	181,768	3.50 Office	
19/07/2022	18/08/2022	71-75 Uxbridge Rd	London	3rd	7,473	3 45	5.00 Asking		336,285	5.00 Office	
28/11/2022	28/12/2022	85 Uxbridge	London	2nd	3,826	3 44	4.89 Effective	FRI	171,766	3.12 Office	
07/11/2022	28/12/2022	85 Uxbridge	London	2nd	5,174	42	2.90 Effective	FRI	221,960	0.10 Office	
01/06/2023	01/07/2023	84 Uxbridge Rd	London	GRND	546	3 4	1.00 Achieved		22,386	3.00 Office	1:
15/02/2023	17/03/2023	84 Uxbridge Rd	London	GRND	205	5 4	1.00 Achieved	FRI	8,405	5.00 Office	
06/02/2023	06/03/2023	84 Uxbridge Rd	London	GRND	175	5 4	1.00 Effective	FRI	7,174	1.93 Office	
01/09/2023	01/09/2023	84 Uxbridge Rd	London	GRND	465	5 40	0.00 Achieved	FRI	18,600	0.00 Office	
11/10/2021	11/10/2021	53-55 Uxbridge Rd	London	GRND,1	6,046	6 40	0.00 Asking		241,840	0.00 Office	
01/10/2021	01/10/2021	Abbey Rd	London	1st	405	5 40	0.00 Asking		16,200	0.00 Office	
24/05/2021	24/05/2021	184 Acton Ln	London	GRND	240) 40	0.00 Achieved		9,600	0.00 Office	
01/11/2021	01/11/2021	West Gate	London	5th	829	38	3.00 Achieved	FRI	31,502	2.00 Office	
28/04/2021	28/04/2021	Lakeside Dr	London	3,5	24,387	7 36	6.00 Effective	FRI	877,904	1.90 Office	
17/02/2021	17/02/2021	Lakeside Dr	London	2,5	20,000	36	6.00 Effective	FRI	719,928	3.71 Office	
02/08/2022	01/09/2022	Barnfield Rd	London	GRND	350		5.00 Asking		12,250	0.00 Office	
20/05/2021	19/06/2021	53-55 Uxbridge Rd	London	GRND,1	6,046	35	5.00 Asking	FRI		0.00 Office	
28/01/2023	28/01/2023	Victoria Rd	London	GRND	4,099	3	1.20 Achieved		127,888	3.80 Office	
30/06/2022	30/07/2022	63 The Grv	London	GRND	350		0.00 Asking		10,500	0.00 Office	
30/06/2022	30/07/2022	63 The Grv	London	GRND	350		0.00 Asking			0.00 Office	
01/03/2021	01/03/2021	1 The Broadway	London	1st	1,350		0.00 Asking			0.00 Office	
20/01/2021	19/02/2021	53-55 Uxbridge Rd	London	2-4	9,069		9.50 Asking			5.50 Office	
28/03/2023	28/03/2023	24 New Broadway	London	2nd	550		9.09 Achieved			0.50 Office	
14/06/2021	14/07/2021	33-34 Warple Way	London	GRND,2	2,235		3.09 Asking			3.08 Office	
28/06/2022	28/07/2022	20 The Mall	London	1st	650		7.60 Asking			0.00 Office	
06/09/2022	06/09/2023	97-107 Uxbridge Rd	London	9th	2,730		7.50 Asking			5.00 Office	1:
04/05/2022	05/05/2022	49 Uxbridge Rd	London	GRND	807		7.50 Asking			2.50 Office	
26/07/2022	07/09/2022	84 Uxbridge Rd	London	4th	2,959		5.00 Achieved	FRI		5.00 Office	
03/11/2021	03/12/2021	97-107 Uxbridge Rd	London	3rd	1,730		5.00 Achieved		,	0.00 Office	
03/11/2021	03/12/2021	97-107 Uxbridge Rd	London	3rd	880		5.00 Achieved			0.00 Office	
03/11/2021	03/12/2021	97-107 Uxbridge Rd	London	10th	2,730		5.00 Achieved			0.00 Office	
27/08/2021	05/09/2021	2D Bollo Ln	London	GRND	2,415		5.00 Achieved	FRI		5.00 Office	
01/12/2021	31/12/2021	97-107 Uxbridge Rd	London	7th	2,728		1.50 Achieved			3.00 Office	
01/11/2021	31/12/2021	Swainson Rd	London	GRND	1,040		3.31 Asking			2.40 Office	
18/03/2022	17/04/2022	Swainson Rd	London	GRND,MEZZ	2,305		1.50 Asking			3.50 Office	
25/05/2022	24/06/2022	Cherington Rd	London	GRND	2,200		0.45 Asking		,	0.00 Office	
14/05/2021	13/06/2021	97-107 Uxbridge Rd	London	4th	2,729		0.00 Asking		,	0.00 Office	1
22/03/2023	22/03/2023	Bollo	London	GRND	6,440		9.95 Effective			7.86 Office	
03/12/2022	06/01/2023	32-39 Warple Way	London	2nd	1,067		9.31 Effective	FRI		3.75 Office	
19/10/2021	19/11/2021	4 Station Parade	London	GRND,1	1,834		3.78 Effective	FRI		5.70 Office	
01/04/2021	01/04/2021	49-51 Uxbridge Rd	London	4th	530		3.72 Effective	FRI		0.91 Office	
07/01/2022	07/01/2022	Oliver Rd	London	GRND,1	2,519		4.89 Effective	FRI		7.67 Office	
24/03/2022	24/03/2022	32-39 Warple Way	London	2nd	1,280		4.03 Effective	IRO		1.58 Office	1.
24/08/2022	23/09/2022	Twyford Abbey Rd	London	GRND	3,806		1.83 Asking		,	I.98 Office	
20/07/2021	20/07/2021	West Gate	London	1st	4,759		3.50 Achieved	FRI		1.50 Office	
08/03/2021	01/04/2022	22 Uxbridge Road	London	BSMT,GRND,1-6			2.75 Effective	FRI		5.50 Office	
24/10/2020	24/10/2020	11 North Parade	Southall	GRND	477		1.45 Asking	1131		1.65 Office	
2-11 10/2020	2-1/10/2020	. i Holari Giado	Southan	OTTI	411	3	7.0.1119		10,00		

Business Rates/SF/Yr	Business Rates	PA	Service Charge	Service Charge	PA	Lease Type Direct	Term
						Direct	15 yrs
						Direct	15 yrs
						Direct	10 110
						Direct	5 yrs
						Direct	5 yrs
						Direct	o j
						Direct	5 yrs
						Direct	5 yrs
	15.93	8,697.50				Direct	- 7
		,				Direct	
						Direct	3 yrs
						Direct	3 yrs
						Direct	,
						Direct	
						Direct	
						Direct	2 yrs
						Direct	1 yr
	1.72	34,384.35		7.14	142,800.00		1 yr
		,,0000			,000.00	Direct	. ,.
	9.67	58,464.82		7.45	45,042.70		
	0.07	50,101.02		7.40	10,012.70	Direct	
						Direct	
						Direct	
						Sublease	
						Direct	5 yrs
						Direct	o yio
						Direct	3 yrs
						Direct	1 yr
	12.00	32,768.00				Direct	. ,.
	12.00	22,7 00.00				Direct	
						Direct	5 yrs
						Direct	5 yrs
						Direct	5 yrs
						Direct	5 yrs
						Direct	5 yrs
						Direct	3 yrs
						Direct	· ,
						Direct	
						Direct	
	11.25	30,701.00		9.50	25,925.50		
					_0,0_0.00	Direct	15 yrs
						Direct	5 yrs
						Direct	3 yrs
						Direct	9 yrs 9 mos
						Direct	10 yrs
	14.65	18,750.00				Direct	5 yrs
		,				Direct	- ,
						Direct	
							10
						Direct	10 yrs

Ealing comme		Address	City	Floor	Total SF Leased	Rent/SF/Yr	,,	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates	PA Service Ch	arge S	Service Charge PA	Lease Type	Term
21/12/2022	21/12/2022	Derby Rd	Greenford	GRND			35.00 Asking		114,835.00							Direct	_
30/06/2022	30/06/2022	Horsenden Ln S	Greenford	GRND,1			24.94 Effective	FRI	370,354.17							Direct	2 yrs
04/10/2023 04/02/2021	03/11/2023 04/02/2021	Wadsworth Rd Bristol Rd	Greenford Greenford	GRND GRND			23.40 Asking 20.50 Asking	FRI	21,996.00 66,584.00							Direct Direct	6 yrs
30/09/2021	31/10/2021	Fairway Dr	Greenford	GRND			19.95 Effective	FRI	308,933.59							Direct	5 yrs
01/08/2022	05/08/2022	Bilton Rd	Greenford	GRND,1			19.50 Effective	110	155,921.19							Direct	15 yrs
18/08/2021	17/09/2021	Ockham Dr	Greenford	GRND			19.50 Effective		63,452.26							Direct	,
19/05/2021	18/06/2021	Ockham Dr	Greenford	GRND	3,9	995	19.50 Effective	FRI	77,901.71	Industrial						Direct	10 yrs
17/05/2021	17/05/2021	Ockham Dr	Greenford	GRND			18.42 Effective	FRI	86,427.79			4.57	21,457.00			Direct	9 yrs 6 mos
01/12/2020	15/12/2020	Derby Rd	Greenford	GRND,1			18.22 Effective	FRI	64,113.86							Direct	5 yrs
01/11/2020	01/12/2020	Taunton Rd	Greenford	1st			18.15 Effective	FRI	50,655.29							Direct	8 yrs 6 mos
25/11/2020	25/11/2020	Ockham Dr	Greenford	GRND			18.09 Effective	FRI FRI	203,752.46			4.77	53,760.00			Direct	10 yrs
03/11/2020 26/10/2020	03/12/2020 25/11/2020	Bristol Rd Norwich Rd	Greenford Greenford	GRND GRND			17.97 Effective 17.81 Achieved	FRI	44,188.96 54,338.31							Direct Direct	10 yrs 5 yrs
01/11/2020	01/12/2020	Taunton Rd	Greenford	GRND			17.52 Effective	FRI	44,475.13							Direct	5 yrs
01/03/2023	01/03/2023	426 Long Dr	Greenford	GRND,MEZZ			16.50 Achieved	FRI	98,422.50			6.44	38,400.00			Direct	5 yrs
01/03/2023	01/03/2023	426 Long Dr	Greenford	GRND,MEZZ			16.50 Achieved	FRI	594,561.00							Direct	7 yrs 4 mos
01/03/2023	01/03/2023	426 Long Dr	Greenford	GRND,MEZZ			16.46 Effective	FRI	95,063.97				38,400.00			Direct	10 yrs
01/06/2023	01/06/2023	Horsenden Ln S	Greenford	GRND,1			16.04 Achieved	FRI	162,934.32				52,736.00			Assignment	5 yrs
15/10/2020	22/12/2020	2 Fairway Dr	Greenford	GRND,1			14.50 Effective	FRI	189,439.13			8.37 1	09,340.00			Direct	5 yrs
05/10/2020 01/12/2020	05/11/2020 01/02/2021	Field Way Field Way	Greenford Greenford	GRND,1 GRND	12,0		14.50 Achieved 14.48 Effective	FRI FRI	174,826.50 102,706.28							Direct Direct	2 yrs 1 yr 10 mos
18/11/2020	18/11/2020	Horsenden Ln S	Greenford	GRND,1			14.16 Achieved	FRI	101,966.16							Direct	i yi io iilos
01/12/2020	01/03/2021	Field Way	Greenford	GRND			13.59 Effective	FRI	163,614.30							Direct	1 yr 10 mos
10/10/2021	10/10/2021	Horsenden Ln S	Greenford	GRND,1			12.08 Asking		432,379.44							Assignment	,
29/07/2022	27/10/2022	24A Wadsworth Rd	Greenford	GRND	14,	103	8.65 Asking		121,990.95	Industrial		2.43	34,304.00			Direct	
01/03/2023	01/03/2023	426 Long Dr	Greenford	GRND,MEZZ		510	0.00 Effective	FRI		Industrial			38,400.00			Direct	5 yrs
01/03/2023	01/03/2023	426 Long Dr	Greenford	GRND,MEZZ		981	0.00 Effective	FRI		Industrial		6.42	38,400.00			Direct	10 yrs
27/03/2023	27/03/2023	The Vale	London	GRND MEZZ			35.00 Asking		104,300.00							Direct	7 yrs
14/04/2022 05/10/2022	24/06/2022 04/11/2022	Victoria Rd Kendal Ave	London	GRND,MEZZ GRND	,		35.00 Achieved	FRI	131,075.00 63,492.00							Direct Direct	
10/05/2023	10/05/2023	School Rd	London London	GRND			33.00 Asking 30.00 Asking	FKI	45,000.00							Direct	
30/08/2022	30/08/2022	The Vale	London	GRND			30.00 Achieved	FRI	308,850.00							Direct	
23/03/2022	22/05/2022	Abbey Rd	London	GRND,1			30.00 Achieved	FRI	161,490.00							Direct	5 yrs
16/06/2022	16/06/2022	Central	London	GRND,1	47,		28.56 Effective		1,358,213.82	Industrial		8.07	84,000.00			Direct	10 yrs
16/11/2022	16/11/2022	School Rd	London	1st			27.69 Asking			Light industrial						Direct	
06/02/2022	07/02/2022	Kendal Ave	London	GRND			27.50 Achieved		106,617.50							Direct	
02/06/2022	02/06/2022	School Rd	London	1st			27.16 Asking	EDI	10,320.80 31,496.52							Direct	
10/11/2020 27/03/2023	10/11/2020 28/03/2023	708 Abbey Rd 161 Acton Ln	London London	GRND GRND			26.76 Achieved 26.50 Asking	FRI	62,884.50							Direct Direct	
19/09/2022	19/09/2022	School Rd	London	GRND			26.46 Asking		20,003.76							Direct	
06/06/2022	06/06/2022	Standard Rd	London	GRND			26.00 Effective	FRI	172,275.29							Direct	15 yrs
10/11/2020	10/12/2020	Abbey Rd	London	GRND			25.23 Effective		29,694.39							Direct	5 yrs
30/09/2021	19/12/2021	161 Acton Ln	London	GRND			25.10 Achieved	FRI	49,999.20							Direct	
25/09/2023	25/09/2023	291 Abbey Rd	London	GRND,1			25.00 Asking		1,402,875.00							Direct	20 yrs
26/08/2021	26/08/2021	9 Victoria Rd	London	GRND			25.00 Achieved	FRI	101,750.00			4.07	00.400.00			Direct	0
23/04/2021 18/06/2021	21/09/2021 18/06/2021	Victoria Rd Waxlow Rd	London London	GRND,1 GRND			24.55 Effective 24.50 Achieved	FRI FRI	158,063.80 64,680.00			4.37	28,160.00			Direct Direct	6 mos 5 yrs
27/04/2021	27/04/2021	Waxlow Rd	London	GRND			24.00 Achieved	FRI	47,664.00							Direct	5 yrs
01/12/2022	01/12/2022	Hangar Ln	London	GRND			23.89 Achieved	FRI	69,997.70			6.73	19,710.50			Direct	5 yrs
04/07/2023	01/08/2023	Kendal Ave	London	GRND			23.00 Asking	FRI	135,424.00				•			Direct	•
01/04/2023	01/04/2023	Alliance Rd	London	GRND,1			23.00 Asking		132,480.00			5.96	34,304.00			Direct	
21/10/2021	20/11/2021	Alliance Rd	London	GRND			23.00 Asking		119,600.00							Direct	
12/07/2021	09/08/2021	The Vale	London	GRND			23.00 Achieved	FRI	67,666.00			5.00	04 575 75			Direct	40
01/11/2021 17/05/2023	01/11/2021 18/05/2023	Kendal Ave 19-24 Alliance Rd	London London	GRND,1 GRND			22.86 Effective 22.50 Achieved	FRI FRI	100,012.50 55,282.50				24,575.75 15,843.00			Direct Direct	10 yrs
01/07/2022	01/07/2022	Alliance Rd	London	GRND,1			22.50 Asking	1131	67,432.50				28,692.00			Direct	5 yrs 5 yrs
30/06/2022	01/07/2022	Alliance	London	GRND			22.50 Achieved		160,020.00			0.01	20,002.00			Direct	o
10/02/2021	10/02/2021	7 Premier Park Rd	London	GRND,1			22.39 Effective	FRI	158,225.18							Direct	10 yrs
19/07/2021	19/08/2021	The Vale	London	GRND	2,9	942	22.00 Effective	FRI	64,717.63	Industrial						Direct	1 yr
25/06/2021	25/06/2021	Dukes Rd	London	GRND			22.00 Achieved	FRI	285,252.00							Direct	
07/11/2022	07/11/2022	The Vale	London	GRND			21.85 Asking	EDI	64,719.70							Assignment	
06/10/2021 10/10/2022	06/11/2021 10/10/2022	The Vale 3 Greenock Rd	London London	GRND GRND			21.75 Achieved 21.66 Effective	FRI FRI	114,122.25	Industrial Light industrial						Direct Direct	2 vre
28/06/2021	28/07/2021	28 The Vale	London	GRND			21.50 Ellective	FKI	85,398.00	-						Direct	2 yrs
29/04/2021	29/04/2021	2A Waxlow Rd	London	GRND,1			21.00 Effective	FRI	1,016,042.13							Direct	15 yrs
21/03/2022	21/03/2022	Alliance Rd	London	GRND			20.45 Effective	FRI	38,797.27							Direct	5 yrs
10/09/2021	16/10/2021	8 Gorst Rd	London	GRND,MEZZ			20.38 Achieved	FRI	49,482.64	Light industrial						Direct	10 yrs
07/03/2022	28/03/2022	16 Steele Rd	London	GRND,MEZZ			20.03 Asking		51,677.40							Direct	
24/02/2023	26/02/2023	Volt Av	London	GRND,1			20.00 Effective	FRI	142,620.00							Sublease	3 yrs
05/10/2022	04/12/2022	Kendal Ave	London	GRND GRND			20.00 Asking	FRI	164,140.00							Direct	1 yr
30/11/2021 29/09/2021	30/11/2021 29/09/2021	Commercial Way Unit 15 Commercial Way	London London	GRND,MEZZ	11,0		19.95 Achieved 19.95 Asking	FRI	219,868.95 105,774.90							Direct Direct	
01/07/2021	27/07/2021	Alliance Rd	London	GRND,MEZZ GRND			19.50 Achieved	FRI	35,685.00							Direct	5 yrs
01/03/2022	01/03/2022	Roslin Rd	London	GRND			19.18 Achieved		,	Light industrial						Direct	10 yrs
13/07/2021	12/11/2021	The Vale	London	GRND		048	19.00 Achieved	FRI	361,912.00	•				1.62	30,85	7.76 Direct	-
16/04/2021	16/04/2021	13-15 Sunbeam Rd	London	GRND,MEZZ			18.99 Effective	FRI	57,417.68							Direct	10 yrs
21/04/2021	21/04/2021	Volt Ave	London	GRND,1			18.86 Effective		134,463.74							Direct	5 yrs
31/01/2022	02/02/2022	Oliver Rd	London	GRND,1			18.75 Asking			Light industrial						Direct	
10/04/2022 08/03/2022	11/04/2022 07/05/2022	Britannia Way	London London	GRND GRND,1			18.50 Achieved 18.50 Achieved	FRI	52,799.00 141,562.00							Direct Direct	
06/03/2022	07/03/2022	23-25 Sunbeam Rd	London	GRND,1			18.50 Achieved	. 131	154,105.00							Direct	
28/06/2023	28/06/2023	4-5 Roslin	London	GRND,1	17,0		18.46 Effective		314,242.11			6.71 1	14,170.00			Direct	1 yr
14/08/2023	16/08/2023	Waxlow Rd	London	GRND	6,3	341	18.42 Achieved	FRI	116,801.22	Industrial			26,112.00			Direct	8 yrs
13/07/2021	13/07/2021	Waxlow Rd	London	GRND			18.40 Achieved	FRI	159,123.20							Direct	10 yrs
01/06/2021	05/07/2021	35-36 Disraeli Rd	London	GRND,1	2,8	853	18.40 Asking		52,495.20	Light industrial						Direct	

Ealing comme	rci Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA Use	Business Rates/SF/Yr	Business	s Rates PA	Service Charge	Service Charg	e PA Lease Type	Term
14/04/2022	14/04/2022	School Rd	London	GRND	2,40		18.33 Asking	FRI	43,992.00 Industrial		5.87	14,088.00		2.50	6,000.00 Direct	4.0
07/10/2021 19/07/2021	11/10/2021 19/07/2021	Premier Park Rd Waxlow Rd	London London	GRND,1 GRND	45,78° 5,979		18.32 Effective 18.32 Effective	FRI FRI	838,784.21 Industrial 109,531.24 Industrial		4.17	24,950.00			Direct Direct	10 yrs
23/05/2023	23/05/2023	Trumpers Way	London	GRND	1,78		18.02 Asking	ΓNI	32,201.74 Industrial		4.17	24,950.00		1.52	2,716.24 Direct	10 yrs
12/02/2021	12/02/2021	Abbey Rd	London	GRND	22,49		18.00 Achieved		404,946.00 Industrial						Assignment	8 yrs
01/02/2021	01/02/2021	Waxlow Rd	London	GRND	6,94		18.00 Achieved	FRI	124,956.00 Industrial						Direct	
26/10/2020	26/11/2020	157 Dukes Rd	London	GRND	3,63		18.00 Achieved	FRI	65,358.00 Industrial						Direct	15 yrs
30/06/2022	30/06/2022	Colville Rd	London	GRND,1	7,46		17.96 Effective 17.90 Effective		134,036.83 Industrial		5.66	9,800.00			Direct Direct	5 yrs
07/07/2023 20/06/2023	07/07/2023 20/06/2023	Trumpers Way Trumpers Way	London London	GRND GRND	1,73: 1,73:		17.90 Effective		31,002.59 Industrial 31,002.80 Industrial		5.00	9,000.00		1.34	2,320.88 Direct	10 yrs
26/07/2021	16/08/2021	Unit 13 Commercial Way	London	GRND,MEZZ	5,29		17.75 Achieved	FRI	93,933.00 Industrial					1.04	Direct	7 yrs
15/10/2020	01/12/2020	Waxlow Rd	London	GRND,1-2	34,16		17.52 Achieved		598,483.20 Industrial						Direct	15 yrs
15/10/2020	01/12/2020	Waxlow Rd	London	GRND,1-2	26,51		17.52 Achieved		464,455.20 Industrial						Direct	15 yrs
01/03/2021	15/03/2021	Acton	London	GRND,1	17,97		17.50 Achieved	ED!	314,562.50 Industrial		4.47	40.450.00			Direct	10
20/12/2020 23/04/2021	20/12/2020 23/04/2021	Kendal Ave Oliver Rd	London London	GRND,MEZZ,1 GRND,1	10,98- 2,44-		17.30 Effective 17.23 Effective	FRI FRI	190,003.19 Industrial 42,110.29 Industrial		4.47 2.70	49,152.00 6,600.00			Direct Direct	10 yrs 10 yrs
01/09/2022	01/09/2022	Hangar Ln	London	GRND,MEZZ	4,40		17.16 Achieved	FRI	75,572.64 Industrial		5.99	26,368.00			Direct	3 yrs
24/09/2021	24/09/2021	Alliance Rd	London	GRND	6,22		17.00 Asking		105,825.00 Industrial			,			Direct	
01/03/2021	07/05/2021	2B Waxlow	London	GRND,1	21,49		17.00 Effective	FRI	365,481.37 Industrial						Direct	15 yrs
16/05/2022	15/07/2022	55 Gorst	London	GRND,1	5,599		16.99 Achieved	ED!	95,025.07 Industrial						Direct	4
01/11/2022 08/03/2021	08/11/2022 08/03/2021	Western Ave Waxlow Rd	London London	GRND GRND	1,000 9,46		16.80 Effective 16.69 Effective	FRI FRI	16,798.35 Industrial 157,908.33 Industrial		4.19	39,680.00			Direct Direct	1 yr 15 yrs
01/06/2022	01/06/2022	West Gate	London	GRND,MEZZ	4,42		16.43 Achieved	FRI	72,752.04 Industrial		3.80	16,841.25			Direct	5 yrs
01/09/2022	01/09/2022	West Gate	London	GRND,MEZZ	6,92		16.39 Achieved	FRI	113,418.80 Industrial		4.66	32,256.00			Direct	5 yrs
25/01/2021	25/01/2021	Coronation Rd	London	GRND,MEZZ,1	18,59	8	16.38 Effective	FRI	304,726.57 Industrial		3.85	71,680.00			Direct	20 yrs
18/06/2023	19/06/2023	39-43 Park Royal Rd	London	GRND	27,71		16.24 Asking		450,042.88 Industrial		1.79	49,644.00			Direct	
01/11/2021	01/12/2021 01/09/2022	55 Gorst	London	GRND,1	5,589		16.10 Achieved	FRI FRI	89,982.90 Industrial 70,547.30 Industrial		3.50	15 244 25			Direct	2 1/20
01/09/2022 15/12/2022	14/01/2023	West Gate Alliance Rd	London London	GRND,MEZZ GRND	4,39 5,76		16.07 Achieved 16.00 Asking	FKI	92,160.00 Industrial		3.50	15,344.25			Direct Direct	3 yrs
01/08/2022	01/08/2022	Kendal Ave	London	GRND,1	12,43		16.00 Asking		198,960.00 Industrial						Direct	1 yr
20/09/2021	01/10/2021	Waxlow Rd	London	GRND	7,85		16.00 Asking		125,600.00 Industrial						Direct	,
17/02/2021	18/02/2021	Waxlow Rd	London	GRND	12,629		16.00 Asking		202,064.00 Industrial						Direct	
01/02/2022	21/02/2022	Britannia Way	London	GRND,1	2,70		15.72 Asking		42,491.16 Industrial						Direct	
23/12/2020 26/08/2021	05/02/2021 01/09/2021	Allied Way 30-46 Westwood Park - Con	London	GRND,1 GRND	3,056 6,79		15.71 Asking 15.66 Effective	FRI	48,009.76 Industrial 106,387.48 Industrial						Direct Direct	10 yrs
01/08/2021	24/08/2021	Acton Ln	London	GRND,1	25,08		15.24 Effective	FRI	382,402.26 Industrial						Direct	5 yrs
01/10/2022	01/10/2022	95 Victoria Rd	London	GRND,1	47,678		15.00 Asking		715,170.00 Industrial						Direct	- ,
15/09/2021	14/10/2021	36 Cumberland Ave	London	GRND,MEZZ	27,91		15.00 Achieved	FRI	418,785.00 Industrial						Assignment	
04/05/2021	04/05/2021	43 Colville Rd	London	GRND	2,48		15.00 Achieved	FRI	37,245.00 Industrial						Direct	10 yrs
25/07/2023 01/02/2021	26/07/2023 01/02/2021	21 Park Royal Rd 27-29 Park Royal Rd	London London	GRND GRND	1,099 2,883		14.96 Effective 14.72 Effective	FRI FRI	16,446.33 Industrial 42,428.57 Industrial						Direct Direct	3 yrs 5 yrs
01/04/2021	01/02/2021	5 Greenock Rd	London	GRND,1	6,49		14.63 Asking	FRI	94,948.70 Industrial		3.94	25,600.00			Direct	3 yıs
11/04/2021	11/04/2021	41-45 Minerva Rd	London	GRND,1	21,26		14.61 Effective		310,693.39 Industrial		3.39	72,192.00			Direct	10 yrs
08/08/2023	08/08/2023	54 Trumpers Way	London	GRND,1	2,28	7	14.40 Effective		32,932.30 Industrial		3.53	8,064.00			Direct	5 yrs
15/08/2022	29/08/2022	Coronation Rd	London	GRND	3,69		14.36 Achieved	5 D.	53,002.76 Industrial						Direct	
13/06/2022 17/06/2021	21/06/2022 17/06/2021	Acton Ln	London	GRND GRND,1	47,612 29,773		14.00 Achieved 13.88 Effective	FRI	666,568.00 Industrial 413,361.35 Industrial						Direct Direct	3 yrs
02/05/2022	23/05/2022	Standard Rd St Leonards Rd	London London	GRND, MEZZ, 1	4,89		13.60 Achieved	FRI	66,585.60 Industrial						Direct	10 yrs
26/09/2021	26/12/2021	22-28 Concord Rd	London	GRND,1-2	12,67		13.21 Asking	110	167,383.91 Industrial						Direct	1 yr
17/06/2021	17/06/2021	Trumpers Way	London	GRND,1	7,73	6	12.75 Achieved	FRI	98,634.00 Light industrial						Direct	5 yrs
19/01/2023	19/01/2023	Roslin	London	GRND	2,87		12.35 Asking	FRI	35,506.25 Light industrial						Direct	
19/01/2023 10/12/2020	19/01/2023 10/03/2021	Roslin 2 Bashley Rd	London London	MEZZ GRND,MEZZ	1,578 13,500		12.35 Asking 11.85 Asking	FRI	19,488.30 Light industrial 159,975.00 Industrial						Direct Direct	5 vro
02/03/2021	01/04/2021	Kendal Ave	London	GRND,MEZZ GRND	2,020		11.63 Asking		23,492.60 Industrial						Direct	5 yrs
11/04/2022	12/05/2022	36-38 Standard Rd	London	1st	1,01		11.61 Effective	FRI	11,734.73 Industrial						Direct	10 yrs
16/02/2022	16/02/2022	Trading Estate	London	GRND,1,MEZZ	10,21	5	11.46 Effective	FRI	117,044.96 Industrial						Direct	10 yrs
03/12/2021	03/12/2021	11 North Circular Rd	London	GRND	12,59		10.32 Effective	FRI	129,967.55 Industrial						Direct	5 yrs
12/04/2021 01/12/2020	12/04/2021 01/03/2021	11-15 Chase Rd The Vale	London London	GRND GRND,1	7,56 13,40		10.11 Effective 8.05 Achieved	FRI	76,490.07 Industrial 107,942.45 Industrial					1.49	Direct 19,979.41 Direct	20 yrs 5 yrs
23/03/2021	23/03/2021	11-15 Chase Rd	London	GRND,1	14,00		7.93 Effective	LIXI	110,964.40 Industrial					1.43	Direct	15 yrs
13/02/2022	14/02/2022	Oliver Rd	London	GRND,MEZZ,1	111,88		7.59 Asking		849,199.56 Industrial						Assignment	,,,,
26/02/2021	26/02/2021	Belvue Rd	Northolt	1st	3,00		9.58 Effective	FRI	28,729.39 Industrial						Direct	10 yrs
01/09/2021	01/09/2021	2G Northcote Ave	Southall	GRND	62		24.11 Asking		14,996.42 Industrial						Direct	_
01/06/2021	01/06/2021	58 Kingsbridge Crescent	Southall	GRND	1,22		21.12 Achieved		25,914.24 Industrial						Direct	5 yrs
15/09/2022 15/09/2021	15/09/2022 01/10/2021	Dominion Rd Dominion Rd	Southall Southall	GRND GRND	2,94 1,96		16.92 Effective 16.52 Achieved	FRI	49,880.79 Industrial 32,494.84 Industrial						Direct Direct	5 yrs
01/06/2022	01/06/2022	Armstrong Way	Southall	GRND	11,26		15.00 Asking		168,930.00 Industrial						Direct	
01/06/2022	01/06/2022	Armstrong Way	Southall	GRND	11,26		15.00 Achieved	FRI	168,930.00 Industrial						Direct	
13/10/2021	13/10/2021	Dean Way	Southall	GRND,1	16,67		14.95 Asking		249,336.10 Industrial						Direct	
28/06/2021	28/06/2021	Scotts Rd	Southall	GRND,1	1,95		14.89 Effective	FRI	29,029.88 Industrial		4.27	E0 176 00			Direct	10 yrs
07/09/2021 01/01/2021	07/09/2021 01/03/2021	Brent Rd Armstrong Way	Southall Southall	GRND,MEZZ,1 GRND,1	11,74 11,74		13.53 Effective 13.50 Asking		158,821.77 Industrial 158,544.00 Industrial		4.27	50,176.00			Direct Direct	15 yrs
18/11/2020	22/12/2020	Armstrong Way	Southall	GRND	11,74		13.00 Effective		137,082.56 Industrial						Direct	5 yrs
12/06/2023	18/06/2023	10 Boeing Way	Southall	GRND	10,86	7	12.00 Achieved	FRI	130,404.00 Industrial		4.85	52,736.00			Direct	5 yrs
12/10/2022	12/10/2022	12 Johnson St	Southall	1st	5,000		12.00 Asking		60,000.00 Industrial						Direct	7 yrs
10/05/2021	10/06/2021	Armstrong Way	Southall	GRND	3,65		11.50 Achieved	FRI	41,975.00 Industrial						Direct	5 yrs
10/08/2021 14/01/2022	09/09/2021 14/01/2022	Armstrong Way 8 Trident Way	Southall Southall	GRND GRND,1	6,764 34,74		10.41 Effective 9.98 Effective	FRI FRI	70,403.92 Industrial 346,644.92 Industrial						Direct Direct	5 yrs 4 yrs
07/03/2022	07/03/2022	4 Trident Way	Southall	GRND, 1	55,78		9.71 Effective	FRI	541,649.66 Industrial						Direct	5 yrs
01/07/2021	01/07/2021	Trident Way	Southall	GRND,1,MEZZ	32,01		9.50 Achieved	FRI	304,095.00 Industrial						Direct	5 yrs
21/04/2021	21/04/2021	9 Boeing Way	Southall	GRND,1	37,63		6.94 Effective	FRI	138,806.53 Industrial						Direct	2 yrs
19/05/2021 01/11/2021	19/05/2021 09/12/2021	163 Brent Rd	Southall	GRND GRND	75,359 2,079		4.00 Achieved 1.93 Effective	FRI	301,436.00 Industrial 4.004.71 Light industrial						Direct Direct	20 150
01/11/2021	U3/ 12/2U2 I	115A West End Rd	Southall	GRIND	2,073	J	i.ao Enective		4,004.7 i Ligiil ilidustiidi						Direct	20 yrs



Appendix 4 - BCIS costs



£/M2 STUDY

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

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Rebased to London Borough of Ealing (127; sample 29)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function	£/m² gr	oss interna	l floor area				
(Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
New build							
282. Factories							
Generally (20)	1,610	362	909	1,314	1,915	5,997	87
Up to 500m2 GFA (20)	2,014	1,293	1,455	1,696	2,511	3,461	13
500 to 2000m2 GFA (20)	1,730	362	974	1,518	1,863	5,997	37
Over 2000m2 GFA (20)	1,348	653	809	1,091	1,472	3,476	37
282.1 Advance factories							
Generally (15)	1,372	787	1,081	1,315	1,679	2,030	16
Up to 500m2 GFA (15)	1,579	1,297	1,315	1,559	1,696	2,030	5
500 to 2000m2 GFA (15)	1,494	994	1,319	1,596	1,726	1,779	6
Over 2000m2 GFA (15)	1,021	787	874	1,031	1,097	1,314	5
282.12 Advance factories/offices - mixed facilities (class B1)		,			,		
Generally (20)	1,974	809	1,259	1,967	2,355	3,476	17
Up to 500m2 GFA (20)	3,064	2,511	-	3,221	-	3,461	3
500 to 2000m2 GFA (20)	1,967	1,480	1,863	1,967	2,170	2,355	5
Over 2000m2 GFA (20)	1,614	809	1,089	1,259	2,129	3,476	9



Duilding function	£/m² gr	oss interna	l floor area				
Building function (Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
282.2 Purpose built factories							
Generally (30)	1,722	362	894	1,473	2,268	5,997	76
Up to 500m2 GFA (30)	2,131	1,078	1,530	2,204	2,725	3,097	6
500 to 2000m2 GFA (30)	1,867	362	973	1,392	2,090	5,997	28
Over 2000m2 GFA (30)	1,566	485	860	1,364	2,141	3,149	42
282.22 Purpose built factories/Offices - mixed facilities (15)	1,382	664	1,086	1,325	1,573	2,988	23
284. Warehouses/stores			,				
Generally (15)	1,413	547	844	1,114	1,541	6,305	39
Up to 500m2 GFA (15)	2,529	919	1,401	1,790	3,012	6,305	8
500 to 2000m2 GFA (15)	1,237	644	916	1,129	1,419	2,244	16
Over 2000m2 GFA (15)	1,006	547	793	841	1,148	2,089	15
284.1 Advance warehouses/stores (15)	1,121	567	908	1,284	1,369	1,442	7
284.2 Purpose built warehouses/stores					,		
Generally (15)	1,486	547	854	1,110	1,659	6,305	30
Up to 500m2 GFA (15)	2,916	919	1,741	2,283	3,679	6,305	6
500 to 2000m2 GFA (15)	1,219	644	889	1,110	1,390	2,244	14
Over 2000m2 GFA (15)	1,001	547	810	892	1,232	1,640	10
284.5 Cold stores/refrigerated stores (30)	1,768	1,018	1,348	1,543	2,351	2,599	6
320. Offices							
Generally (15)	3,075	1,436	2,188	2,897	3,581	7,141	49
Air-conditioned			,				
Generally (15)	2,908	1,708	2,497	2,819	3,369	5,016	18



Building function	£/m² gr	oss interna	Il floor area				
(Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
1-2 storey (15)	2,866	1,708	2,495	2,592	2,897	5,016	9
3-5 storey (15)	2,903	1,957	2,438	2,756	3,416	3,898	7
6 storey or above (20)	3,248	2,489	2,917	3,086	3,352	4,681	8
Not air-conditioned						1	1
Generally (15)	3,202	1,436	2,251	3,166	4,224	4,717	18
1-2 storey (15)	3,361	1,944	2,714	3,384	4,157	4,576	11
3-5 storey (15)	2,903	1,436	2,012	2,464	3,973	4,717	6
6 storey or above (25)	3,427	2,677	-	3,534	-	3,965	4
342. Shopping centres (30)	2,087	1,592	-	2,063	-	2,606	3
344. Hypermarkets, supermarkets							1
Generally (35)	2,404	977	1,696	2,204	3,114	4,064	39
Up to 1000m2 (35)	2,424	1,637	-	2,098	-	3,865	4
1000 to 7000m2 GFA (35)	2,410	977	1,671	2,458	3,141	4,064	33
7000 to 15000m2 (35)	1,969	-	-	-	-	-	1
Over 15000m2 GFA (35)	2,551	-	-	-	-	-	1
345. Shops							1
Generally (30)	2,304	868	1,255	1,881	2,985	6,088	16
1-2 storey (30)	2,328	868	1,253	1,817	3,017	6,088	15
3-5 storey (30)	1,944	-	-	-	-	-	1
766. Data centres					1		
Generally (40)	4,038	2,240	2,890	3,512	5,378	6,843	22
Air-conditioned (40)	4,760	2,840	3,390	5,477	5,891	6,201	5
Not air-conditioned (40)	3,430	2,334	_	2,874	_	5,081	3



Duilding function	£/m² gr	oss interna	l floor area				
Building function (Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
810. Housing, mixed developments (15)	1,924	1,044	1,670	1,866	2,104	4,755	1275
810.1 Estate housing							
Generally (15)	1,912	929	1,624	1,838	2,089	6,585	1423
Single storey (15)	2,179	1,298	1,839	2,090	2,410	6,585	234
2-storey (15)	1,838	929	1,593	1,784	2,018	3,973	1104
3-storey (15)	2,008	1,194	1,663	1,918	2,282	3,925	80
4-storey or above (15)	4,003	1,957	3,203	3,576	5,324	5,956	5
810.11 Estate housing detached (15)	2,486	1,417	1,856	2,135	2,655	6,585	21
810.12 Estate housing semi detached							
Generally (15)	1,929	1,126	1,647	1,879	2,108	4,305	354
Single storey (15)	2,157	1,392	1,833	2,110	2,360	4,305	80
2-storey (15)	1,861	1,126	1,627	1,803	2,034	3,304	262
3-storey (15)	1,892	1,409	1,527	1,811	2,245	2,756	12
810.13 Estate housing terraced							
Generally (15)	1,947	1,147	1,598	1,837	2,133	5,956	233
Single storey (15)	2,235	1,456	1,851	2,211	2,667	3,182	18
2-storey (15)	1,858	1,147	1,581	1,779	2,045	3,973	179
3-storey (15)	2,046	1,194	1,643	1,883	2,285	3,925	34
4-storey or above (10)	5,640	5,324	-	-	-	5,956	2
816. Flats (apartments)		,	,				
Generally (15)	2,251	1,118	1,866	2,116	2,534	7,658	845
1-2 storey (15)	2,120	1,316	1,794	2,020	2,369	4,420	180
3-5 storey (15)	2,224	1,118	1,857	2,114	2,507	4,680	564



Building function	£/m² gross internal floor area									
(Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample			
6 storey or above (15)	2,657	1,624	2,155	2,495	2,892	7,658	98			
852. Hotels (15)	3,333	1,754	2,633	3,273	4,147	4,565	13			
856.2 Students' residences, halls of residence, etc (15)	2,844	1,645	2,550	2,896	3,176	4,679	54			

24-Oct-2023 16:59 © BCIS 2023 Page 5 of 5



Appendix 5 - Accessibility standards



Accessibility standards

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

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

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

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

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

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

99



Appendix 6 - BLV assumptions

EUV - notional hectare

																	20%	
N	Description of use	Site	No of storeys	Sq m GIA	Indicative	Rent per	Yield	YP	Deferme	PV	Cap val	Purchaser's	Letting agents	and letting	Refurb cost	Net cap val	Premium	Benchmark Land
		coverage			rent psm	annum			nt			costs	legal fees (% o	f year 1 rent)				Value
									(years)									
1	Industrial	25%	1.0	2,500	£124.29	£310,725	5.5%	18.18	2.5	0.87	£4,941,768	-£336,040	15%	-£46,609	-£1,587,500	£2,971,619	£594,324	£3,565,943
1	Offices	25%	3.0	7,500	£170.53	£1,278,975	7.0%	14.29	2.5	0.84	£15,427,820	-£1,049,092	15%	-£191,846	-£5,707,500	£8,479,382	£1,695,876	£10,175,259
2	Retail	25%	2.0	5,000	£193.18	£965,900	8.5%	11.76	2.5	0.82	£9,266,994	-£630,156	15%	-£144,885	-£2,945,000	£5,546,954	£1,109,391	£6,656,344
3	Undeveloped/cleared/greenfield																	£500,000



Appendix 7 - Appraisal results - present day

Description	No of units	£10,175,259		5% AH	10% AH	15% AH 2	F 20% AH	Residual land value		5% AH 4	0% AH	45% AH 5	50% AH
1 One unit scheme (houses)	1	£273,460	281,909	268,407	254,905	241,403	227,901	214,399	200,897	187,394	173,893	160,391	146,889
2 Two unit scheme (houses) 3 Four unit scheme (houses)	2 4	£364,613 £395,705	563,817 914,802	536,813 870,841	509,810 826,882	482,806 782,922	455,801 738,962	428,797 695,002	401,794 651,042	374,790 607,082	347,786 563,123	320,782 519,162	293,778 475,203
4 Seven unit scheme (flats) 5 Nine unit scheme (flats)	7 9	£675,863 £572,358	873,147 980,080	812,932 912,090	752,718 844,099	692,504 776,109	632,289 708,118	572,075 640,127	511,860 572,137	451,646 504,147	391,432 436,156	331,217 368,165	271,002 300,175
6 Ten unit scheme (houses)	10	£1,026,684	2,534,422	2,413,252	2,292,083	2,170,912	2,049,743	1,928,573	1,807,403	1,686,233	1,565,064	1,443,894	1,322,72
7 Ten unit scheme (flats) 8 Twenty unit scheme (houses and flats)	10 20		1,230,243 3,717,576	1,145,380 3,509,740	1,060,518 3,301,904	975,656 3,094,069	890,793 2,886,233	805,932 2,678,397	721,070 2,470,561	636,207 2,262,725	551,345 2,054,889	466,483 1,847,053	381,620 1,639,217
9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor)	20	£1,139,629 £1,433,440	2,412,794 3,756,053	2,245,717 3,501,077	2,078,641 3,246,100	1,911,565 2,991,124	1,744,489 2,736,147	1,577,412 2,481,170	1,410,335 2,226,194	1,243,259 1,971,217	1,076,182 1,716,241	909,106	742,030 1,206,289
11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - higher density)	50 50	£3,667,333 £1,331,263	5,495,862 3,301,315	5,107,890 2,947,324	4,719,918 2,593,334	4,331,946 2,239,344	3,943,974 1,885,354	3,556,002 1,531,364	3,168,030 1,177,373	2,780,058 823,384	2,391,955 469,393	2,001,889 115,403	1,611,824 - 244,833
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	7,344,102	6,857,455	6,370,808	5,884,161	5,397,514	4,910,867	4,424,220	3,937,573	3,450,927	2,964,279	2,477,63
14 Seventy unit scheme (flats - higher density)15 One hundred unit scheme (flats - lower density)	70 100	£703,635 £3,001,701	4,814,006 7,286,034	4,299,480 6,505,316	3,784,955 5,724,598	3,270,428 4,942,845	2,755,903 4,156,059	2,241,377 3,369,274	1,726,852 2,582,489	1,212,325 1,795,704	697,800 1,008,919	183,274 - 222,133 -	- 339,88° - 572,642
16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats) with GF retail	100	£2,852,706 £4,095,542	9,714,101 11,226,364	9,021,600 9,930,161	8,329,099 8,633,958	7,636,598 7,337,754	6,944,097 6,041,552	6,251,597 4,745,349	5,559,096 3,449,146	4,866,596 2,148,320	4,174,094 838,253	3,481,594 - 478,492 -	2,789,093 - 1.807.098
18 Three hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats)	300 500	£3,900,516 £14,652,373	10,263,446 20,044,177	8,540,423 16,687,129	6,817,400 13,319,827	5,094,377 9,952,526	3,354,394 6,585,224	1,612,956 3,217,922	- 130,298 - - 169,156 -	1,896,379 - 3,627,302 -	3,662,459 7,085,448	- 5,452,550 - - 10,565,898 -	- 7,245,580 - 14,079,395
20 Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,71
21 Large retail supermarket 22 Comparison retail	-	£10,175,259 £3,527,423	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,98
23 Data Centre 24 Office development	-	£8,445,465 £5,087,629	4,847,465 - 22,971,636	4,847,465 - 22.971.636	4,847,465 - 22,971,636	4,847,465 - 22,971,636	4,847,465 - 22,971,636	4,847,465 - 22,971,636	4,847,465 - 22,971,636 -	4,847,465 22,971,636 -	4,847,465 22,971,636	4,847,465 - 22,971,636 -	4,847,469 - 22,971,630
25 Office development	-	£4,239,691	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668 -	11,489,668 -	11,489,668	- 11,489,668 -	- 11,489,668
26 Hotel development (160 rooms) 27 Hotel development (100 rooms)	-	£1,882,423 £1,187,114	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,47 977,57
28 Light industrial scheme 29 Industrial Scheme new build (50% plot ratio)	-	£5,087,629 £10,175,259	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,17
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804
ENCHMARK LAND VALUE 2 (SECONDARY RETAIL) Description	No of units						20% AH		30% AH 35			45% AH 5	50% AH
1 One unit scheme (houses) 2 Two unit scheme (houses)	1 2	£178,889 £238,519	281,909 563,817	268,407 536,813	254,905 509,810	241,403 482,806	227,901 455,801	214,399 428,797	200,897 401,794	187,394 374,790	173,893 347,786	160,391 320,782	146,889 293,778
3 Four unit scheme (houses) 4 Seven unit scheme (flats)	4	£258,858 £442,129	914,802	870,841 812,932	826,882 752,718	782,922 692,504	738,962 632,289	695,002 572,075	651,042 511,860	607,082 451,646	563,123 391,432	519,162 331,217	475,203 271,002
5 Nine unit scheme (flats)	9	£374,419	980,080	912,090	844,099	776,109	708,118	640,127	572,137	504,147	436,156	368,165	300,17
6 Ten unit scheme (houses) 7 Ten unit scheme (flats)	10	£671,625 £400,569	2,534,422 1,230,243	2,413,252 1,145,380	2,292,083 1,060,518	2,170,912 975,656	2,049,743 890,793	1,928,573 805,932	1,807,403 721,070	1,686,233 636,207	1,565,064 551,345	1,443,894 466,483	1,322,72 381,62
8 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (flats)	20	£1,248,065 £745,511	3,717,576 2,412,794	3,509,740 2,245,717	3,301,904 2,078,641	3,094,069 1,911,565	2,886,233 1,744,489	2,678,397 1,577,412	2,470,561 1,410,335	2,262,725 1,243,259	2,054,889 1,076,182	1,847,053 909,106	1,639,217 742,030
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	3,756,053	3,501,077	3,246,100	2,991,124	2,736,147	2,481,170	2,226,194	1,971,217	1,716,241	1,461,264	1,206,28
11 Fifty unit scheme (flats - lower density)12 Fifty unit scheme (flats - higher density)	50 50	£2,399,057 £870,872	5,495,862 3,301,315	5,107,890 2,947,324	4,719,918 2,593,334	4,331,946 2,239,344	3,943,974 1,885,354	3,556,002 1,531,364	3,168,030 1,177,373	2,780,058 823,384	2,391,955 469,393	2,001,889 115,403 -	1,611,824 - 244,83
13 Seventy unit scheme (Industrial/employment led scheme)14 Seventy unit scheme (flats - higher density)	70 70		7,344,102 4,814,006	6,857,455 4,299,480	6,370,808 3,784,955	5,884,161 3,270,428	5,397,514 2,755,903	4,910,867 2,241,377	4,424,220 1,726,852	3,937,573 1,212,325	3,450,927 697,800	2,964,279 183,274	2,477,633 - 339,887
15 One hundred unit scheme (flats - lower density) 16 One hundred unit scheme (flats - higher density)	100 100	£1,963,622 £1,866,154	7,286,034 9,714,101	6,505,316 9,021,600	5,724,598 8,329,099	4,942,845 7,636,598	4,156,059 6,944,097	3,369,274 6,251,597	2,582,489 5,559,096	1,795,704 4.866,596	1,008,919 4,174,094	222,133 - 3,481,594	- 572,642 2,789,093
17 Two hunded unit scheme (flats) with GF retail	200	£2,679,179	11,226,364	9,930,161	8,633,958	7,337,754	6,041,552	4,745,349	3,449,146	2,148,320	838,253	- 478,492 -	- 1,807,098
18 Three hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats)	300 500	£2,551,599 £9,585,136	10,263,446 20,044,177	8,540,423 16,687,129	6,817,400 13,319,827	5,094,377 9,952,526	3,354,394 6,585,224	1,612,956 3,217,922	- 130,298 - - 169,156 -	1,896,379 - 3,627,302 -	3,662,459 7,085,448	- 5,452,550 - - 10,565,898 -	- 7,245,580 - 14,079,395
20 Two hundred unit Co-living scheme 21 Large retail supermarket	-	£988,943 £6,656,344	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520
22 Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23 Data Centre 24 Office development	-	£5,524,766 £3,328,172	4,847,465 - 22,971,636	4,847,465 - 22,971,636	4,847,465 - 22,971,636	4,847,465 - 22,971,636 ·	4,847,465 - 22,971,636	4,847,465 - 22,971,636	4,847,465 - 22,971,636 -	4,847,465 22,971,636 -	4,847,465 22,971,636	4,847,465 - 22,971,636 -	4,847,469 - 22,971,630
25 Office development 26 Hotel development (160 rooms)	-	£2,773,477 £1,231,424	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 - 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 - 2,068,471	11,489,668 - 2,068,471	11,489,668 2,068,471	- 11,489,668 - 2,068,471	- 11,489,668 2,068,47
Hotel development (100 rooms) 28 Light industrial scheme		£776,574 £3,328,172	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,17
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804
ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					F	Residual land value	es				
Description 1 One unit scheme (houses)	No of units		0% AH	5% AH 268,407	10% AH 254,905	15% AH 241,403	20% AH 227,901	25% AH 214,399	30% AH 35	5% AH 4	0% AH 173,893	45% AH 5	50% AH 146,889
2 Two unit scheme (houses)	-	£127,780	563,817	536,813	509,810	482,806	455,801	428,797	401,794	374,790	347,786	320,782	293,778
3 Four unit scheme (houses) 4 Seven unit scheme (flats)	-	£138,676 £236,858	914,802 873,147	870,841 812,932	826,882 752,718	782,922 692,504	738,962 632,289	695,002 572,075	651,042 511,860	607,082 451,646	563,123 391,432	519,162 331,217	475,203 271,002
5 Nine unit scheme (flats) 6 Ten unit scheme (houses)	-	£200,584 £359,804	980,080 2,534,422	912,090 2,413,252	844,099 2,292,083	776,109 2,170,912	708,118 2,049,743	640,127 1,928,573	572,137 1,807,403	504,147 1,686,233	436,156 1,565,064	368,165 1,443,894	300,179 1,322,724
7 Ten unit scheme (flats)	-	£214,593	1,230,243	1,145,380	1,060,518	975,656	890,793	805,932	721,070	636,207	551,345	466,483	381,620
8 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (flats)	-	£668,614 £399,386	3,717,576 2,412,794	3,509,740 2,245,717	3,301,904 2,078,641	3,094,069 1,911,565	2,886,233 1,744,489	2,678,397 1,577,412	2,470,561 1,410,335	2,262,725 1,243,259	2,054,889 1,076,182	1,847,053 909,106	1,639,217 742,030
10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density)	-	£502,352 £1,285,225	3,756,053 5,495,862	3,501,077 5,107,890	3,246,100 4,719,918	2,991,124 4,331,946	2,736,147 3,943,974	2,481,170 3,556,002	2,226,194 3,168,030	1,971,217 2,780,058	1,716,241 2,391,955	1,461,264 2,001,889	1,206,289 1,611,824
12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (Industrial/employment led scheme)	-	£466,544 £954,633	3,301,315 7,344,102	2,947,324 6,857,455	2,593,334 6,370,808	2,239,344 5,884,161	1,885,354 5,397,514	1,531,364 4,910,867	1,177,373 4,424,220	823,384 3,937,573	469,393 3,450,927	115,403 - 2,964,279	- 244,833 2,477,633
14 Seventy unit scheme (flats - higher density)	-	£246,590	4,814,006	4,299,480	3,784,955	3,270,428	2,755,903	2,241,377	1,726,852	1,212,325	697,800	183,274 -	- 339,887
15 One hundred unit scheme (flats - lower density) 16 One hundred unit scheme (flats - higher density)	-	£1,051,953 £999,738	7,286,034 9,714,101	6,505,316 9,021,600	5,724,598 8,329,099	4,942,845 7,636,598	4,156,059 6,944,097	3,369,274 6,251,597	2,582,489 5,559,096	1,795,704 4,866,596	1,008,919 4,174,094	222,133 - 3,481,594	- 572,642 2,789,093
17 Two hunded unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) with GF retail	-	£1,435,292 £1,366,945	11,226,364 10,263,446	9,930,161 8,540,423	8,633,958 6,817,400	7,337,754 5,094,377	6,041,552 3,354,394	4,745,349 1,612,956	3,449,146 - 130,298 -	2,148,320 1.896.379 -	838,253 3.662,459	- 478,492 - - 5,452,550 -	- 1,807,098 - 7,245,580
19 Five hundred unit scheme (flats)	-	£5,134,958	20,044,177	16,687,129	13,319,827	9,952,526	6,585,224	3,217,922	- 169,156 -	3,627,302 -	7,085,448	- 10,565,898 -	- 14,079,39
20 Two hundred unit Co-living scheme 21 Large retail supermarket	-	£529,797 £3,565,943	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520
22 Comparison retail 23 Data Centre	-	£1,236,194 £2,959,733	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4.847.465	6,804,987 4,847,465	6,804,987 4.847.465	6,804,987 4,847,465	6,804,98° 4,847,469
24 Office development		£1,782,971	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636 -	22,971,636 -	22,971,636	- 22,971,636 -	- 22,971,630
25 Office development26 Hotel development (160 rooms)	-	£1,485,810 £659,699	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 - 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 - 2,068,471	11,489,668 - 2,068,471	11,489,668 2,068,471	- 11,489,668 - 2,068,471	- 11,489,660 2,068,47
27 Hotel development (100 rooms) 28 Light industrial scheme	-	£416,027 £1,782,971	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453
29 Industrial Scheme new build (50% plot ratio) 30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943 £3,565,943	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,17 4,815,80
industrial scrience intensincation (00% piot ratio)	-	25,505,545	4,010,004	4,010,004	4,010,004	4,010,004	4,010,004	4,010,004	4,010,004	4,010,004	4,010,004	4,010,004	4,010,00
ENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER L	NDEVELOPED LAND)	£500,000	PER HA										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	F 20% AH	Residual land value		5% AH 4	0% AH	45% AH 5	50% AH
1 One unit scheme (houses)	1	£13,438	281,909	268,407	254,905	241,403	227,901	214,399	200,897	187,394	173,893	160,391	146,889
2 Two unit scheme (houses) 3 Four unit scheme (houses)	2 4	£17,917 £19,444	563,817 914,802	536,813 870,841	509,810 826,882	482,806 782,922	455,801 738,962	428,797 695,002	401,794 651,042	374,790 607,082	347,786 563,123	320,782 519,162	293,778 475,203
4 Seven unit scheme (flats) 5 Nine unit scheme (flats)	7 9	£33,211 £28,125	873,147 980,080	812,932 912,090	752,718 844,099	692,504 776,109	632,289 708,118	572,075 640,127	511,860 572,137	451,646 504,147	391,432 436,156	331,217 368,165	271,002 300,179
6 Ten unit scheme (houses)	10	£50,450	2,534,422	2,413,252	2,292,083	2,170,912	2,049,743	1,928,573	1,807,403	1,686,233	1,565,064	1,443,894	1,322,72
7 Ten unit scheme (flats) 8 Twenty unit scheme (houses and flats)	10 20	£30,089 £93,750	1,230,243 3,717,576	1,145,380 3,509,740	1,060,518 3,301,904	975,656 3,094,069	890,793 2,886,233	805,932 2,678,397	721,070 2,470,561	636,207 2,262,725	551,345 2,054,889	466,483 1,847,053	381,620 1,639,217
9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor)	20 30	£56,000	2,412,794 3,756,053	2,245,717 3,501,077	2,078,641 3,246,100	1,911,565 2,991,124	1,744,489 2,736,147	1,577,412 2,481,170	1,410,335 2,226,194	1,243,259 1,971,217	1,076,182 1,716,241	909,106 1,461,264	742,030 1,206,289
11 Fifty unit scheme (flats - lower density)	50	£180,208	5,495,862	5,107,890	4,719,918	4,331,946	3,943,974	3,556,002	3,168,030	2,780,058	2,391,955	2,001,889	1,611,824
12 Fifty unit scheme (flats - higher density)13 Seventy unit scheme (Industrial/employment led scheme)	50 70		3,301,315 7,344,102	2,947,324 6,857,455	2,593,334 6,370,808	2,239,344 5,884,161	1,885,354 5,397,514	1,531,364 4,910,867	1,177,373 4,424,220	823,384 3,937,573	469,393 3,450,927	115,403 - 2,964,279	- 244,833 2,477,633
14 Seventy unit scheme (flats - higher density)	70		4,814,006	4,299,480	3,784,955	3,270,428	2,755,903	2,241,377	1,726,852	1,212,325 1,795,704	697,800	183,274	- 339,887 - 572,642
15 One hundred unit scheme (flats - lower density)	100	£147,500	7,286,034	6,505,316	5,724,598	4,942,845	4,156,059	3,369,274	2,582,489	1.795.704	1,008,919	222,133	3/Z P4-

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11,982,719 1,082,520

6,804,987

4,847,465 22,971,636

2,068,471

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4,847,465 22,971,636

977,570

3,217,453

4,013,171

4,815,804

17 Two hunded unit scheme (flats) with GF retail

19 Five hundred unit scheme (flats)

26 Hotel development (160 rooms)

27 Hotel development (100 rooms)

29 Industrial Scheme new build (50% plot ratio)

30 Industrial scheme intensification (60% plot ratio)

21 Large retail supermarket

22 Comparison retail

24 Office development

25 Office development

28 Light industrial scheme

23 Data Centre

20 Two hundred unit Co-living scheme

16 One hundred unit scheme (flats - higher density)

18 Three hundred unit scheme (flats) with GF retail

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land valu 25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses) 2 Two unit scheme (houses)		£273,460 £364,613				268,608 537,216		238,404 476,807				177,994 355,989	
3 Four unit scheme (houses) 4 Seven unit scheme (flats)	-	£395,705 £675,863				871,496	822,327	773,156 682,210			625,646	576,476	
Nine unit scheme (flats)	(9 £572,358	1,145,892	1,069,611	993,329	917,049	840,767	764,486	688,206	611,92	535,643	459,362	2 383,
6 Ten unit scheme (houses) 7 Ten unit scheme (flats)	10							2,147,271 961,150					
Twenty unit scheme (houses and flats) Twenty unit scheme (flats)	20		4,221,540 2,822,417					3,056,369 1,884,984				2,124,232 1,134,659	
Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	4,383,760	4,097,398	3,811,037	3,524,675	3,238,312	2,951,951	2,665,589	2,379,22	7 2,092,866	1,806,503	3 1,520
Fifty unit scheme (flats - lower density) Pifty unit scheme (flats - higher density)	50	£1,331,263	4,200,915	3,802,515	3,403,515	3,004,514	2,605,514	4,292,305 2,206,515	1,807,514	1,408,51	1,009,513	610,514	4 211
Seventy unit scheme (Industrial/employment led scheme) Seventy unit scheme (flats - higher density)	70							5,834,438 3,222,711					
One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density)	100	£3,001,701	9,278,965	8,398,601	7,518,237	6,637,873	5,757,509	4,877,145 7,577,402	3,993,654	3,106,07	1 2,218,488	1,330,905	5 443
Two hunded unit scheme (flats) with GF retail	200	£4,095,542	14,640,413	13,182,622	11,716,529	10,249,073	8,781,615	7,314,158	5,846,701	1 4,379,24	2,911,787	1,436,432	2 - 47
Three hundred unit scheme (flats) with GF retail Five hundred unit scheme (flats)	300 500							5,071,891 9,486,064		, , , , ,	The second secon	, ,	,
Two hundred unit Co-living scheme Large retail supermarket	-	£1,511,753 £10,175,259				2000	2000	11,982,719 1,082,520			7	7 7	
Comparison retail	-	£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,98	7 6,804,987	6,804,987	7 6,804
Data Centre Office development	-	£8,445,465 £5,087,629				, , , , , , , , , , , , , , , , , , , ,		4,847,465 - 22,971,636	, , , , , , , , , , , , , , , , , , , ,	, , ,			
Office development Hotel development (160 rooms)	-	£4,239,691 £1,882,423	- 11,489,668 2,068,471	, , , , , , , , , , , , , , , , , , , ,	, ,	, , , ,	, ,	- 11,489,668 2,068,471	- 11,489,668 2,068,471	, ,	,,	, ,	
Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,57	6 977,576	977,576	6 977
Light industrial scheme Industrial Scheme new build (50% plot ratio)	-	£5,087,629 £10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	3,217,453 4,013,171	4,013,171	1 4,013,17	1 4,013,171	4,013,171	1 4,013
Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,80	4,815,804	4,815,804	4,815
NCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344					F	Residual land valu	es				
Description One unit scheme (houses)	No of units	BLV 1 £178,889	0% AH	5% AH 298,812	10% AH	15% AH 268,608	20% AH 3 253,506	25% AH 238,404	30% AH 223,30°	35% AH 1 208,19	40% AH 9 193,096	45% AH 177,994	50% AH 4 162
Two unit scheme (houses) Four unit scheme (houses)	2	£238,519	627,830	597,624	567,420	537,216	507,011	476,807 773,156	446,602	2 416,39	8 386,193	355,989	9 325
Seven unit scheme (flats)		7 £442,129	1,019,995	952,438	884,881	817,324	749,767	682,210	614,654	547,09	7 479,540	411,983	3 344
Nine unit scheme (flats) Ten unit scheme (houses)	10		2,826,019	2,690,269	2,554,520	2,418,770	2,283,021	764,486 2,147,271	2,011,522	2 1,875,77	2 1,740,022	1,604,272	2 1,468
Ten unit scheme (flats) Twenty unit scheme (houses and flats)	10							961,150 3,056,369					_
Twenty unit scheme (flats)	20	£745,511	2,822,417	2,635,309	2,447,727	2,260,147	2,072,565	1,884,984	1,697,402	1,509,82	1 1,322,241	1,134,659	9 94
Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density)	30	£2,399,057	6,477,600	6,040,542	5,603,482	5,166,424	4,729,365	2,951,951 4,292,305	3,855,247	7 3,418,18	8 2,981,130	2,544,070	0 2,10
Fifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme)	50							2,206,515 5,834,438					
Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density)	70	£460,296	6,121,362	5,542,502	4,962,554	4,382,606	3,802,659	3,222,711 4,877,145	2,642,762	2 2,062,81	4 1,482,867		9 322
One hundred unit scheme (flats - higher density)	100	£1,866,154	11,481,842	10,700,954	9,920,066	9,139,178	8,358,291	7,577,402	6,796,515	6,015,62	5,234,739	4,453,852	2 3,672
Two hunded unit scheme (flats) with GF retail Three hundred unit scheme (flats) with GF retail	300							7,314,158 5,071,891					
Five hundred unit scheme (flats) Two hundred unit Co-living scheme	500	£9,585,136 £988,943						9,486,064 11,982,719		, , -	,,	-,,	
Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,52	0 1,082,520	1,082,520	0 1,082
Comparison retail Data Centre	-	£2,307,533 £5,524,766						6,804,987 4,847,465		-77	-,,	-77	- 7
Office development Office development	-	£3,328,172 £2,773,477	22,971,63611,489,668		, . ,	, , , , , , , , , , , , , , , , , , , ,	, - ,	- 22,971,636 - 11,489,668	, ,	, , , , , , , , , , , , , , , , , , , ,		, , , , , , , , , , , , , , , , , , , ,	, .
Hotel development (160 rooms)	•	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	1 2,068,47			1 2,068
Hotel development (100 rooms) Light industrial scheme	-	£776,574 £3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	977,576 3,217,453	3,217,453	3,217,45	3 3,217,453	3,217,453	3 3,21
Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio)	-	£6,656,344 £6,656,344						4,013,171 4,815,804		, , , , ,	, ,	, ,	
CHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description	No of units	£3,565,943 BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land valu 25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
One unit scheme (houses) Two unit scheme (houses)	-	1 £95,835 £127,780						238,404 476,807					
Four unit scheme (houses) Seven unit scheme (flats)	-	£138,676 £236,858						773,156 682,210			The second secon		
Nine unit scheme (flats)	-	£200,584	1,145,892	1,069,611	993,329	917,049	840,767	764,486	688,206	6 611,92	4 535,643	459,362	2 383
Ten unit scheme (houses) Ten unit scheme (flats)	-	£359,804 £214,593	1,437,201	1,341,991	1,246,780	1,151,570	1,056,360	2,147,271 961,150	865,940	770,73	0 675,519	580,310	0 485
Twenty unit scheme (houses and flats) Twenty unit scheme (flats)	-	£668,614 £399,386		3,988,506 2,635,309				3,056,369 1,884,984					
Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density)	-	£502,352 £1,285,225	4,383,760	4,097,398	3,811,037	3,524,675	3,238,312	2,951,951 4,292,305	2,665,589	2,379,22		1,806,503	3 1,520
Fifty unit scheme (flats - higher density)	-	£466,544	4,200,915	3,802,515	3,403,515	3,004,514	2,605,514	2,206,515	1,807,514	1,408,51	4 1,009,513	610,514	4 21
Seventy unit scheme (Industrial/employment led scheme) Seventy unit scheme (flats - higher density)	-	£954,633 £246,590	6,121,362	5,542,502	4,962,554	4,382,606	3,802,659	5,834,438 3,222,711	2,642,762	2 2,062,81	4 1,482,867	902,919	9 32
One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density)	-	£1,051,953 £999,738		1 1				4,877,145 7,577,402					
Two hunded unit scheme (flats) with GF retail Three hundred unit scheme (flats) with GF retail	-	£1,435,292 £1,366,945	14,640,413	13,182,622	11,716,529	10,249,073	8,781,615	7,314,158 5,071,891	5,846,70	1 4,379,24	4 2,911,787	1,436,432	2 - 4
Five hundred unit scheme (flats)	-	£5,134,958	28,301,347	24,551,955	20,802,563	17,053,172	13,271,242	9,486,064	5,700,887	1,915,70	8 - 1,929,686	- 5,817,479	9 - 9,71
Two hundred unit Co-living scheme Large retail supermarket	-	£529,797 £3,565,943						11,982,719 1,082,520					
Comparison retail Data Centre	-	£1,236,194 £2,959,733	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987 4,847,465	6,804,987	6,804,98	7 6,804,987	6,804,987	7 6,80
Office development	-	£1,782,971	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	6 - 22,971,636	- 22,971,636	- 22,971,636	6 - 22,971,63	6 - 22,971,636	- 22,971,636	6 - 22,97
Office development Hotel development (160 rooms)	-	£1,485,810 £659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	- 11,489,668 2,068,471	2,068,47	1 2,068,47	1 2,068,471	2,068,471	1 2,06
Hotel development (100 rooms) Light industrial scheme	-	£416,027 £1,782,971	977,576 3,217,453		-		-	977,576 3,217,453				· ·	
Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio)		£3,565,943 £3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171 4,815,804	4,013,171	1 4,013,17	1 4,013,171	4,013,171	1 4,01
	-	20,000,940	4,010,004	7,010,004	7,010,004	4,010,004	+,010,004	4,010,004	7,010,004		4,010,604	7,010,004	4,01
HMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER	UNDEVELOPED LAND)	£500,000	PER HA					Saaideed land eale					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land valu 25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
One unit scheme (houses) Two unit scheme (houses)		1 £13,438 2 £17,917					507,011	238,404 476,807					
Four unit scheme (houses) Seven unit scheme (flats)		£19,444	1,019,007	969,837	920,667	871,496	822,327	773,156 682,210	723,986	6 674,81	6 625,646	576,476	6 52
Nine unit scheme (flats)	9	9 £28,125	1,145,892	1,069,611	993,329	917,049	840,767	764,486	688,206	611,92	4 535,643	459,362	2 38
Ten unit scheme (houses) Ten unit scheme (flats)	10					1 1		2,147,271 961,150					
Twenty unit scheme (houses and flats)	20	£93,750	4,221,540	3,988,506	3,755,472	3,522,437	3,289,404	3,056,369 1,884,984	2,823,335	5 2,590,30	1 2,357,267	2,124,232	2 1,89
,		- + 5D (I()()	2.022.41/	2.035.309	2.441.121	2.200.14/	2,072,565	1,884,984	1,097,402	1,509,82	1.322.241	1, 134,659	9 947
Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	4,383,760	4,097,398	3,811,037	3,524,675	3,238,312	2,951,951	2,665,589	9 2,379,22	7 2,092,866	1,806,503	
Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density)		£70,438 £180,208	4,383,760 6,477,600	4,097,398 6,040,542	3,811,037 5,603,482	3,524,675 5,166,424	3,238,312 4,729,365	2,951,951 4,292,305 2,206,515	2,665,589 3,855,247	2,379,22 7 3,418,18	7 2,092,866 8 2,981,130	1,806,503 2,544,070	0 2,107
Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme)	30 50 50 70	0 £70,438 0 £180,208 0 £65,417 0 £133,854	4,383,760 6,477,600 4,200,915 8,575,531	4,097,398 6,040,542 3,802,515 8,027,312	3,811,037 5,603,482 3,403,515 7,479,094	3,524,675 5,166,424 3,004,514 6,930,875	3,238,312 4 4,729,365 4 2,605,514 5 6,382,657	4,292,305 2,206,515 5,834,438	2,665,589 3,855,247 1,807,514 5,286,220	2,379,22 7 3,418,18 4 1,408,51 0 4,738,00	7 2,092,866 8 2,981,130 4 1,009,513 2 4,189,784	1,806,503 2,544,070 6 610,514 3,641,565	0 2,107 4 21° 5 3,093
Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density)	30 50 50	0 £70,438 0 £180,208 0 £65,417 0 £133,854 0 £34,576 0 £147,500	4,383,760 6,477,600 4,200,915 8,575,531 6,121,362 9,278,965	4,097,398 6,040,542 3,802,515 8,027,312 5,542,502 8,398,601	3,811,037 5,603,482 3,403,515 7,479,094 4,962,554 7,518,237	3,524,675 5,166,424 3,004,514 6,930,875 4,382,606 6,637,873	3,238,312 4 4,729,365 4 2,605,514 5 6,382,657 6 3,802,659 8 5,757,509	4,292,305 2,206,515	2,665,589 3,855,247 1,807,514 5,286,220 2,642,762 3,993,654	2,379,22 7 3,418,18 4 1,408,51 0 4,738,00 2 2,062,81 4 3,106,07	7 2,092,866 8 2,981,130 4 1,009,513 2 4,189,784 4 1,482,867 1 2,218,488	1,806,503 2,544,070 6 610,514 3,641,565 902,919 1,330,905	2,107 4 211 5 3,093 9 322 5 443

19 Five hundred unit scheme (flats)

26 Hotel development (160 rooms)

27 Hotel development (100 rooms)

29 Industrial Scheme new build (50% plot ratio)

30 Industrial scheme intensification (60% plot ratio)

21 Large retail supermarket

22 Comparison retail

24 Office development

25 Office development

28 Light industrial scheme

23 Data Centre

20 Two hundred unit Co-living scheme

18 Three hundred unit scheme (flats) with GF retail

300

500

-

-

-

£191,667

£720,000

£74,286

£500,000

£173,333

£415,000

£250,000

£208,333

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4,815,804

NCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£10,175,259			1	1.		Residual land value	· ·		1	1 -	
Description 1 One unit scheme (houses)	No of units	BLV £273,460		5% AH 329,218		15% AH 295,813	20% AH 279,111	25% AH 262,408	30% AH 245,705	35% AH 229,003	40% AH 212,300	45% AH 195,598	50% AH 178,89
Two unit scheme (houses) Four unit scheme (houses)	2 4	£364,613	691,841	658,437 1,068,832		591,626 960,072		524,816 851,311	491,411 796,931	458,005 742,551	424,601 688,169	391,195 633,789	357,79 579,40
4 Seven unit scheme (flats)	7	£675,863	1,166,843	1,091,943	1,017,044	942,145	867,246	792,346	717,447	642,548	567,649	492,749	417,8
5 Nine unit scheme (flats) 6 Ten unit scheme (houses)	9	, , , , , , , , , , , , , , , , , , , ,		1,227,132 2,967,287	1,142,560 2,816,957	1,057,989 2,666,628	973,417 2,516,298		804,273 2,215,639	719,702 2,065,310	635,130 1,914,980	550,559 1,764,651	465,9 1,614,3
Ten unit scheme (flats) Twenty unit scheme (houses and flats)	10		1,644,158 4,725,504	1,538,600 4,467,272		1,327,484 3,950,807	1,221,926 3,692,575	, ,	1,010,810 3,176,110	905,252 2,917,878	799,694 2,659,645	694,136 2,401,413	588,5 2,143,1
Twenty unit scheme (flats)	20	£1,139,629	3,229,004	3,021,625	2,814,247	2,606,867	2,399,489	2,192,110	1,984,470	1,776,384	1,568,298	1,360,212	1,152,1
Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density)	30 50	£1,433,440 £3,667,333		4,693,720 6,973,192		4,058,225 6,000,901	3,740,479 5,514,755		3,104,984 4,542,464	2,787,236 4,056,317	2,469,490 3,570,172	2,151,742 3,084,026	1,833,9 2,597,8
2 Fifty unit scheme (flats - higher density) 3 Seventy unit scheme (Industrial/employment led scheme)	50 70	£1,331,263 £2,724,002	5,091,857 9,806,959	4,650,673 9,197,169		3,768,304 7,977,589	3,325,675 7,367,800		2,437,654 6,148,220	1,993,645 5,538,431	1,549,635 4,928,641	1,105,624 4,318,851	661,6 3,709,0
4 Seventy unit scheme (flats - higher density)	70	£703,635	7,416,348	6,775,085	6,133,823	5,492,560	4,849,414	4,204,044	3,558,674	2,913,303	2,267,933	1,622,564	977,1
5 One hundred unit scheme (flats - lower density) 6 One hundred unit scheme (flats - higher density)	100	£3,001,701 £2,852,706	11,271,896 13,240,465	10,291,886 12,373,933		8,331,865 10,640,871	7,351,855 9,772,484		5,391,833 8,033,934	4,411,822 7,164,659	3,428,057 6,295,384	2,439,677 5,426,110	1,451,2 4,556,8
7 Two hunded unit scheme (flats) with GF retail 8 Three hundred unit scheme (flats) with GF retail	200 300	£4,095,542 £3,900,516	18,028,706	16,401,499		13,147,087 12,854,444	11,519,881 10,674,946	9,882,968	8,244,257 6,315,951	6,605,545 4,136,455	4,966,835 1,937,444	3,328,124 - 270,163	1,687,6 - 2,505,1
9 Five hundred unit scheme (flats)	500	£14,652,373	36,558,516	17,213,439 32,396,266	28,234,016	24,071,766	19,909,516	15,747,267	11,551,152	7,348,098	3,145,044	- 1,091,364	- 5,408,8
0 Two hundred unit Co-living scheme 1 Large retail supermarket	-	£1,511,753 £10,175,259	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520		11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,7 1,082,5
2 Comparison retail 3 Data Centre	-	£3,527,423 £8,445,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,9 4,847,4
4 Office development	-	£5,087,629	7 - 7 7	- 22,971,636	, , ,	· · · · · ·	, , , , , ,	, ,	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,6
5 Office development 6 Hotel development (160 rooms)	-	£4,239,691 £1,882,423	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,6 2,068,4
7 Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,5
8 Light industrial scheme 9 Industrial Scheme new build (50% plot ratio)	-	£5,087,629 £10,175,259		3,217,453 4,013,171		3,217,453 4,013,171	3,217,453 4,013,171		3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,4 4,013,1
Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,8
NOUMARK LAND VALUE & CORD								Death 1					
NCHMARK LAND VALUE 2 (SECONDARY RETAIL) Description	No of units		0% AH	5% AH	10% AH	15% AH	20% AH	Residual land value		35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses) 2 Two unit scheme (houses)	1 2	£178,889	345,921	329,218 658,437						229,003 458,005	212,300 424,601	195,598 391,195	178,8 357,7
3 Four unit scheme (houses)	4	£258,858	1,123,213	1,068,832	1,014,452	960,072	905,692	851,311	796,931	742,551	688,169	633,789	579,4
4 Seven unit scheme (flats) 5 Nine unit scheme (flats)	7 9	£442,129 £374,419		1,091,943 1,227,132		942,145 1,057,989			717,447 804,273	642,548 719,702	567,649 635,130	492,749 550,559	417,8 465,9
6 Ten unit scheme (houses) 7 Ten unit scheme (flats)	10	£671,625	3,117,616	2,967,287 1,538,600	2,816,957	2,666,628 1,327,484	2,516,298 1,221,926	2,365,969	2,215,639 1,010,810	2,065,310 905,252	1,914,980 799,694	1,764,651 694,136	1,614,3 588,5
8 Twenty unit scheme (houses and flats)	20	£1,248,065		4,467,272		3,950,807	3,692,575		3,176,110	2,917,878	2,659,645	2,401,413	2,143,1
9 Twenty unit scheme (flats) 0 Thirty unit scheme (flats with retail use on ground floor)	20		3,229,004 5,011,466	3,021,625 4,693,720		2,606,867 4,058,225	2,399,489 3,740,479		1,984,470 3,104,984	1,776,384 2,787,236	1,568,298 2,469,490	1,360,212 2,151,742	1,152,1 1,833,9
1 Fifty unit scheme (flats - lower density)	50	£2,399,057	7,459,338	6,973,192	6,487,047	6,000,901	5,514,755	5,028,610	4,542,464	4,056,317	3,570,172	3,084,026	2,597,8
Fifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme)	50 70			4,650,673 9,197,169		3,768,304 7,977,589	3,325,675 7,367,800		2,437,654 6,148,220	1,993,645 5,538,431	1,549,635 4,928,641	1,105,624 4,318,851	661,6 3,709,0
Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density)	70 100	£460,296 £1,963,622		6,775,085 10,291,886		5,492,560 8,331,865	4,849,414 7,351,855		3,558,674 5,391,833	2,913,303 4,411,822	2,267,933 3,428,057	1,622,564 2,439,677	977,1 1,451,2
6 One hundred unit scheme (flats - higher density)	100	£1,866,154	13,240,465	12,373,933	11,507,402	10,640,871	9,772,484	8,903,209	8,033,934	7,164,659	6,295,384	5,426,110	4,556,8
Two hunded unit scheme (flats) with GF retail Three hundred unit scheme (flats) with GF retail	200 300	£2,679,179 £2,551,599		16,401,499 17,213,439		13,147,087 12,854,444	11,519,881 10,674,946	9,882,968 8,495,449	8,244,257 6,315,951	6,605,545 4,136,455	4,966,835 1,937,444	3,328,124 - 270,163	1,687,6 - 2,505,1
9 Five hundred unit scheme (flats)	500	£9,585,136	36,558,516	32,396,266	28,234,016	24,071,766	19,909,516	15,747,267	11,551,152	7,348,098	3,145,044	- 1,091,364	- 5,408,8
Two hundred unit Co-living scheme Large retail supermarket	-	£988,943 £6,656,344	11,982,719 1,082,520	11,982,719 1,082,520	200	11,982,719 1,082,520	200		11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,7 1,082,5
2 Comparison retail 3 Data Centre	-	£2,307,533 £5,524,766	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465		6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,9 4,847,4
4 Office development	-	£3,328,172		- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636		- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,6
5 Office development 6 Hotel development (160 rooms)	-	£2,773,477 £1,231,424	- 11,489,668 2,068,471	- 11,489,668 2,068,471		- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,6 2,068,4
7 Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,5
8 Light industrial scheme 9 Industrial Scheme new build (50% plot ratio)	-	£3,328,172 £6,656,344		3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171			3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,4 4,013,1
Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,8
NCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description	No of units	£3,565,943	,	5% AH	10% AH	15% AH	20% AH	Residual land value		35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses) 2 Two unit scheme (houses)	1	£95,835 £127,780	345,921	329,218 658,437	312,515	295,813	279,111	262,408 524,816	245,705 491,411	229,003 458,005	212,300 424,601	195,598	178,8
3 Four unit scheme (houses)	-	£138,676	1,123,213	1,068,832	1,014,452	960,072	905,692	851,311	796,931	742,551	688,169	391,195 633,789	357,7 579,4
4 Seven unit scheme (flats) 5 Nine unit scheme (flats)	-	£236,858 £200,584	1,166,843 1,311,703	1,091,943 1,227,132	1 1	942,145 1,057,989			717,447 804,273	642,548 719,702	567,649 635,130	492,749 550,559	417,8 465,9
6 Ten unit scheme (houses)	-	£359,804	3,117,616	2,967,287	2,816,957	2,666,628	2,516,298	2,365,969	2,215,639	2,065,310	1,914,980	1,764,651	1,614,3
7 Ten unit scheme (flats) 8 Twenty unit scheme (houses and flats)	-	£214,593 £668,614		1,538,600 4,467,272		1,327,484 3,950,807	1,221,926 3,692,575		1,010,810 3,176,110	905,252 2,917,878	799,694 2,659,645	694,136 2,401,413	588,5 2,143,1
9 Twenty unit scheme (flats)	-	£399,386	3,229,004	3,021,625	2,814,247	2,606,867	2,399,489	2,192,110	1,984,470	1,776,384	1,568,298	1,360,212	1,152,1
Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density)	-	£502,352 £1,285,225	5,011,466 7,459,338	4,693,720 6,973,192		4,058,225 6,000,901	3,740,479 5,514,755	1 1	3,104,984 4,542,464	2,787,236 4,056,317	2,469,490 3,570,172	2,151,742 3,084,026	1,833,9 2,597,8
Fifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme)	-	£466,544 £954,633	5,091,857 9,806,959	4,650,673 9,197,169	1 1	3,768,304 7,977,589	3,325,675 7,367,800		2,437,654 6,148,220	1,993,645 5,538,431	1,549,635 4,928,641	1,105,624 4,318,851	661,6 3,709,0
4 Seventy unit scheme (flats - higher density)	-	£246,590	7,416,348	6,775,085	6,133,823	5,492,560	4,849,414	4,204,044	3,558,674	2,913,303	2,267,933	1,622,564	977,1
5 One hundred unit scheme (flats - lower density) 6 One hundred unit scheme (flats - higher density)	-	£1,051,953 £999,738	11,271,896 13,240,465	10,291,886 12,373,933		8,331,865 10,640,871	7,351,855 9,772,484		5,391,833 8,033,934	4,411,822 7,164,659	3,428,057 6,295,384	2,439,677 5,426,110	1,451,2 4,556,8
7 Two hunded unit scheme (flats) with GF retail	-	£1,435,292 £1,366,945		16,401,499 17,213,439		13,147,087 12,854,444	11,519,881	9,882,968	8,244,257 6,315,951	6,605,545 4,136,455	4,966,835 1,937,444	3,328,124 - 270,163	1,687,6 - 2,505,1
8 Three hundred unit scheme (flats) with GF retail 9 Five hundred unit scheme (flats)	-	£5,134,958		32,396,266	28,234,016	24,071,766	10,674,946 19,909,516		11,551,152	7,348,098	3,145,044	- 1,091,364	- 2,505, - 5,408,8
0 Two hundred unit Co-living scheme 1 Large retail supermarket	-	£529,797 £3,565,943	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	11,982,7 1,082,5
2 Comparison retail	-	£1,236,194	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,9
3 Data Centre 4 Office development	-	£2,959,733 £1,782,971	4,847,465 - 22,971,636	4,847,465 - 22,971,636	1 1	4,847,465 - 22,971,636			4,847,465 - 22,971,636	4,847,465 - 22,971,636	4,847,465 - 22,971,636	4,847,465 - 22,971,636	4,847,4 - 22,971,6
5 Office development 6 Hotel development (160 rooms)	-	£1,485,810 £659,699	- 11,489,668 2,068,471	- 11,489,668 2,068,471	1 1	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,6 2,068,4
7 Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,5
8 Light industrial scheme 9 Industrial Scheme new build (50% plot ratio)	-	£1,782,971 £3,565,943	3,217,453 4,013,171	3,217,453 4,013,171	1 1	3,217,453 4,013,171	3,217,453 4,013,171		3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,4 4,013,1
Industrial scheme intensification (60% plot ratio)	-	£3,565,943		4,815,804	1 1	4,815,804	4,815,804	1 1	4,815,804	4,815,804	4,815,804	4,815,804	4,815,8
NCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER U	NDEVELOPED LAND)	£500,000	PER HA					Residual land value	es .				
Description	No of units			5% AH		15% AH	20% AH	25% AH	30% AH		40% AH		50% AH
1 One unit scheme (houses) 2 Two unit scheme (houses)	1 2	£13,438 £17,917		329,218 658,437		295,813 591,626		262,408 524,816	245,705 491,411	229,003 458,005	212,300 424,601	195,598 391,195	178,8 357,7
3 Four unit scheme (houses)	4	£19,444	1,123,213	1,068,832	1,014,452	960,072	905,692	851,311	796,931	742,551	688,169	633,789	579,4
4 Seven unit scheme (flats) Nine unit scheme (flats)	7 9	£33,211 £28,125	1,166,843 1,311,703	1,091,943 1,227,132		942,145 1,057,989			717,447 804,273	642,548 719,702	567,649 635,130	492,749 550,559	417,8 465,9
Ten unit scheme (houses)	10	£50,450	3,117,616	2,967,287	2,816,957	2,666,628	2,516,298	2,365,969	2,215,639	2,065,310	1,914,980	1,764,651	1,614,3
7 Ten unit scheme (flats) 8 Twenty unit scheme (houses and flats)	10 20	£93,750	1,644,158 4,725,504	1,538,600 4,467,272		1,327,484 3,950,807	1,221,926 3,692,575	3,434,343	1,010,810 3,176,110	905,252 2,917,878	799,694 2,659,645	694,136 2,401,413	588,5 2,143,1
9 Twenty unit scheme (flats) 0 Thirty unit scheme (flats with retail use on ground floor)	20 30	£56,000	3,229,004	3,021,625 4,693,720	2,814,247	2,606,867 4,058,225	2,399,489 3,740,479	2,192,110	1,984,470 3,104,984	1,776,384 2,787,236	1,568,298 2,469,490	1,360,212 2,151,742	1,152,1 1,833,9
1 Fifty unit scheme (flats - lower density)	50	£180,208	7,459,338	6,973,192	6,487,047	6,000,901	5,514,755	5,028,610	4,542,464	4,056,317	3,570,172	3,084,026	2,597,8
Fifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme)	50 70		5,091,857 9,806,959	4,650,673 9,197,169		3,768,304 7,977,589	3,325,675 7,367,800	· · · · · · · · · · · · · · · · · · ·	2,437,654 6,148,220	1,993,645 5,538,431	1,549,635 4,928,641	1,105,624 4,318,851	661,6 3,709,0
4 Seventy unit scheme (flats - higher density)	70	£34,576	7,416,348	6,775,085	6,133,823	5,492,560	4,849,414	4,204,044	3,558,674	2,913,303	2,267,933	1,622,564	977,1
One hundred unit scheme (flats - lower density)	100	£147,500	11,271,896	10,291,886	9,311,875	8,331,865	7,351,855	6,371,844	5,391,833	4,411,822	3,428,057	2,439,677	1,451,

£140,179

£201,250

£191,667

£720,000

£74,286

£500,000

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4,013,171

4,815,804

17 Two hunded unit scheme (flats) with GF retail

19 Five hundred unit scheme (flats)

26 Hotel development (160 rooms)

27 Hotel development (100 rooms)

29 Industrial Scheme new build (50% plot ratio)

30 Industrial scheme intensification (60% plot ratio)

21 Large retail supermarket

22 Comparison retail

24 Office development

25 Office development

28 Light industrial scheme

23 Data Centre

20 Two hundred unit Co-living scheme

16 One hundred unit scheme (flats - higher density)

18 Three hundred unit scheme (flats) with GF retail

ENCHMARK LAND VALUE 1 (SECONDARY OFFICES)	Sales value £8,574 psm	£10,175,259		AH tenure	Rented 70%	SO 30%		Residual land value	s				
Description (1)	No of units						20% AH	25% AH	30% AH 3				50% AH
1 One unit scheme (houses) 2 Two unit scheme (houses)	1 2		755,854	359,624 719,248	341,321 682,642	323,018 646,036	304,716 609,431	286,413 572,825	268,109 536,220	249,807 499,614	231,504 463,008	213,201 426,402	194,89 389,79
3 Four unit scheme (houses) 4 Seven unit scheme (flats)	7			1,167,829 1,231,449	1,108,237 1,149,207	1,048,647 1,066,965	989,056 984,723	929,466 902,482	869,875 820,240	810,284 737,999	750,693 655,757	691,102 573,516	631,51 491,27
5 Nine unit scheme (flats)	9	£572,358	1,477,515	1,384,653	1,291,790	1,198,929	1,106,066	1,013,204	920,342	827,479	734,617	641,755	548,89
6 Ten unit scheme (houses) 7 Ten unit scheme (flats)	10		3,409,214 1,851,115	3,244,304 1,735,210	3,079,395 1,619,303	2,914,485 1,503,398	2,749,576 1,387,492	2,584,667 1,271,586	2,419,757 1,155,680	2,254,848 1,039,775	2,089,939 923,868	1,925,029 807,963	1,760,12 692,05
Twenty unit scheme (houses and flats) Twenty unit scheme (flats)	20		5,229,468 3,635,592	4,946,037 3,407,884	4,662,607 3,180,176	4,379,176 2,952,468	4,095,746 2,724,760	3,812,315 2,497,051	3,528,885 2,269,343	3,245,454 2,041,635	2,962,024 1,813,926	2,678,593 1,585,764	2,395,16 1,357,17
Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	5,639,174	5,290,041	4,940,909	4,591,776	4,242,644	3,893,511	3,544,378	3,195,245	2,846,114	2,496,981	2,147,84
1 Fifty unit scheme (flats - lower density) 2 Fifty unit scheme (flats - higher density)	50 50	£3,667,333 £1,331,263	8,441,076 5,982,798	7,905,844 5,497,066	7,370,611 5,011,335	6,835,378 4,525,604	6,300,146 4,039,872	5,764,913 3,554,141	5,229,680 3,067,795	4,694,448 2,578,775	4,159,215 2,089,755	3,623,982 1,600,734	3,088,75 1,111,71
3 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	11,038,387	10,367,027	9,695,665	9,024,303	8,352,943	7,681,581	7,010,220	6,338,859	5,667,498	4,996,136	4,324,77
4 Seventy unit scheme (flats - higher density) 5 One hundred unit scheme (flats - lower density)	70 100	£703,635 £3,001,701	8,711,334 13,264,828	8,005,323 12,185,170	7,299,310 11,105,513	6,593,298 10,025,857	5,887,286 8,946,199	5,181,274 7,866,542	4,474,585 6,786,886	3,763,793 5,707,228	3,053,000 4,627,571	2,342,207 3,547,913	1,631,41 2,459,27
6 One hundred unit scheme (flats - higher density) 7 Two hunded unit scheme (flats) with GF retail	100 200	£2,852,706 £4,095,542		14,038,844 19,620,377	13,084,685 17,823,756	12,130,528 16,027,135	11,176,370 14,230,514	10,222,212 12,433,893	9,268,055 10,637,273	8,313,691 8,831,847	7,356,029 7,021,882	6,398,367 5,211,917	5,440,70 3,401,95
8 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	23,910,485	21,520,472	19,130,459	16,734,478	14,326,743	11,919,008	9,511,273	7,103,539	4,695,804	2,276,806 -	- 160,47
9 Five hundred unit scheme (flats) 0 Two hundred unit Co-living scheme	500	£14,652,373 £1,511,753		40,240,577 11,982,719	35,665,468 11,982,719	31,090,361 11,982,719	26,515,252 11,982,719	21,940,144 11,982,719	17,365,035 11,982,719	12,780,488 11,982,719	8,159,557 11,982,719	3,538,627 - 11,982,719	- 1,112,33 11,982,71
1 Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,52
2 Comparison retail 3 Data Centre	-	£3,527,423 £8,445,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,98 4,847,46
Office development	-	£5,087,629		- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636 -	22,971,636	- 22,971,636	- 22,971,636 -	- 22,971,63
Office development Hotel development (160 rooms)	-	£4,239,691 £1,882,423	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 - 2,068,471	11,489,668 2,068,471	- 11,489,668 2,068,471	- 11,489,668 - 2,068,471	- 11,489,66 2,068,47
Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,57
Light industrial scheme Industrial Scheme new build (50% plot ratio)	-	£5,087,629 £10,175,259	4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,453 4,013,171	3,217,45 4,013,17
Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,80
CUMARK LAND VALUE & (CECONDARY RETAIL)		CC CEC 244							-				
Description (SECONDARY RETAIL)	No of units		0% AH	5% AH	10% AH	15% AH	and the second s	tesidual land value 25% AH		85% AH	40% AH	45% AH 5	50% AH
1 One unit scheme (houses) 2 Two unit scheme (houses)	1 2	2110,000		359,624 719,248	341,321 682,642	323,018 646,036	304,716 609,431	286,413 572,825	268,109 536,220	249,807 499,614	231,504 463,008	213,201 426,402	194,89 389,79
3 Four unit scheme (houses)	4	£258,858	1,227,419	1,167,829	1,108,237	1,048,647	989,056	929,466	869,875	810,284	750,693	691,102	631,51
4 Seven unit scheme (flats) 5 Nine unit scheme (flats)	7 9	£442,129 £374,419		1,231,449 1,384,653	1,149,207 1,291,790	1,066,965 1,198,929	984,723 1,106,066	902,482 1,013,204	820,240 920,342	737,999 827,479	655,757 734,617	573,516 641,755	491,27 548,89
Ten unit scheme (houses)	10	£671,625	3,409,214	3,244,304	3,079,395	2,914,485	2,749,576	2,584,667	2,419,757	2,254,848	2,089,939	1,925,029	1,760,12
7 Ten unit scheme (flats) 3 Twenty unit scheme (houses and flats)	10 20		1,851,115 5,229,468	1,735,210 4,946,037	1,619,303 4,662,607	1,503,398 4,379,176	1,387,492 4,095,746	1,271,586 3,812,315	1,155,680 3,528,885	1,039,775 3,245,454	923,868 2,962,024	807,963 2,678,593	692,05 2,395,16
9 Twenty unit scheme (flats)	20	£745,511	3,635,592	3,407,884	3,180,176	2,952,468	2,724,760	2,497,051	2,269,343	2,041,635	1,813,926	1,585,764	1,357,17
Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density)	30 50		5,639,174 8,441,076	5,290,041 7,905,844	4,940,909 7,370,611	4,591,776 6,835,378	4,242,644 6,300,146	3,893,511 5,764,913	3,544,378 5,229,680	3,195,245 4,694,448	2,846,114 4,159,215	2,496,981 3,623,982	2,147,84 3,088,75
2 Fifty unit scheme (flats - higher density)	50	£870,872	5,982,798	5,497,066	5,011,335	4,525,604	4,039,872	3,554,141	3,067,795	2,578,775	2,089,755	1,600,734	1,111,71
3 Seventy unit scheme (Industrial/employment led scheme) 4 Seventy unit scheme (flats - higher density)	70			10,367,027 8,005,323	9,695,665 7,299,310	9,024,303 6,593,298	8,352,943 5,887,286	7,681,581 5,181,274	7,010,220 4,474,585	6,338,859 3,763,793	5,667,498 3,053,000	4,996,136 2,342,207	4,324,77 1,631,41
5 One hundred unit scheme (flats - lower density)	100	£1,963,622		12,185,170	11,105,513	10,025,857	8,946,199	7,866,542	6,786,886	5,707,228	4,627,571	3,547,913	2,459,27
6 One hundred unit scheme (flats - higher density) 7 Two hunded unit scheme (flats) with GF retail	100	£1,866,154 £2,679,179	14,993,001 21,416,998	14,038,844 19,620,377	13,084,685 17,823,756	12,130,528 16,027,135	11,176,370 14,230,514	10,222,212 12,433,893	9,268,055 10,637,273	8,313,691 8,831,847	7,356,029 7,021,882	6,398,367 5,211,917	5,440,709 3,401,952
8 Three hundred unit scheme (flats) with GF retail	300 500	£2,551,599		21,520,472	19,130,459	16,734,478	14,326,743	11,919,008	9,511,273	7,103,539 12,780,488	4,695,804 8,159,557	2,276,806 - 3,538,627 -	- 160,470
9 Five hundred unit scheme (flats) 0 Two hundred unit Co-living scheme	- 500	£9,585,136 £988,943	44,808,095 11,982,719	40,240,577 11,982,719	35,665,468 11,982,719	31,090,361 11,982,719	26,515,252 11,982,719	21,940,144 11,982,719	17,365,035 11,982,719	12,780,488	11,982,719	11,982,719	- 1,112,33 11,982,71
1 Large retail supermarket 2 Comparison retail	-	£6,656,344 £2,307,533	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,52 6,804,98
3 Data Centre	-	£5,524,766	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,46
Office development Office development	-	£3,328,172 £2,773,477	- 22,971,636 - 11.489.668	- 22,971,636 - 11,489,668	- 22,971,636 - 11.489.668	- 22,971,636 - 11,489,668		- 22,971,636 - 11,489,668	- 22,971,636 - - 11,489,668 -	22,971,636	- 22,971,636 - 11,489,668	- 22,971,636 - - 11,489,668 -	- 22,971,63 - 11,489,66
6 Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,47
7 Hotel development (100 rooms) 8 Light industrial scheme	-	£776,574 £3,328,172		977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,570 3,217,453
Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,17
0 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,80
NCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					R	Residual land value	es .				
Description	No of units	BLV	0% AH		10% AH 341,321	15% AH 323,018	20% AH 304,716			249,807	40% AH 231,504		50% AH
1 One unit scheme (houses) 2 Two unit scheme (houses)	-	£95,835 £127,780	755,854	359,624 719,248	682,642	646,036	609,431	286,413 572,825	268,109 536,220	499,614	463,008	213,201 426,402	194,89 389,79
3 Four unit scheme (houses) 4 Seven unit scheme (flats)	-	£138,676 £236,858		1,167,829 1,231,449	1,108,237 1,149,207	1,048,647 1,066,965	989,056 984,723	929,466 902,482	869,875 820,240	810,284 737,999	750,693 655,757	691,102 573,516	631,51 491,27
5 Nine unit scheme (flats)	-	£200,584	1,477,515	1,384,653	1,291,790	1,198,929	1,106,066	1,013,204	920,342	827,479	734,617	641,755	548,89
6 Ten unit scheme (houses) 7 Ten unit scheme (flats)	-	£359,804 £214,593	3,409,214 1,851,115	3,244,304 1,735,210	3,079,395 1,619,303	2,914,485 1,503,398	2,749,576 1,387,492	2,584,667 1,271,586	2,419,757 1,155,680	2,254,848 1,039,775	2,089,939 923,868	1,925,029 807,963	1,760,12 692,05
8 Twenty unit scheme (houses and flats)	-	£668,614	5,229,468	4,946,037	4,662,607	4,379,176	4,095,746	3,812,315	3,528,885	3,245,454	2,962,024	2,678,593	2,395,16
Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor)	-	£399,386 £502,352	3,635,592 5,639,174	3,407,884 5,290,041	3,180,176 4,940,909	2,952,468 4,591,776	2,724,760 4,242,644	2,497,051 3,893,511	2,269,343 3,544,378	2,041,635 3,195,245	1,813,926 2,846,114	1,585,764 2,496,981	1,357,17 2,147,84
1 Fifty unit scheme (flats - lower density)	-	£1,285,225	8,441,076	7,905,844	7,370,611	6,835,378	6,300,146	5,764,913	5,229,680	4,694,448	4,159,215	3,623,982	3,088,75
Fifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme)	-	£466,544 £954,633	5,982,798 11,038,387	5,497,066 10,367,027	5,011,335 9,695,665	4,525,604 9,024,303	4,039,872 8,352,943	3,554,141 7,681,581	3,067,795 7,010,220	2,578,775 6,338,859	2,089,755 5,667,498	1,600,734 4,996,136	1,111,71 4,324,77
4 Seventy unit scheme (flats - higher density)	-	£246,590	8,711,334	8,005,323	7,299,310	6,593,298	5,887,286	5,181,274	4,474,585	3,763,793	3,053,000	2,342,207	1,631,41
5 One hundred unit scheme (flats - lower density) 6 One hundred unit scheme (flats - higher density)	-	£1,051,953 £999,738	13,264,828 14,993,001	12,185,170 14,038,844	11,105,513 13,084,685	10,025,857 12,130,528	8,946,199 11,176,370	7,866,542 10,222,212	6,786,886 9,268,055	5,707,228 8,313,691	4,627,571 7,356,029	3,547,913 6,398,367	2,459,27 5,440,70
7 Two hunded unit scheme (flats) with GF retail	-	£1,435,292	21,416,998	19,620,377	17,823,756	16,027,135	14,230,514	12,433,893	10,637,273	8,831,847	7,021,882	5,211,917	3,401,95
8 Three hundred unit scheme (flats) with GF retail 9 Five hundred unit scheme (flats)	-	£1,366,945 £5,134,958		21,520,472 40,240,577	19,130,459 35,665,468	16,734,478 31,090,361	14,326,743 26,515,252	11,919,008 21,940,144	9,511,273 17,365,035	7,103,539 12,780,488	4,695,804 8,159,557	2,276,806 - 3,538,627 -	- 160,47 - 1,112,33
0 Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,71
1 Large retail supermarket 2 Comparison retail	-	£3,565,943 £1,236,194	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,520 6,804,987	1,082,52 6,804,98
Data Centre	-	£2,959,733	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,46
24 Office development 25 Office development	-	£1,782,971 £1,485,810	- 22,971,636 - 11,489,668	22,971,63611,489,668	- 22,971,636 - 11,489,668	- 22,971,636 - 11,489,668	- 22,971,636 - 11,489,668	- 22,971,636 - 11,489,668	- 22,971,636 - - 11,489,668 -	22,971,636	22,971,63611,489,668	- 22,971,636 - - 11,489,668 -	22,971,6311,489,66
26 Hotel development (160 rooms)	-	£659,699		2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,47
7 Hotel development (100 rooms) 8 Light industrial scheme	-	£416,027 £1,782,971	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	977,57 3,217,45
9 Industrial Scheme new build (50% plot ratio) 0 Industrial scheme intensification (60% plot ratio)	-	£3,565,943 £3,565,943	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,17 4,815,80
Industrial scrience intensincation (00% piot ratio)	-	25,505,945	4,010,004	4,013,004	4,013,004	4,010,004	4,010,004	4,010,004	4,013,004	4,013,004	4,010,004	4,015,004	4,013,00
NCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER U	NDEVELOPED LAND)	£500,000	PER HA										
<u>, </u>				E0/ All	400/ 411	450/ 411	· ·	Residual land value		DEO/ ALL	400/ 411	4E9/ ALL	E00/ A11
Description 1 One unit scheme (houses)	No of units	BLV £13,438		5% AH 359,624	10% AH 341,321	15% AH 323,018	20% AH 304,716	25% AH 286,413	30% AH 3 268,109	249,807	40% AH 231,504	45% AH 5	50% AH 194,89
2 Two unit scheme (houses)	2	£17,917	755,854	719,248	682,642	646,036	609,431	572,825	536,220	499,614	463,008	426,402	389,79
Four unit scheme (houses)	7	£19,444 £33,211	1,227,419 1,313,690	1,167,829 1,231,449	1,108,237 1,149,207	1,048,647 1,066,965	989,056 984,723	929,466 902,482	869,875 820,240	810,284 737,999	750,693 655,757	691,102 573,516	631,51 491,27
Seven unit scheme (flats)	9		1,477,515	1,384,653	1,291,790	1,198,929	1,106,066	1,013,204	920,342	827,479	734,617	641,755	548,89
Nine unit scheme (flats)				0.044.004	0.070.005	2 014 405	2,749,576	2,584,667	2,419,757	2 254 040	0.000.000		1,760,12
Nine unit scheme (flats) Ten unit scheme (houses)	10			3,244,304 1.735.210	3,079,395 1.619.303	2,914,485 1,503,398				2,254,848 1.039.775	2,089,939 923.868	1,925,029 807.963	
5 Nine unit scheme (flats) 6 Ten unit scheme (houses) 7 Ten unit scheme (flats) 8 Twenty unit scheme (houses and flats)	10 10 20	£30,089 £93,750	1,851,115 5,229,468	1,735,210 4,946,037	1,619,303 4,662,607	1,503,398 4,379,176	1,387,492 4,095,746	1,271,586 3,812,315	1,155,680 3,528,885	1,039,775 3,245,454	923,868 2,962,024	807,963 2,678,593	692,057 2,395,163
5 Nine unit scheme (flats) 6 Ten unit scheme (houses) 7 Ten unit scheme (flats) 8 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (flats)	10 10 20 20	£30,089 £93,750 £56,000	1,851,115 5,229,468 3,635,592	1,735,210 4,946,037 3,407,884	1,619,303 4,662,607 3,180,176	1,503,398	1,387,492 4,095,746 2,724,760	1,271,586 3,812,315 2,497,051	1,155,680 3,528,885 2,269,343	1,039,775 3,245,454 2,041,635	923,868 2,962,024 1,813,926	807,963 2,678,593 1,585,764	692,05 2,395,16 1,357,17
5 Nine unit scheme (flats) 6 Ten unit scheme (houses) 7 Ten unit scheme (flats) 8 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (flats) 0 Thirty unit scheme (flats with retail use on ground floor) 1 Fifty unit scheme (flats - lower density)	10 10 20 20 30 50	£30,089 £93,750 £56,000 £70,438 £180,208	1,851,115 5,229,468 3,635,592 5,639,174 8,441,076	1,735,210 4,946,037 3,407,884 5,290,041 7,905,844	1,619,303 4,662,607 3,180,176 4,940,909 7,370,611	1,503,398 4,379,176 2,952,468 4,591,776 6,835,378	1,387,492 4,095,746 2,724,760 4,242,644 6,300,146	1,271,586 3,812,315 2,497,051 3,893,511 5,764,913	1,155,680 3,528,885 2,269,343 3,544,378 5,229,680	1,039,775 3,245,454 2,041,635 3,195,245 4,694,448	923,868 2,962,024 1,813,926 2,846,114 4,159,215	807,963 2,678,593 1,585,764 2,496,981 3,623,982	692,057 2,395,163 1,357,174 2,147,848 3,088,750
5 Nine unit scheme (flats) 6 Ten unit scheme (houses) 7 Ten unit scheme (flats) 8 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (flats) 0 Thirty unit scheme (flats with retail use on ground floor) 1 Fifty unit scheme (flats - lower density) 2 Fifty unit scheme (flats - higher density)	10 10 20 20 30	£30,089 £93,750 £56,000 £70,438 £180,208 £65,417	1,851,115 5,229,468 3,635,592 5,639,174 8,441,076 5,982,798	1,735,210 4,946,037 3,407,884 5,290,041	1,619,303 4,662,607 3,180,176 4,940,909	1,503,398 4,379,176 2,952,468 4,591,776	1,387,492 4,095,746 2,724,760 4,242,644	1,271,586 3,812,315 2,497,051 3,893,511	1,155,680 3,528,885 2,269,343 3,544,378	1,039,775 3,245,454 2,041,635 3,195,245	923,868 2,962,024 1,813,926 2,846,114	807,963 2,678,593 1,585,764 2,496,981	692,057 2,395,163 1,357,174 2,147,848 3,088,750 1,111,715
4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (houses) 7 Ten unit scheme (flats) 8 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (flats) 0 Thirty unit scheme (flats with retail use on ground floor) 1 Fifty unit scheme (flats - lower density) 2 Fifty unit scheme (flats - higher density) 3 Seventy unit scheme (Industrial/employment led scheme) 4 Seventy unit scheme (flats - higher density) 5 One hundred unit scheme (flats - lower density)	10 10 20 20 30 50	£30,089 £93,750 £56,000 £70,438 £180,208 £65,417 £133,854 £34,576	1,851,115 5,229,468 3,635,592 5,639,174 8,441,076 5,982,798 11,038,387 8,711,334	1,735,210 4,946,037 3,407,884 5,290,041 7,905,844 5,497,066	1,619,303 4,662,607 3,180,176 4,940,909 7,370,611 5,011,335	1,503,398 4,379,176 2,952,468 4,591,776 6,835,378 4,525,604	1,387,492 4,095,746 2,724,760 4,242,644 6,300,146 4,039,872	1,271,586 3,812,315 2,497,051 3,893,511 5,764,913 3,554,141	1,155,680 3,528,885 2,269,343 3,544,378 5,229,680 3,067,795	1,039,775 3,245,454 2,041,635 3,195,245 4,694,448 2,578,775	923,868 2,962,024 1,813,926 2,846,114 4,159,215 2,089,755	807,963 2,678,593 1,585,764 2,496,981 3,623,982 1,600,734	692,057 2,395,163 1,357,174 2,147,848 3,088,750 1,111,715 4,324,775 1,631,416 2,459,271

17 Two hunded unit scheme (flats) with GF retail

19 Five hundred unit scheme (flats)

26 Hotel development (160 rooms)

27 Hotel development (100 rooms)

29 Industrial Scheme new build (50% plot ratio)

30 Industrial scheme intensification (60% plot ratio)

21 Large retail supermarket

22 Comparison retail

24 Office development

25 Office development

28 Light industrial scheme

23 Data Centre

20 Two hundred unit Co-living scheme

18 Three hundred unit scheme (flats) with GF retail

16 One hundred unit scheme (flats - higher density)

100

200

300

500

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-

-

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-

£140,179

£201,250

£191,667

£720,000

£74,286

£500,000

£173,333

£415,000

£250,000

£208,333

£92,500

£58,333

£250,000

£500,000

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14,993,001

21,416,998

23,910,485

44,808,095

11,982,719

1,082,520

6,804,987

4,847,465 22,971,636 11,489,668

977,576

3,217,453

4,013,171

4,815,804

14,038,844

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4,847,465 22,971,636 11,489,668

2,068,471

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4,013,171

4,815,804

13,084,685

17,823,756

19,130,459

35,665,468

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1,082,520

6,804,987

4,847,465

977,576

3,217,453

4,013,171

4,815,804

12,130,528

16,027,135

16,734,478

31,090,361

11,982,719

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4,847,465 22,971,636 11,489,668

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4,847,465 22,971,636

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4,847,465 22,971,636

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4,847,465 22,971,636

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8,313,691

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7,103,539

12,780,488

11,982,719

1,082,520

6,804,987

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4,013,171

4,815,804

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11,982,719

1,082,520

6,804,987

4,847,465 22,971,636

977,576

3,217,453

4,013,171

4,815,804

6,398,367

5,211,917

2,276,806

3,538,627

11,982,719

1,082,520

6,804,987

4,847,465

977,576

3,217,453

4,013,171

4,815,804

5,440,70

3,401,952

1,082,520

6,804,987

4,847,465 22,971,636 11,489,668

977,570

3,217,453

4,013,171

4,815,804

ENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£10,175,259		L	1	1-		Residual land valu	A CONTRACTOR OF THE CONTRACTOR	I			
Description 1 One unit scheme (houses)	No of units	BLV £273,460	0% AH 409,933	5% AH 390,030		15% AH 350,223	20% AH 330,320	25% AH 310,418	30% AH 290,514	35% AH 270,611	40% AH 250,708	45% AH 230,804	50% AH 210,901
Two unit scheme (houses) Four unit scheme (houses)	2 4	£364,613 £395,705		780,060 1,266,824		700,447 1,137,222	660,641 1,072,421		581,027 942,819	541,222 878,018	501,415 813,217		421,803 683,615
4 Seven unit scheme (flats) 5 Nine unit scheme (flats)	7 9	£675,863 £572,358		1,370,953 1,542,174		1,191,786 1,339,868	1,102,202 1,238,716		923,034 1,036,410	833,450 935,256	743,866 834,104		564,698 631,798
6 Ten unit scheme (houses)	10	£1,026,684 £612,333	3,700,811	3,521,322 1,931,819	3,341,832	3,162,343 1,679,312	2,982,854	2,803,365	2,623,875 1,300,550	2,444,386 1,174,297	2,264,897 1,048,043	2,085,408	1,905,919 795,536
7 Ten unit scheme (flats) 8 Twenty unit scheme (houses and flats)	10 20	£1,907,861	5,733,432	5,424,804	5,116,175	4,807,546	4,498,917	4,190,289	3,881,660	3,573,031	3,264,402	2,955,774	2,647,145
9 Twenty unit scheme (flats) 0 Thirty unit scheme (flats with retail use on ground floor)	20 30	£1,139,629 £1,433,440	6,266,881	3,794,143 5,886,363		3,298,067 5,125,327	3,050,030 4,744,809	4,364,291	2,553,954 3,983,773	2,305,917 3,603,256	2,057,879 3,222,738	2,842,220	1,561,804 2,461,702
1 Fifty unit scheme (flats - lower density) 2 Fifty unit scheme (flats - higher density)	50 50	£3,667,333 £1,331,263		8,838,494 6,343,461		7,669,856 5,282,904	7,085,536 4,752,626		5,916,897 3,692,069	5,332,577 3,161,790	4,748,258 2,629,876		3,579,618 1,561,818
Seventy unit scheme (Industrial/employment led scheme) Seventy unit scheme (flats - higher density)	70 70	£2,724,002 £703,635		11,536,883 9,235,559		10,071,018 7,694,037	9,338,085 6,923,275	1 1	7,872,220 5,381,752	7,139,288 4,610,991	6,406,355 3,838,067		4,940,489 2,285,638
15 One hundred unit scheme (flats - lower density) 16 One hundred unit scheme (flats - higher density)	100	£3,001,701 £2,852,706	15,257,759	14,078,456 15,703,754	12,899,152	11,719,848 13,620,185	10,540,544 12,578,400	9,361,241	8,181,937 10,494,831	7,002,633 9,453,046	5,823,330 8,411,261	4,644,026	3,464,722 6,324,570
17 Two hunded unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) with GF retail	200	£4,095,542	24,805,290	22,839,255 25,810,404	20,873,219	18,907,184 20,578,806	16,941,149 17,963,007	14,975,112	13,009,077 12,706,595	11,043,042 10,070,624	9,076,930 7,434,651	7,095,711	5,114,492 2,153,769
19 Five hundred unit scheme (flats)	500	£3,900,516 £14,652,373	52,979,859	48,028,085	43,076,311	38,108,954	33,120,987	28,133,021	23,145,054	18,157,087	13,169,120	8,135,265	3,096,458
20 Two hundred unit Co-living scheme 21 Large retail supermarket	-	£1,511,753 £10,175,259	1,082,520	11,982,719 1,082,520	7 - 7 - 7	11,982,719 1,082,520	11,982,719 1,082,520	7 - 7 - 7	11,982,719 1,082,520	11,982,719 1,082,520	11,982,719 1,082,520	7 - 7 - 7	11,982,719 1,082,520
22 Comparison retail 23 Data Centre	-	£3,527,423 £8,445,465		6,804,987 4,847,465	1 1	6,804,987 4,847,465	6,804,987 4,847,465		6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465		6,804,987 4,847,465
24 Office development 25 Office development	-	£5,087,629 £4,239,691		- 22,971,636 - 11,489,668	, , , , , , , , , , , , , , , , , , , ,	- 22,971,636 - 11,489,668			- 22,971,636 - 11.489.668	- 22,971,636 - 11,489,668	- 22,971,636 - 11.489.668	, . ,	- 22,971,630 - 11,489,668
Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,47
17 Hotel development (100 rooms) 18 Light industrial scheme	-	£1,187,114 £5,087,629	3,217,453	977,576 3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	977,576 3,217,453	977,576 3,217,453	977,576 3,217,453	3,217,453	3,217,45
9 Industrial Scheme new build (50% plot ratio) 10 Industrial scheme intensification (60% plot ratio)	-	£10,175,259 £10,175,259		4,013,171 4,815,804		4,013,171 4,815,804	4,013,171 4,815,804		4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,17 ² 4,815,80 ⁴
ENCHMARK LAND VALUE 2 (SECONDARY RETAIL) Description	No of units	£6,656,344]0% AH	5% AH	10% AH	15% AH	20% AH	Residual land valu 25% AH	1	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses) 2 Two unit scheme (houses)	1 2	£178,889 £238,519	409,933		370,127	350,223 700,447						230,804	210,90 421,80
3 Four unit scheme (houses)	4	£258,858	1,331,625	1,266,824	1,202,023	1,137,222	1,072,421	1,007,620	942,819	878,018	813,217	748,416	683,61
4 Seven unit scheme (flats) 5 Nine unit scheme (flats)	9	£442,129 £374,419	1,643,327	1,370,953 1,542,174	1,441,021	1,191,786 1,339,868	1,102,202 1,238,716	1,137,563	923,034 1,036,410	833,450 935,256	743,866 834,104	732,951	631,798
6 Ten unit scheme (houses) 7 Ten unit scheme (flats)	10	£671,625 £400,569		3,521,322 1,931,819		3,162,343 1,679,312	2,982,854 1,553,058		2,623,875 1,300,550	2,444,386 1,174,297	2,264,897 1,048,043		1,905,919 795,530
8 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (flats)	20 20	£1,248,065 £745,511		5,424,804 3,794,143		4,807,546 3,298,067	4,498,917 3,050,030		3,881,660 2,553,954	3,573,031 2,305,917	3,264,402 2,057,879		2,647,145 1,561,804
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713 £2,399,057	6,266,881	5,886,363 8,838,494	5,505,845	5,125,327	4,744,809 7,085,536	4,364,291	3,983,773 5,916,897	3,603,256 5,332,577	3,222,738 4,748,258	2,842,220	2,461,702 3,579,618
11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - higher density)	50	£870,872	6,873,740	6,343,461	5,813,183	5,282,904	4,752,626	4,222,348	3,692,069	3,161,790	2,629,876	2,095,845	1,561,81
 Seventy unit scheme (Industrial/employment led scheme) Seventy unit scheme (flats - higher density) 	70 70	£1,781,959 £460,296		11,536,883 9,235,559		10,071,018 7,694,037	9,338,085 6,923,275	6,152,513	7,872,220 5,381,752	7,139,288 4,610,991	6,406,355 3,838,067	3,061,852	4,940,489 2,285,638
15 One hundred unit scheme (flats - lower density) 16 One hundred unit scheme (flats - higher density)	100	£1,963,622 £1,866,154		14,078,456 15,703,754		11,719,848 13,620,185	10,540,544 12,578,400		8,181,937 10,494,831	7,002,633 9,453,046	5,823,330 8,411,261		3,464,722 6,324,576
Two hunded unit scheme (flats) with GF retail R Three hundred unit scheme (flats) with GF retail	200 300	£2,679,179 £2,551,599	24,805,290	22,839,255 25,810,404	20,873,219	18,907,184 20,578,806	16,941,149 17,963,007	14,975,112	13,009,077 12,706,595	11,043,042 10,070,624	9,076,930 7,434,651	7,095,711	5,114,492 2,153,769
9 Five hundred unit scheme (flats)	500	£9,585,136	52,979,859	48,028,085	43,076,311	38,108,954	33,120,987	28,133,021	23,145,054 11,982,719	18,157,087 11,982,719	13,169,120 11,982,719	8,135,265	3,096,458
10 Two hundred unit Co-living scheme 11 Large retail supermarket	-	£988,943 £6,656,344	1,082,520	11,982,719 1,082,520	1,082,520	11,982,719 1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail 23 Data Centre	-	£2,307,533 £5,524,766		6,804,987 4,847,465		6,804,987 4,847,465	6,804,987 4,847,465		6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465		6,804,987 4,847,469
24 Office development 25 Office development	-	£3,328,172 £2,773,477		- 22,971,636 - 11,489,668	, . ,	- 22,971,636 - 11,489,668			- 22,971,636 - 11,489,668	- 22,971,636 - 11,489,668	- 22,971,636 - 11,489,668	, - , ,	- 22,971,630 - 11,489,668
26 Hotel development (160 rooms) 27 Hotel development (100 rooms)	-	£1,231,424 £776,574		2,068,471 977,576		2,068,471 977,576	2,068,471 977,576	The second secon	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576		2,068,47° 977,576
28 Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,45
9 Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio)	-	£6,656,344 £6,656,344		4,013,171 4,815,804		4,013,171 4,815,804			4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804	4,013,17° 4,815,804
ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description	No of units	£3,565,943	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land valu 25% AH		35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses) 2 Two unit scheme (houses)	1	£95,835 £127,780		390,030 780,060		350,223 700,447	330,320 660,641		290,514 581,027	270,611 541,222	250,708 501,415		210,90° 421,80°
3 Four unit scheme (houses) 4 Seven unit scheme (flats)	-	£138,676 £236,858	1,331,625	1,266,824 1,370,953	1,202,023	1,137,222 1,191,786	1,072,421	1,007,620	942,819 923,034	878,018 833,450	813,217 743,866	748,416	683,61
5 Nine unit scheme (flats)	-	£200,584	1,643,327	1,542,174	1,441,021	1,339,868	1,238,716	1,137,563	1,036,410	935,256	834,104	732,951	631,798
6 Ten unit scheme (houses) 7 Ten unit scheme (flats)	-	£359,804 £214,593	2,058,073	3,521,322 1,931,819	1,805,565	3,162,343 1,679,312	1,553,058	1,426,804	2,623,875 1,300,550	2,444,386 1,174,297	2,264,897 1,048,043	921,789	
8 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (flats)	-	£668,614 £399,386		5,424,804 3,794,143					3,881,660 2,553,954	3,573,031 2,305,917	3,264,402 2,057,879		
10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density)	-	£502,352 £1,285,225	6,266,881	5,886,363 8,838,494		5,125,327 7,669,856	4,744,809 7,085,536	1 1	3,983,773 5,916,897	3,603,256 5,332,577	3,222,738 4,748,258		2,461,702 3,579,618
12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (Industrial/employment led scheme)	-	£466,544 £954,633	6,873,740	6,343,461 11,536,883	5,813,183	5,282,904 10,071,018	4,752,626 9,338,085	4,222,348	3,692,069 7,872,220	3,161,790 7,139,288	2,629,876 6,406,355	2,095,845	1,561,819 4,940,489
14 Seventy unit scheme (flats - higher density)	-	£246,590	10,006,320	9,235,559	8,464,798	7,694,037	6,923,275	6,152,513	5,381,752	4,610,991	3,838,067	3,061,852	2,285,638
15 One hundred unit scheme (flats - lower density) 16 One hundred unit scheme (flats - higher density)	-	£1,051,953 £999,738	16,745,539	14,078,456 15,703,754	14,661,970	11,719,848 13,620,185	10,540,544 12,578,400	11,536,615	8,181,937 10,494,831	7,002,633 9,453,046	5,823,330 8,411,261	7,369,477	3,464,722 6,324,570
17 Two hunded unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) with GF retail	-	£1,435,292 £1,366,945		22,839,255 25,810,404	1 1	18,907,184 20,578,806	16,941,149 17,963,007		13,009,077 12,706,595	11,043,042 10,070,624	9,076,930 7,434,651		5,114,492 2,153,769
19 Five hundred unit scheme (flats) 20 Two hundred unit Co-living scheme	-	£5,134,958 £529,797	52,979,859	48,028,085 11,982,719	43,076,311	38,108,954 11,982,719	33,120,987 11,982,719	28,133,021	23,145,054 11,982,719	18,157,087 11,982,719	13,169,120 11,982,719	8,135,265	3,096,458 11,982,719
21 Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail 23 Data Centre	-	£1,236,194 £2,959,733	4,847,465	6,804,987 4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	6,804,987 4,847,465	4,847,465	1 1
24 Office development 25 Office development	-	£1,782,971 £1,485,810	22,971,63611,489,668	- 22,971,636 - 11,489,668	, , , , , , , ,	- 22,971,636 - 11,489,668			- 22,971,636 - 11,489,668	- 22,971,636 - 11,489,668	- 22,971,636 - 11,489,668	<u> </u>	- 22,971,636 - 11,489,668
Hotel development (160 rooms) Hotel development (100 rooms)	-	£659,699 £416,027	2,068,471	2,068,471 977,576		2,068,471 977,576	2,068,471 977,576		2,068,471 977,576	2,068,471 977,576	2,068,471 977,576		2,068,47° 977,576
28 Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio) 30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943 £3,565,943		4,013,171 4,815,804	1 1	4,013,171 4,815,804	4,013,171 4,815,804		4,013,171 4,815,804	4,013,171 4,815,804	4,013,171 4,815,804		4,013,17 4,815,80
NCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER	UNDEVELOPED LAND)	£500,000	PER HA					Residual land valu	es				
Description 1 One unit scheme (houses)	No of units	BLV £13.438	0% AH			15% AH	20% AH	25% AH	30% AH		40% AH		50% AH
1 One unit scheme (houses) 2 Two unit scheme (houses)	1 2		819,866	390,030 780,060	740,253	700,447	660,641	620,834	581,027	270,611 541,222	250,708 501,415	461,608	421,803
3 Four unit scheme (houses) 4 Seven unit scheme (flats)	4 7	£19,444 £33,211		1,266,824 1,370,953	1 1	1,137,222 1,191,786	1,072,421 1,102,202	1 1	942,819 923,034	878,018 833,450	813,217 743,866		· ·
5 Nine unit scheme (flats)	9		1,643,327	1,542,174 3,521,322	1,441,021	1,339,868	1,102,202 1,238,716 2,982,854	1,137,563	1,036,410 2,623,875	935,256 2,444,386	834,10 ⁴ 2,264,897	732,951	631,798
6 Ten unit scheme (houses) 7 Ten unit scheme (flats)	10	£30,089	2,058,073	1,931,819	1,805,565	3,162,343 1,679,312	1,553,058	1,426,804	1,300,550	1,174,297	1,048,043	921,789	1,905,919 795,530
8 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (flats)	20 20	£93,750 £56,000		5,424,804 3,794,143		4,807,546 3,298,067	4,498,917 3,050,030	1 1	3,881,660 2,553,954	3,573,031 2,305,917	3,264,402 2,057,879		2,647,145 1,561,80
10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density)	30	£70,438 £180,208	6,266,881	5,886,363 8,838,494	5,505,845	5,125,327	4,744,809 7,085,536	4,364,291	3,983,773 5,916,897	3,603,256 5,332,577	3,222,738 4,748,258	2,842,220	2,461,702 3,579,618
12 Fifty unit scheme (flats - higher density)	50	£65,417	6,873,740	6,343,461	5,813,183	5,282,904	4,752,626	4,222,348	3,692,069	3,161,790	2,629,876	2,095,845	1,561,815
13 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	12,269,816	11,536,883	10,803,951	10,071,018	9,338,085	8,605,153	7,872,220	7,139,288	6,406,355	5,673,422	4,940,489

£147,500

£140,179

£201,250

£191,667

£720,000

£74,286

£500,000

£173,333

£415,000

£250,000

£208,333

£92,500

£58,333

£250,000

£500,000

£500,000

£34,576

10,006,320

15,257,759

16,745,539

24,805,290

28,426,202

52,979,859

11,982,719

1,082,520

6,804,987

4,847,465

2,068,471

977,576

3,217,453

4,013,171

4,815,804

9,235,559

14,078,456

15,703,754

22,839,255

25,810,404

48,028,085

11,982,719

1,082,520

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4,847,465 22,971,636

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4,815,804

8,464,798

12,899,152

14,661,970

20,873,219

23,194,605

43,076,311

11,982,719

1,082,520

6,804,987

4,847,465

977,576

3,217,453

4,013,171

4,815,804

7,694,037

11,719,848

13,620,185

18,907,184

20,578,806

38,108,954

11,982,719

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4,815,804

6,923,275

10,540,544

12,578,400

16,941,149

17,963,007

33,120,987

11,982,719

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5,381,752

8,181,937

10,494,831

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4,847,465 22,971,636

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4,847,465 22,971,636

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3,838,067

5,823,330

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7,434,651

13,169,120

11,982,719

1,082,520

6,804,987

4,847,465

977,576

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4,013,171

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3,061,852

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7,369,477

7,095,711

4,798,679

8,135,265

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1,082,520

6,804,987

4,847,465

977,576

3,217,453

4,013,171

4,815,804

2,285,638

3,464,722

6,324,57

5,114,492

2,153,76

3,096,45

11,982,719

1,082,520

6,804,987

4,847,465 22,971,636

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3,217,453

4,013,171

4,815,804

6,152,513

9,361,241

11,536,615

14,975,112

15,342,567

28,133,021

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14 Seventy unit scheme (flats - higher density)

15 One hundred unit scheme (flats - lower density)

17 Two hunded unit scheme (flats) with GF retail

19 Five hundred unit scheme (flats)

26 Hotel development (160 rooms)

27 Hotel development (100 rooms)

29 Industrial Scheme new build (50% plot ratio)

30 Industrial scheme intensification (60% plot ratio)

21 Large retail supermarket

22 Comparison retail

24 Office development

25 Office development

28 Light industrial scheme

23 Data Centre

20 Two hundred unit Co-living scheme

18 Three hundred unit scheme (flats) with GF retail

16 One hundred unit scheme (flats - higher density)

ALING LOCAL PLAN VIABILITY TESTING ENCHMARK LAND VALUE 1 (SECONDARY OFFICES)	Sales value £9,450 psm	£10,175,259	DED UA	AH tenure	Rented 70%	SO 30%	Frst Hms 0%						
Description Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH		esidual land value 25% AH		35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£273,460		420,435	398,932	377,428	355,925	334,422	312,918	291,415	269,911	248,408	226,905
2 Two unit scheme (houses) 3 Four unit scheme (houses)	2	£364,613 £395,705		840,871 1,365,820	797,865 1,295,808	754,858 1,225,797	711,850 1,155,785	668,843 1,085,774	625,836 1,015,763	582,829 945,752	539,823 875,741	496,816 805,729	453,809 735,718
4 Seven unit scheme (flats)	7	£675,863		1,510,459	1,413,533	1,316,607	1,219,680	1,122,753	1,025,827	928,901	831,975	735,048	638,122
5 Nine unit scheme (flats)	9	£572,358	1,809,139	1,699,695	1,590,252	1,480,808	1,371,364	1,261,921	1,152,478	1,043,035	933,591	824,148	714,70
6 Ten unit scheme (houses)	10	£1,026,684		3,798,339	3,604,271	3,410,201	3,216,132	3,022,063	2,827,994	2,633,924	2,439,856	2,245,786	2,051,71
7 Ten unit scheme (flats) 8 Twenty unit scheme (houses and flats)	10	£612,333 £1,907,861		2,128,429 5,903,569	1,991,828 5,569,743	1,855,225 5,235,915	1,718,624 4,902,089	1,582,022 4,568,261	1,445,421 4,234,435	1,308,819 3,900,607	1,172,217 3,566,781	1,035,616 3,232,953	899,01 2,899,12
9 Twenty unit scheme (flats)	20	£1,139,629		4,180,401	3,912,035	3,643,667	3,375,300	3,106,933	2,838,566	2,570,199	2,301,832	2,033,465	1,765,09
Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440		6,482,684	6,070,780	5,658,878	5,246,975	4,835,072	4,423,168	4,011,265	3,599,362	3,187,459	2,775,55
11 Fifty unit scheme (flats - lower density)	50	£3,667,333		9,771,146	9,137,739	8,504,333	7,870,926	7,237,520	6,604,114	5,970,707	5,337,300	4,703,893	4,070,48
12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (Industrial/employment led scheme)	50 70	£1,331,263 £2,724,002		7,189,855 12,706,741	6,615,030 11,912,237	6,040,204 11,117,732	5,465,378 10,323,228	4,890,554 9,528,724	4,315,728 8,734,220	3,740,903 7,939,716	3,166,077 7,145,212	2,590,955 6,350,708	2,011,91 5,556,20
14 Seventy unit scheme (flats - higher density)	70	£2,724,002 £703,635		10,465,796	9,630,285	8,794,774	7,959,264	7,123,753	6,288,242	5,452,731	4,617,221	3,781,497	2,939,86
15 One hundred unit scheme (flats - lower density)	100	£3,001,701		15,966,848	14,692,790	13,413,840	12,134,890	10,855,940	9,576,989	8,298,039	7,019,089	5,740,139	4,461,18
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	18,498,076	17,368,664	16,239,253	15,109,841	13,980,430	12,851,018	11,721,606	10,592,195	9,462,783	8,333,372	7,203,96
17 Two hunded unit scheme (flats) with GF retail	200	£4,095,542		26,058,132	23,922,682	21,787,232	19,651,782	17,516,331	15,380,882	13,245,431	11,109,981	8,974,531	6,827,03
18 Three hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats)	300 500	£3,900,516 £14,652,373		30,100,334 55,791,261	27,258,750 50,430,899	24,417,165 45,070,537	21,575,581 39,710,175	18,733,996 34,325,897	15,892,411 28,925,072	13,037,707 23,524,248	10,173,499 18,123,422	7,309,289 12,722,597	4,445,08 7,275,22
20 Two hundred unit Scrience (nats)	-	£1,511,753		11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,71
21 Large retail supermarket	-	£10,175,259			1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,52
22 Comparison retail	-	£3,527,423		6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,98
Data Centre	-	£8,445,465		4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,46
24 Office development 25 Office development	-	£5,087,629 £4,239,691			- 22,971,636 - 11,489,668	- 22,971,636 - 11,489,668	- 22,971,636 - 11,489,668	- 22,971,636 - 11.489.668	- 22,971,636 - 11.489.668	- 22,971,636 - 11.489.668	- 22,971,636 - 11.489.668	- 22,971,636 - 11.489.668	- 22,971,63 - 11,489,66
26 Hotel development (160 rooms)	-	£1,882,423		2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,47
Hotel development (100 rooms)	-	£1,187,114		977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,57
28 Light industrial scheme	_								,				
		£5,087,629			3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,45
	-	£5,087,629 £10,175,259 £10,175,259	4,013,171	4,013,171	3,217,453 4,013,171 4,815,804	3,217,453 4,013,171 4,815,804	3,217,453 4,013,171 4,815,804	3,217,453 4,013,171 4,815,804	,	3,217,453 4,013,171 4,815,804	3,217,453 4,013,171 4,815,804	3,217,453 4,013,171 4,815,804	4,013,17
Industrial Scheme new build (50% plot ratio)	-	£10,175,259 £10,175,259 £6,656,344 BLV	4,013,171 4,815,804 0% AH	4,013,171 4,815,804 5% AH	4,013,171 4,815,804 10% AH	4,013,171 4,815,804 15% AH	4,013,171 4,815,804 R 20% AH	4,013,171 4,815,804 Residual land value 25% AH	3,217,453 4,013,171 4,815,804 es 30% AH	4,013,171 4,815,804 35% AH	4,013,171 4,815,804 40% AH	4,013,171 4,815,804 45% AH	4,013,17 4,815,80 50% AH
Industrial scheme intensification (60% plot ratio) ENCHMARK LAND VALUE 2 (SECONDARY RETAIL) Description 1 One unit scheme (houses)	No of units	£10,175,259 £10,175,259 £6,656,344 BLV £178,889	4,013,171 4,815,804 0% AH 441,940	4,013,171 4,815,804 5% AH 420,435	4,013,171 4,815,804 10% AH 398,932	4,013,171 4,815,804 15% AH 377,428	4,013,171 4,815,804 R 20% AH 355,925	4,013,171 4,815,804 Residual land value 25% AH 334,422	3,217,453 4,013,171 4,815,804 es 30% AH 312,918	4,013,171 4,815,804 35% AH 291,415	4,013,171 4,815,804 40% AH 269,911	4,013,171 4,815,804 45% AH 248,408	4,013,17 4,815,80 50% AH 226,90
Industrial scheme intensification (60% plot ratio) ENCHMARK LAND VALUE 2 (SECONDARY RETAIL) Description 1 One unit scheme (houses) 2 Two unit scheme (houses)	No of units 1 2	£10,175,259 £10,175,259 £6,656,344 BLV £178,889 £238,519	4,013,171 4,815,804 4,815,804 0% AH 441,940 883,878	4,013,171 4,815,804 5% AH 420,435 840,871	4,013,171 4,815,804 10% AH 398,932 797,865	4,013,171 4,815,804 15% AH 377,428 754,858	4,013,171 4,815,804 R 20% AH 355,925 711,850	4,013,171 4,815,804 Residual land value 25% AH 334,422 668,843	3,217,453 4,013,171 4,815,804 es 30% AH 312,918 625,836	4,013,171 4,815,804 35% AH 291,415 582,829	4,013,171 4,815,804 40% AH 269,911 539,823	4,013,171 4,815,804 45% AH 248,408 496,816	4,013,17 4,815,80 50% AH 226,90 453,80
Industrial scheme intensification (60% plot ratio) ENCHMARK LAND VALUE 2 (SECONDARY RETAIL) Description 1 One unit scheme (houses)	No of units	£10,175,259 £10,175,259 £6,656,344 BLV £178,889	4,013,171 4,815,804 0% AH 441,940 883,878 1,435,831	4,013,171 4,815,804 5% AH 420,435 840,871 1,365,820	4,013,171 4,815,804 10% AH 398,932	4,013,171 4,815,804 15% AH 377,428	4,013,171 4,815,804 R 20% AH 355,925 711,850 1,155,785	4,013,171 4,815,804 Residual land value 25% AH 334,422 668,843 1,085,774	3,217,453 4,013,171 4,815,804 es 30% AH 312,918 625,836 1,015,763	4,013,171 4,815,804 35% AH 291,415 582,829 945,752	4,013,171 4,815,804 40% AH 269,911 539,823 875,741	4,013,171 4,815,804 45% AH 248,408 496,816 805,729	4,013,17 4,815,80 50% AH 226,90 453,80 735,77
Industrial scheme intensification (60% plot ratio) ENCHMARK LAND VALUE 2 (SECONDARY RETAIL) Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats)	No of units 1 2 4 7	£10,175,259 £10,175,259 £6,656,344 BLV £178,889 £238,519 £258,858 £442,129 £374,419	4,013,171 4,815,804 0% AH 441,940 883,878 1,435,831 1,607,385 1,809,139	4,013,171 4,815,804 5% AH 420,435 840,871 1,365,820 1,510,459 1,699,695	4,013,171 4,815,804 10% AH 398,932 797,865 1,295,808 1,413,533 1,590,252	4,013,171 4,815,804 15% AH 377,428 754,858 1,225,797 1,316,607 1,480,808	4,013,171 4,815,804 R 20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364	4,013,171 4,815,804 Residual land value 25% AH 334,422 668,843 1,085,774 1,122,753 1,261,921	3,217,453 4,013,171 4,815,804 es 30% AH 312,918 625,836 1,015,763 1,025,827 1,152,478	35% AH 291,415 582,829 945,752 928,901 1,043,035	4,013,171 4,815,804 40% AH 269,911 539,823 875,741 831,975 933,591	4,013,171 4,815,804 45% AH 248,408 496,816 805,729 735,048 824,148	4,013,17 4,815,80 50% AH 226,90 453,80 735,7 638,12 714,70
Industrial scheme intensification (60% plot ratio) ENCHMARK LAND VALUE 2 (SECONDARY RETAIL) Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (houses)		£10,175,259 £10,175,259 £10,175,259 £6,656,344 BLV £178,889 £238,519 £258,858 £442,129 £374,419 £671,625	4,013,171 4,815,804 0% AH 441,940 883,878 1,435,831 1,607,385 1,809,139 3,992,408	4,013,171 4,815,804 5% AH 420,435 840,871 1,365,820 1,510,459 1,699,695 3,798,339	4,013,171 4,815,804 10% AH 398,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271	4,013,171 4,815,804 15% AH 377,428 754,858 1,225,797 1,316,607 1,480,808 3,410,201	4,013,171 4,815,804 20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 3,216,132	4,013,171 4,815,804 25% AH 334,422 668,843 1,085,774 1,122,753 1,261,921 3,022,063	3,217,453 4,013,171 4,815,804 98 30% AH 312,918 625,836 1,015,763 1,025,827 1,152,478 2,827,994	35% AH 291,415 582,829 945,752 928,901 1,043,035 2,633,924	4,013,171 4,815,804 40% AH 269,911 539,823 875,741 831,975 933,591 2,439,856	4,013,171 4,815,804 45% AH 248,408 496,816 805,729 735,048 824,148 2,245,786	4,013,17 4,815,80 50% AH 226,90 453,80 735,7 638,12 714,70 2,051,7
Industrial scheme intensification (60% plot ratio) ENCHMARK LAND VALUE 2 (SECONDARY RETAIL) Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (houses) 7 Ten unit scheme (flats)		£10,175,259 £10,175,259 £10,175,259 £6,656,344 BLV £178,889 £238,519 £258,858 £442,129 £374,419 £671,625 £400,569	4,013,171 4,815,804 0% AH 441,940 883,878 1,435,831 1,607,385 1,809,139 3,992,408 2,265,030	4,013,171 4,815,804 5% AH 420,435 840,871 1,365,820 1,510,459 1,699,695 3,798,339 2,128,429	4,013,171 4,815,804 10% AH 398,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271 1,991,828	4,013,171 4,815,804 15% AH 377,428 754,858 1,225,797 1,316,607 1,480,808 3,410,201 1,855,225	4,013,171 4,815,804 20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 3,216,132 1,718,624	4,013,171 4,815,804 25% AH 334,422 668,843 1,085,774 1,122,753 1,261,921 3,022,063 1,582,022	3,217,453 4,013,171 4,815,804 28 30% AH 312,918 625,836 1,015,763 1,025,827 1,152,478 2,827,994 1,445,421	35% AH 291,415 582,829 945,752 928,901 1,043,035 2,633,924 1,308,819	4,013,171 4,815,804 40% AH 269,911 539,823 875,741 831,975 933,591 2,439,856 1,172,217	4,013,171 4,815,804 45% AH 248,408 496,816 805,729 735,048 824,148 2,245,786 1,035,616	4,013,17 4,815,80 50% AH 226,90 453,80 735,7 638,12 714,70 2,051,77
Industrial scheme intensification (60% plot ratio) ENCHMARK LAND VALUE 2 (SECONDARY RETAIL) Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (houses)		£10,175,259 £10,175,259 £10,175,259 £6,656,344 BLV £178,889 £238,519 £258,858 £442,129 £374,419 £671,625	4,013,171 4,815,804 0% AH 441,940 883,878 1,435,831 1,607,385 1,809,139 3,992,408 2,265,030 6,237,396	4,013,171 4,815,804 5% AH 420,435 840,871 1,365,820 1,510,459 1,699,695 3,798,339 2,128,429 5,903,569	4,013,171 4,815,804 10% AH 398,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271	4,013,171 4,815,804 15% AH 377,428 754,858 1,225,797 1,316,607 1,480,808 3,410,201	4,013,171 4,815,804 20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 3,216,132	4,013,171 4,815,804 25% AH 334,422 668,843 1,085,774 1,122,753 1,261,921 3,022,063 1,582,022 4,568,261	3,217,453 4,013,171 4,815,804 4,815,804 30% AH 312,918 625,836 1,015,763 1,025,827 1,152,478 2,827,994 1,445,421 4,234,435	35% AH 291,415 582,829 945,752 928,901 1,043,035 2,633,924 1,308,819 3,900,607	4,013,171 4,815,804 40% AH 269,911 539,823 875,741 831,975 933,591 2,439,856 1,172,217 3,566,781	4,013,171 4,815,804 45% AH 248,408 496,816 805,729 735,048 824,148 2,245,786	4,013,17 4,815,80 50% AH 226,90 453,80 735,7 638,12 714,70 2,051,7 899,0 2,899,12
Industrial scheme intensification (60% plot ratio) ENCHMARK LAND VALUE 2 (SECONDARY RETAIL) Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (houses) 7 Ten unit scheme (flats) 8 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor)		£10,175,259 £10,175,259 £10,175,259 £10,175,259 £178,889 £238,519 £258,858 £442,129 £374,419 £671,625 £400,569 £1,248,065 £745,511 £937,713	4,013,171 4,815,804 0% AH 441,940 883,878 1,435,831 1,607,385 1,809,139 3,992,408 2,265,030 6,237,396 4,448,769 6,894,587	4,013,171 4,815,804 5% AH 420,435 840,871 1,365,820 1,510,459 1,699,695 3,798,339 2,128,429 5,903,569 4,180,401 6,482,684	4,013,171 4,815,804 10% AH 398,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271 1,991,828 5,569,743 3,912,035 6,070,780	4,013,171 4,815,804 15% AH 377,428 754,858 1,225,797 1,316,607 1,480,808 3,410,201 1,855,225 5,235,915	4,013,171 4,815,804 20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 3,216,132 1,718,624 4,902,089	4,013,171 4,815,804 25% AH 334,422 668,843 1,085,774 1,122,753 1,261,921 3,022,063 1,582,022 4,568,261 3,106,933 4,835,072	3,217,453 4,013,171 4,815,804 98 30% AH 312,918 625,836 1,015,763 1,025,827 1,152,478 2,827,994 1,445,421 4,234,435 2,838,566 4,423,168	35% AH 291,415 582,829 945,752 928,901 1,043,035 2,633,924 1,308,819 3,900,607 2,570,199 4,011,265	4,013,171 4,815,804 40% AH 269,911 539,823 875,741 831,975 933,591 2,439,856 1,172,217 3,566,781 2,301,832 3,599,362	4,013,171 4,815,804 45% AH 248,408 496,816 805,729 735,048 824,148 2,245,786 1,035,616 3,232,953 2,033,465 3,187,459	4,013,17 4,815,80 50% AH 226,90 453,80 735,7 638,12 714,70 2,051,7 899,0 2,899,12 1,765,00 2,775,55
Industrial scheme intensification (60% plot ratio) ENCHMARK LAND VALUE 2 (SECONDARY RETAIL) Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (houses) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density)		£10,175,259 £10,175,259 £10,175,259 £10,175,259 £10,175,259 £178,889 £238,519 £258,858 £442,129 £374,419 £671,625 £400,569 £1,248,065 £1,248,065 £745,511 £937,713 £2,399,057	4,013,171 4,815,804 0% AH 441,940 883,878 1,435,831 1,607,385 1,809,139 3,992,408 2,265,030 6,237,396 4,448,769 6,6894,587 10,404,553	4,013,171 4,815,804 5% AH 420,435 840,871 1,365,820 1,510,459 1,699,695 3,798,339 2,128,429 5,903,569 4,180,401 6,482,684 9,771,146	4,013,171 4,815,804 10% AH 398,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271 1,991,828 5,569,743 3,912,035 6,070,780 9,137,739	4,013,171 4,815,804 15% AH 377,428 754,858 1,225,797 1,316,607 1,480,808 3,410,201 1,855,225 5,235,915 3,643,667 5,658,878 8,504,333	4,013,171 4,815,804 20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 3,216,132 1,718,624 4,902,089 3,375,300 5,246,975 7,870,926	4,013,171 4,815,804 25% AH 334,422 668,843 1,085,774 1,122,753 1,261,921 3,022,063 1,582,022 4,568,261 3,106,933 4,835,072 7,237,520	3,217,453 4,013,171 4,815,804 9s 30% AH 312,918 625,836 1,015,763 1,025,827 1,152,478 2,827,994 1,445,421 4,234,435 2,838,566 4,423,168 6,604,114	35% AH 291,415 582,829 945,752 928,901 1,043,035 2,633,924 1,308,819 3,900,607 2,570,199 4,011,265 5,970,707	4,013,171 4,815,804 40% AH 269,911 539,823 875,741 831,975 933,591 2,439,856 1,172,217 3,566,781 2,301,832 3,599,362 5,337,300	4,013,171 4,815,804 45% AH 248,408 496,816 805,729 735,048 824,148 2,245,786 1,035,616 3,232,953 2,033,465 3,187,459 4,703,893	4,013,17 4,815,80 50% AH 226,90 453,80 735,7 638,12 714,70 2,051,7 899,0 2,899,12 1,765,00 2,775,55 4,070,40
Industrial scheme intensification (60% plot ratio) ENCHMARK LAND VALUE 2 (SECONDARY RETAIL) Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (houses) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - higher density)	- No of units 1 2 4 7 9 10 10 20 20 30 50	£10,175,259 £10,175,259 £10,175,259 £10,175,259 £10,175,259 £178,889 £238,519 £258,858 £442,129 £374,419 £671,625 £400,569 £1,248,065 £1,248,065 £745,511 £937,713 £2,399,057	4,013,171 4,815,804 0% AH 441,940 883,878 1,435,831 1,607,385 1,809,139 3,992,408 2,265,030 6,237,396 4,448,769 6,6894,587 10,404,553 7,764,681	4,013,171 4,815,804 5% AH 420,435 840,871 1,365,820 1,510,459 1,699,695 3,798,339 2,128,429 5,903,569 4,180,401 6,482,684 9,771,146 7,189,855	4,013,171 4,815,804 10% AH 398,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271 1,991,828 5,569,743 3,912,035 6,070,780 9,137,739 6,615,030	4,013,171 4,815,804 15% AH 377,428 754,858 1,225,797 1,316,607 1,480,808 3,410,201 1,855,225 5,235,915 3,643,667 5,658,878 8,504,333 6,040,204	4,013,171 4,815,804 20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 3,216,132 1,718,624 4,902,089 3,375,300 5,246,975 7,870,926 5,465,378	4,013,171 4,815,804 25% AH 334,422 668,843 1,085,774 1,122,753 1,261,921 3,022,063 1,582,022 4,568,261 3,106,933 4,835,072 7,237,520 4,890,554	3,217,453 4,013,171 4,815,804 98 30% AH 312,918 625,836 1,015,763 1,025,827 1,152,478 2,827,994 1,445,421 4,234,435 2,838,566 4,423,168 6,604,114 4,315,728	35% AH 291,415 582,829 945,752 928,901 1,043,035 2,633,924 1,308,819 3,900,607 2,570,199 4,011,265 5,970,707 3,740,903	4,013,171 4,815,804 40% AH 269,911 539,823 875,741 831,975 933,591 2,439,856 1,172,217 3,566,781 2,301,832 3,599,362 5,337,300 3,166,077	4,013,171 4,815,804 45% AH 248,408 496,816 805,729 735,048 824,148 2,245,786 1,035,616 3,232,953 2,033,465 3,187,459 4,703,893 2,590,955	4,013,17 4,815,80 50% AH 226,90 453,80 735,7 638,12 714,70 2,051,7 899,0 2,899,12 1,765,00 2,775,55 4,070,40 2,011,9
Industrial scheme intensification (60% plot ratio) ENCHMARK LAND VALUE 2 (SECONDARY RETAIL) Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (flouses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme)	- No of units 1 2 4 7 9 10 10 20 20 30 50 50	£10,175,259 £10,175,259 £10,175,259 £10,175,259 £10,175,259 £178,889 £238,519 £258,858 £442,129 £374,419 £671,625 £400,569 £1,248,065 £1,248,065 £745,511 £937,713 £2,399,057 £870,872 £1,781,959	4,013,171 4,815,804 0% AH 441,940 883,878 1,435,831 1,607,385 1,809,139 3,992,408 2,265,030 6,237,396 4,448,769 6,894,587 10,404,553 7,764,681 13,500,794	4,013,171 4,815,804 5% AH 420,435 840,871 1,365,820 1,510,459 1,699,695 3,798,339 2,128,429 5,903,569 4,180,401 6,482,684 9,771,146 7,189,855 12,706,741	4,013,171 4,815,804 10% AH 398,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271 1,991,828 5,569,743 3,912,035 6,070,780 9,137,739 6,615,030 11,912,237	4,013,171 4,815,804 15% AH 377,428 754,858 1,225,797 1,316,607 1,480,808 3,410,201 1,855,225 5,235,915 3,643,667 5,658,878 8,504,333 6,040,204 11,117,732	4,013,171 4,815,804 20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 3,216,132 1,718,624 4,902,089 3,375,300 5,246,975 7,870,926 5,465,378 10,323,228	4,013,171 4,815,804 25% AH 334,422 668,843 1,085,774 1,122,753 1,261,921 3,022,063 1,582,022 4,568,261 3,106,933 4,835,072 7,237,520 4,890,554 9,528,724	3,217,453 4,013,171 4,815,804 30% AH 312,918 625,836 1,015,763 1,025,827 1,152,478 2,827,994 1,445,421 4,234,435 2,838,566 4,423,168 6,604,114 4,315,728 8,734,220	35% AH 291,415 582,829 945,752 928,901 1,043,035 2,633,924 1,308,819 3,900,607 2,570,199 4,011,265 5,970,707 3,740,903 7,939,716	4,013,171 4,815,804 40% AH 269,911 539,823 875,741 831,975 933,591 2,439,856 1,172,217 3,566,781 2,301,832 3,599,362 5,337,300 3,166,077 7,145,212	4,013,171 4,815,804 45% AH 248,408 496,816 805,729 735,048 824,148 2,245,786 1,035,616 3,232,953 2,033,465 3,187,459 4,703,893 2,590,955 6,350,708	4,013,17 4,815,80 50% AH 226,90 453,80 735,7 638,12 714,70 2,051,7 899,0 2,899,12 1,765,09 2,775,55 4,070,46 2,011,9 5,556,20
Industrial scheme intensification (60% plot ratio) ENCHMARK LAND VALUE 2 (SECONDARY RETAIL) Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - lower density)	- No of units 1 2 4 7 9 10 10 20 20 30 50 70 70 100	£10,175,259 £10,175,259 £10,175,259 £10,175,259 £10,175,259 £178,889 £238,519 £258,858 £442,129 £374,419 £671,625 £400,569 £1,248,065 £1,248,065 £745,511 £937,713 £2,399,057	4,013,171 4,815,804 0% AH 441,940 883,878 1,435,831 1,607,385 1,809,139 3,992,408 2,265,030 6,237,396 4,448,769 6,894,587 10,404,553 7,764,681 13,500,794 11,301,307	4,013,171 4,815,804 5% AH 420,435 840,871 1,365,820 1,510,459 1,699,695 3,798,339 2,128,429 5,903,569 4,180,401 6,482,684 9,771,146 7,189,855	4,013,171 4,815,804 10% AH 398,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271 1,991,828 5,569,743 3,912,035 6,070,780 9,137,739 6,615,030	4,013,171 4,815,804 15% AH 377,428 754,858 1,225,797 1,316,607 1,480,808 3,410,201 1,855,225 5,235,915 3,643,667 5,658,878 8,504,333 6,040,204	4,013,171 4,815,804 20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 3,216,132 1,718,624 4,902,089 3,375,300 5,246,975 7,870,926 5,465,378	4,013,171 4,815,804 Residual land value 25% AH 334,422 668,843 1,085,774 1,122,753 1,261,921 3,022,063 1,582,022 4,568,261 3,106,933 4,835,072 7,237,520 4,890,554 9,528,724 7,123,753 10,855,940	3,217,453 4,013,171 4,815,804 98 30% AH 312,918 625,836 1,015,763 1,025,827 1,152,478 2,827,994 1,445,421 4,234,435 2,838,566 4,423,168 6,604,114 4,315,728	35% AH 291,415 582,829 945,752 928,901 1,043,035 2,633,924 1,308,819 3,900,607 2,570,199 4,011,265 5,970,707 3,740,903	4,013,171 4,815,804 40% AH 269,911 539,823 875,741 831,975 933,591 2,439,856 1,172,217 3,566,781 2,301,832 3,599,362 5,337,300 3,166,077	4,013,171 4,815,804 45% AH 248,408 496,816 805,729 735,048 824,148 2,245,786 1,035,616 3,232,953 2,033,465 3,187,459 4,703,893 2,590,955	4,013,17 4,815,80 50% AH 226,90 453,80 735,7 638,12 714,70 2,051,7 899,0 2,899,12 1,765,09 2,775,59 4,070,40 2,011,9 5,556,20 2,939,80 4,461,18
Industrial scheme intensification (60% plot ratio) ENCHMARK LAND VALUE 2 (SECONDARY RETAIL) Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (flouses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - lower density) 16 One hundred unit scheme (flats - higher density)	- No of units 1 2 4 7 9 10 10 20 20 30 50 50 70 100 100	£10,175,259 £10,175,259 £10,175,259 £10,175,259 £10,175,259 £6,656,344 BLV £178,889 £238,519 £258,858 £442,129 £374,419 £671,625 £400,569 £1,248,065 £7,248,065 £7,248,065 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £1,248,065	4,013,171 4,815,804 0% AH 441,940 883,878 1,435,831 1,607,385 1,809,139 3,992,408 2,265,030 6,237,396 4,448,769 6,894,587 10,404,553 7,764,681 13,500,794 11,301,307 17,240,133 18,498,076	4,013,171 4,815,804 5% AH 420,435 840,871 1,365,820 1,510,459 1,699,695 3,798,339 2,128,429 5,903,569 4,180,401 6,482,684 9,771,146 7,189,855 12,706,741 10,465,796 15,966,848 17,368,664	4,013,171 4,815,804 10% AH 398,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271 1,991,828 5,569,743 3,912,035 6,070,780 9,137,739 6,615,030 11,912,237 9,630,285 14,692,790 16,239,253	4,013,171 4,815,804 15% AH 377,428 754,858 1,225,797 1,316,607 1,480,808 3,410,201 1,855,225 5,235,915 3,643,667 5,658,878 8,504,333 6,040,204 11,117,732 8,794,774 13,413,840 15,109,841	4,013,171 4,815,804 20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 3,216,132 1,718,624 4,902,089 3,375,300 5,246,975 7,870,926 5,465,378 10,323,228 7,959,264 12,134,890 13,980,430	4,013,171 4,815,804 25% AH 334,422 668,843 1,085,774 1,122,753 1,261,921 3,022,063 1,582,022 4,568,261 3,106,933 4,835,072 7,237,520 4,890,554 9,528,724 7,123,753 10,855,940 12,851,018	3,217,453 4,013,171 4,815,804 312,918 625,836 1,015,763 1,025,827 1,152,478 2,827,994 1,445,421 4,234,435 2,838,566 4,423,168 6,604,114 4,315,728 8,734,220 6,288,242 9,576,989 11,721,606	4,013,171 4,815,804 35% AH 291,415 582,829 945,752 928,901 1,043,035 2,633,924 1,308,819 3,900,607 2,570,199 4,011,265 5,970,707 3,740,903 7,939,716 5,452,731 8,298,039 10,592,195	4,013,171 4,815,804 40% AH 269,911 539,823 875,741 831,975 933,591 2,439,856 1,172,217 3,566,781 2,301,832 3,599,362 5,337,300 3,166,077 7,145,212 4,617,221 7,019,089 9,462,783	4,013,171 4,815,804 45% AH 248,408 496,816 805,729 735,048 824,148 2,245,786 1,035,616 3,232,953 2,033,465 3,187,459 4,703,893 2,590,955 6,350,708 3,781,497 5,740,139 8,333,372	4,013,17 4,815,80 50% AH 226,90 453,80 735,77 638,12 714,70 2,051,77 899,07 2,899,12 1,765,09 2,775,56 4,070,48 2,011,97 5,556,20 2,939,86 4,461,18 7,203,96
Industrial scheme intensification (60% plot ratio) ENCHMARK LAND VALUE 2 (SECONDARY RETAIL) Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats - higher density)	- No of units 1 2 4 7 9 10 10 20 20 30 50 70 70 100 100 200	£10,175,259 £10,175,259 £10,175,259 £10,175,259 £10,175,259 £10,175,259 £6,656,344 BLV £178,889 £238,519 £258,858 £442,129 £374,419 £671,625 £400,569 £1,248,065 £7,248,065 £7,248,065 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £1,248,065	4,013,171 4,815,804 0% AH 441,940 883,878 1,435,831 1,607,385 1,809,139 3,992,408 2,265,030 6,237,396 4,448,769 6,894,587 10,404,553 7,764,681 13,500,794 11,301,307 17,240,133 18,498,076 28,189,768	4,013,171 4,815,804 5% AH 420,435 840,871 1,365,820 1,510,459 1,699,695 3,798,339 2,128,429 5,903,569 4,180,401 6,482,684 9,771,146 7,189,855 12,706,741 10,465,796 15,966,848 17,368,664 26,058,132	4,013,171 4,815,804 10% AH 398,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271 1,991,828 5,569,743 3,912,035 6,070,780 9,137,739 6,615,030 11,912,237 9,630,285 14,692,790 16,239,253 23,922,682	4,013,171 4,815,804 15% AH 377,428 754,858 1,225,797 1,316,607 1,480,808 3,410,201 1,855,225 5,235,915 3,643,667 5,658,878 8,504,333 6,040,204 11,117,732 8,794,774 13,413,840 15,109,841 21,787,232	4,013,171 4,815,804 20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 3,216,132 1,718,624 4,902,089 3,375,300 5,246,975 7,870,926 5,465,378 10,323,228 7,959,264 12,134,890 13,980,430 19,651,782	4,013,171 4,815,804 25% AH 334,422 668,843 1,085,774 1,122,753 1,261,921 3,022,063 1,582,022 4,568,261 3,106,933 4,835,072 7,237,520 4,890,554 9,528,724 7,123,753 10,855,940 12,851,018 17,516,331	3,217,453 4,013,171 4,815,804 312,918 625,836 1,015,763 1,025,827 1,152,478 2,827,994 1,445,421 4,234,435 2,838,566 4,423,168 6,604,114 4,315,728 8,734,220 6,288,242 9,576,989 11,721,606 15,380,882	4,013,171 4,815,804 35% AH 291,415 582,829 945,752 928,901 1,043,035 2,633,924 1,308,819 3,900,607 2,570,199 4,011,265 5,970,707 3,740,903 7,939,716 5,452,731 8,298,039 10,592,195 13,245,431	4,013,171 4,815,804 40% AH 269,911 539,823 875,741 831,975 933,591 2,439,856 1,172,217 3,566,781 2,301,832 3,599,362 5,337,300 3,166,077 7,145,212 4,617,221 7,019,089 9,462,783 11,109,981	4,013,171 4,815,804 45% AH 248,408 496,816 805,729 735,048 824,148 2,245,786 1,035,616 3,232,953 2,033,465 3,187,459 4,703,893 2,590,955 6,350,708 3,781,497 5,740,139 8,333,372 8,974,531	4,013,17 4,815,80 50% AH 226,90 453,80 735,77 638,12 714,70 2,051,77 899,07 2,899,12 1,765,09 2,775,56 4,070,48 2,011,97 5,556,20 2,939,86 4,461,18 7,203,96 6,827,03
Industrial scheme intensification (60% plot ratio) ENCHMARK LAND VALUE 2 (SECONDARY RETAIL) Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (flouses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (houses) 7 Ten unit scheme (houses) 8 Twenty unit scheme (flats) 8 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) with GF retail	- No of units 1 2 4 7 9 10 10 20 20 30 50 70 70 100 100 200 300	£10,175,259 £10,175,259 £10,175,259 £10,175,259 £10,175,259 £10,175,259 £6,656,344 BLV £178,889 £238,519 £258,858 £442,129 £374,419 £671,625 £400,569 £1,248,065 £7,248,065 £7,248,065 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £2,399,057 £870,872 £1,781,959 £460,296 £1,963,622 £1,866,154 £2,679,179 £2,551,599	4,013,171 4,815,804 0% AH 441,940 883,878 1,435,831 1,607,385 1,809,139 3,992,408 2,265,030 6,237,396 4,448,769 6,894,587 10,404,553 7,764,681 13,500,794 11,301,307 17,240,133 18,498,076 28,189,768 32,941,919	4,013,171 4,815,804 5% AH 420,435 840,871 1,365,820 1,510,459 1,699,695 3,798,339 2,128,429 5,903,569 4,180,401 6,482,684 9,771,146 7,189,855 12,706,741 10,465,796 15,966,848 17,368,664 26,058,132 30,100,334	4,013,171 4,815,804 10% AH 398,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271 1,991,828 5,569,743 3,912,035 6,070,780 9,137,739 6,615,030 11,912,237 9,630,285 14,692,790 16,239,253 23,922,682 27,258,750	4,013,171 4,815,804 15% AH 377,428 754,858 1,225,797 1,316,607 1,480,808 3,410,201 1,855,225 5,235,915 3,643,667 5,658,878 8,504,333 6,040,204 11,117,732 8,794,774 13,413,840 15,109,841 21,787,232 24,417,165	4,013,171 4,815,804 20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 3,216,132 1,718,624 4,902,089 3,375,300 5,246,975 7,870,926 5,465,378 10,323,228 7,959,264 12,134,890 13,980,430 19,651,782 21,575,581	4,013,171 4,815,804 25% AH 334,422 668,843 1,085,774 1,122,753 1,261,921 3,022,063 1,582,022 4,568,261 3,106,933 4,835,072 7,237,520 4,890,554 9,528,724 7,123,753 10,855,940 12,851,018 17,516,331 18,733,996	3,217,453 4,013,171 4,815,804 312,918 625,836 1,015,763 1,025,827 1,152,478 2,827,994 1,445,421 4,234,435 2,838,566 4,423,168 6,604,114 4,315,728 8,734,220 6,288,242 9,576,989 11,721,606 15,380,882 15,892,411	4,013,171 4,815,804 35% AH 291,415 582,829 945,752 928,901 1,043,035 2,633,924 1,308,819 3,900,607 2,570,199 4,011,265 5,970,707 3,740,903 7,939,716 5,452,731 8,298,039 10,592,195 13,245,431 13,037,707	4,013,171 4,815,804 40% AH 269,911 539,823 875,741 831,975 933,591 2,439,856 1,172,217 3,566,781 2,301,832 3,599,362 5,337,300 3,166,077 7,145,212 4,617,221 7,019,089 9,462,783 11,109,981 10,173,499	4,013,171 4,815,804 45% AH 248,408 496,816 805,729 735,048 824,148 2,245,786 1,035,616 3,232,953 2,033,465 3,187,459 4,703,893 2,590,955 6,350,708 3,781,497 5,740,139 8,333,372 8,974,531 7,309,289	4,013,17 4,815,80 50% AH 226,90 453,80 735,77 638,12 714,70 2,051,77 899,07 2,899,12 1,765,09 2,775,55 4,070,48 2,011,97 5,556,20 2,939,86 4,461,18 7,203,96 6,827,03 4,445,08
Industrial scheme intensification (60% plot ratio) ENCHMARK LAND VALUE 2 (SECONDARY RETAIL) Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats)	- No of units 1 2 4 7 9 10 10 20 20 30 50 70 70 100 100 200	£10,175,259 £10,175,259 £10,175,259 £10,175,259 £10,175,259 £10,175,259 £6,656,344 BLV £178,889 £238,519 £258,858 £442,129 £374,419 £671,625 £400,569 £1,248,065 £7,248,065 £7,248,065 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £1,248,065	4,013,171 4,815,804 0% AH 441,940 883,878 1,435,831 1,607,385 1,809,139 3,992,408 2,265,030 6,237,396 4,448,769 6,894,587 10,404,553 7,764,681 13,500,794 11,301,307 17,240,133 18,498,076 28,189,768 32,941,919 61,146,708	4,013,171 4,815,804 5% AH 420,435 840,871 1,365,820 1,510,459 1,699,695 3,798,339 2,128,429 5,903,569 4,180,401 6,482,684 9,771,146 7,189,855 12,706,741 10,465,796 15,966,848 17,368,664 26,058,132	4,013,171 4,815,804 10% AH 398,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271 1,991,828 5,569,743 3,912,035 6,070,780 9,137,739 6,615,030 11,912,237 9,630,285 14,692,790 16,239,253 23,922,682	4,013,171 4,815,804 15% AH 377,428 754,858 1,225,797 1,316,607 1,480,808 3,410,201 1,855,225 5,235,915 3,643,667 5,658,878 8,504,333 6,040,204 11,117,732 8,794,774 13,413,840 15,109,841 21,787,232	4,013,171 4,815,804 20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 3,216,132 1,718,624 4,902,089 3,375,300 5,246,975 7,870,926 5,465,378 10,323,228 7,959,264 12,134,890 13,980,430 19,651,782	4,013,171 4,815,804 25% AH 334,422 668,843 1,085,774 1,122,753 1,261,921 3,022,063 1,582,022 4,568,261 3,106,933 4,835,072 7,237,520 4,890,554 9,528,724 7,123,753 10,855,940 12,851,018 17,516,331	3,217,453 4,013,171 4,815,804 312,918 625,836 1,015,763 1,025,827 1,152,478 2,827,994 1,445,421 4,234,435 2,838,566 4,423,168 6,604,114 4,315,728 8,734,220 6,288,242 9,576,989 11,721,606 15,380,882	4,013,171 4,815,804 35% AH 291,415 582,829 945,752 928,901 1,043,035 2,633,924 1,308,819 3,900,607 2,570,199 4,011,265 5,970,707 3,740,903 7,939,716 5,452,731 8,298,039 10,592,195 13,245,431	4,013,171 4,815,804 40% AH 269,911 539,823 875,741 831,975 933,591 2,439,856 1,172,217 3,566,781 2,301,832 3,599,362 5,337,300 3,166,077 7,145,212 4,617,221 7,019,089 9,462,783 11,109,981	4,013,171 4,815,804 45% AH 248,408 496,816 805,729 735,048 824,148 2,245,786 1,035,616 3,232,953 2,033,465 3,187,459 4,703,893 2,590,955 6,350,708 3,781,497 5,740,139 8,333,372 8,974,531	4,013,11 4,815,86 50% AH 226,96 453,86 735,77 638,12 714,77 2,051,77 899,07 2,899,12 1,765,09 2,775,59 4,070,44 2,011,9 5,556,20 2,939,86 4,461,18 7,203,96 6,827,03 4,445,06 7,275,22
Industrial scheme intensification (60% plot ratio) ENCHMARK LAND VALUE 2 (SECONDARY RETAIL) Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (flouses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) 20 Two hundred unit Co-living scheme 21 Large retail supermarket		£10,175,259 £10,175,259 £10,175,259 £10,175,259 £10,175,259 £10,175,259 £178,889 £238,519 £258,858 £442,129 £374,419 £671,625 £400,569 £1,248,065 £745,511 £937,713 £2,399,057 £870,872 £1,781,959 £460,296 £1,963,622 £1,866,154 £2,679,179 £2,551,599 £9,585,136 £988,943 £6,656,344	4,013,171 4,815,804 0% AH 441,940 883,878 1,435,831 1,607,385 1,809,139 3,992,408 2,265,030 6,237,396 4,448,769 6,894,587 10,404,553 7,764,681 13,500,794 11,301,307 17,240,133 18,498,076 28,189,768 32,941,919 61,146,708 11,982,719 1,082,520	4,013,171 4,815,804 5% AH 420,435 840,871 1,365,820 1,510,459 1,699,695 3,798,339 2,128,429 5,903,569 4,180,401 6,482,684 9,771,146 7,189,855 12,706,741 10,465,796 15,966,848 17,368,664 26,058,132 30,100,334 55,791,261 11,982,719 1,082,520	4,013,171 4,815,804 10% AH 398,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271 1,991,828 5,569,743 3,912,035 6,070,780 9,137,739 6,615,030 11,912,237 9,630,285 14,692,790 16,239,253 23,922,682 27,258,750 50,430,899 11,982,719 1,082,520	4,013,171 4,815,804 15% AH 377,428 754,858 1,225,797 1,316,607 1,480,808 3,410,201 1,855,225 5,235,915 3,643,667 5,658,878 8,504,333 6,040,204 11,117,732 8,794,774 13,413,840 15,109,841 21,787,232 24,417,165 45,070,537 11,982,719 1,082,520	4,013,171 4,815,804 20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 3,216,132 1,718,624 4,902,089 3,375,300 5,246,975 7,870,926 5,465,378 10,323,228 7,959,264 12,134,890 13,980,430 19,651,782 21,575,581 39,710,175 11,982,719 1,082,520	4,013,171 4,815,804 Residual land value 25% AH 334,422 668,843 1,085,774 1,122,753 1,261,921 3,022,063 1,582,022 4,568,261 3,106,933 4,835,072 7,237,520 4,890,554 9,528,724 7,123,753 10,855,940 12,851,018 17,516,331 18,733,996 34,325,897 11,982,719 1,082,520	3,217,453 4,013,171 4,815,804 30% AH 312,918 625,836 1,015,763 1,025,827 1,152,478 2,827,994 1,445,421 4,234,435 2,838,566 4,423,168 6,604,114 4,315,728 8,734,220 6,288,242 9,576,989 11,721,606 15,380,882 15,892,411 28,925,072 11,982,719 1,082,520	4,013,171 4,815,804 35% AH 291,415 582,829 945,752 928,901 1,043,035 2,633,924 1,308,819 3,900,607 2,570,199 4,011,265 5,970,707 3,740,903 7,939,716 5,452,731 8,298,039 10,592,195 13,245,431 13,037,707 23,524,248 11,982,719 1,082,520	4,013,171 4,815,804 40% AH 269,911 539,823 875,741 831,975 933,591 2,439,856 1,172,217 3,566,781 2,301,832 3,599,362 5,337,300 3,166,077 7,145,212 4,617,221 7,019,089 9,462,783 11,109,981 10,173,499 18,123,422 11,982,719 1,082,520	4,013,171 4,815,804 45% AH 248,408 496,816 805,729 735,048 824,148 2,245,786 1,035,616 3,232,953 2,033,465 3,187,459 4,703,893 2,590,955 6,350,708 3,781,497 5,740,139 8,333,372 8,974,531 7,309,289 12,722,597 11,982,719 1,082,520	4,013,17 4,815,86 50% AH 226,96 453,86 735,77 638,12 714,77 2,051,77 899,07 2,899,12 1,765,09 2,775,58 4,070,44 2,011,9 5,556,20 2,939,86 4,461,18 7,203,96 6,827,03 4,445,06 7,275,22 11,982,77
Industrial scheme intensification (60% plot ratio) ENCHMARK LAND VALUE 2 (SECONDARY RETAIL) Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (flouses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) 20 Two hundred unit Co-living scheme 21 Large retail supermarket 22 Comparison retail		£10,175,259 £10,175,259 £10,175,259 £10,175,259 £10,175,259 £10,175,259 £178,889 £238,519 £258,858 £442,129 £374,419 £671,625 £400,569 £1,248,065 £745,511 £937,713 £2,399,057 £870,872 £1,781,959 £460,296 £1,963,622 £1,866,154 £2,679,179 £2,551,599 £9,585,136 £988,943 £6,656,344 £2,307,533	4,013,171 4,815,804 0% AH 441,940 883,878 1,435,831 1,607,385 1,809,139 3,992,408 2,265,030 6,237,396 4,448,769 6,894,587 10,404,553 7,764,681 13,500,794 11,301,307 17,240,133 18,498,076 28,189,768 32,941,919 61,146,708 11,982,719 1,082,520 6,804,987	4,013,171 4,815,804 5% AH 420,435 840,871 1,365,820 1,510,459 1,699,695 3,798,339 2,128,429 5,903,569 4,180,401 6,482,684 9,771,146 7,189,855 12,706,741 10,465,796 15,966,848 17,368,664 26,058,132 30,100,334 55,791,261 11,982,719 1,082,520 6,804,987	4,013,171 4,815,804 10% AH 398,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271 1,991,828 5,569,743 3,912,035 6,070,780 9,137,739 6,615,030 11,912,237 9,630,285 14,692,790 16,239,253 23,922,682 27,258,750 50,430,899 11,982,719 1,082,520 6,804,987	4,013,171 4,815,804 15% AH 377,428 754,858 1,225,797 1,316,607 1,480,808 3,410,201 1,855,225 5,235,915 3,643,667 5,658,878 8,504,333 6,040,204 11,117,732 8,794,774 13,413,840 15,109,841 21,787,232 24,417,165 45,070,537 11,982,719 1,082,520 6,804,987	4,013,171 4,815,804 20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 3,216,132 1,718,624 4,902,089 3,375,300 5,246,975 7,870,926 5,465,378 10,323,228 7,959,264 12,134,890 13,980,430 19,651,782 21,575,581 39,710,175 11,982,719 1,082,520 6,804,987	4,013,171 4,815,804 25% AH 334,422 668,843 1,085,774 1,122,753 1,261,921 3,022,063 1,582,022 4,568,261 3,106,933 4,835,072 7,237,520 4,890,554 9,528,724 7,123,753 10,855,940 12,851,018 17,516,331 18,733,996 34,325,897 11,982,719 1,082,520 6,804,987	3,217,453 4,013,171 4,815,804 30% AH 312,918 625,836 1,015,763 1,025,827 1,152,478 2,827,994 1,445,421 4,234,435 2,838,566 4,423,168 6,604,114 4,315,728 8,734,220 6,288,242 9,576,989 11,721,606 15,380,882 15,892,411 28,925,072 11,982,719 1,082,520 6,804,987	4,013,171 4,815,804 35% AH 291,415 582,829 945,752 928,901 1,043,035 2,633,924 1,308,819 3,900,607 2,570,199 4,011,265 5,970,707 3,740,903 7,939,716 5,452,731 8,298,039 10,592,195 13,245,431 13,037,707 23,524,248 11,982,719 1,082,520 6,804,987	4,013,171 4,815,804 40% AH 269,911 539,823 875,741 831,975 933,591 2,439,856 1,172,217 3,566,781 2,301,832 3,599,362 5,337,300 3,166,077 7,145,212 4,617,221 7,019,089 9,462,783 11,109,981 10,173,499 18,123,422 11,982,719 1,082,520 6,804,987	4,013,171 4,815,804 45% AH 248,408 496,816 805,729 735,048 824,148 2,245,786 1,035,616 3,232,953 2,033,465 3,187,459 4,703,893 2,590,955 6,350,708 3,781,497 5,740,139 8,333,372 8,974,531 7,309,289 12,722,597 11,982,719 1,082,520 6,804,987	4,013,11 4,815,81 50% AH 226,91 453,81 735,7 638,12 714,77 2,051,7 899,01 2,899,12 1,765,03 2,775,53 4,070,44 2,011,9 5,556,20 2,939,81 4,461,11 7,203,91 6,827,02 4,445,01 7,275,22 11,982,7 1,082,51 6,804,93
Industrial scheme intensification (60% plot ratio) ENCHMARK LAND VALUE 2 (SECONDARY RETAIL) Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (houses) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) 20 Two hundred unit Co-living scheme 21 Large retail supermarket 22 Comparison retail 23 Data Centre		£10,175,259 £10,175,259 £10,175,259 £10,175,259 £10,175,259 £10,175,259 £10,175,259 £258,858 £238,519 £258,858 £442,129 £374,419 £671,625 £400,569 £1,248,065 £745,511 £937,713 £2,399,057 £870,872 £1,781,959 £460,296 £1,963,622 £1,866,154 £2,679,179 £2,551,599 £9,585,136 £988,943 £6,656,344 £2,307,533 £5,524,766	4,013,171 4,815,804 0% AH 441,940 883,878 1,435,831 1,607,385 1,809,139 3,992,408 2,265,030 6,237,396 4,448,769 6,894,587 10,404,553 7,764,681 13,500,794 11,301,307 17,240,133 18,498,076 28,189,768 32,941,919 61,146,708 11,982,719 1,082,520 6,804,987 4,847,465	4,013,171 4,815,804 5% AH 420,435 840,871 1,365,820 1,510,459 1,699,695 3,798,339 2,128,429 5,903,569 4,180,401 6,482,684 9,771,146 7,189,855 12,706,741 10,465,796 15,966,848 17,368,664 26,058,132 30,100,334 55,791,261 11,982,719 1,082,520 6,804,987 4,847,465	4,013,171 4,815,804 10% AH 398,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271 1,991,828 5,569,743 3,912,035 6,070,780 9,137,739 6,615,030 11,912,237 9,630,285 14,692,790 16,239,253 23,922,682 27,258,750 50,430,899 11,982,719 1,082,520 6,804,987 4,847,465	4,013,171 4,815,804 15% AH 377,428 754,858 1,225,797 1,316,607 1,480,808 3,410,201 1,855,225 5,235,915 3,643,667 5,658,878 8,504,333 6,040,204 11,117,732 8,794,774 13,413,840 15,109,841 21,787,232 24,417,165 45,070,537 11,982,719 1,082,520 6,804,987 4,847,465	4,013,171 4,815,804 20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 3,216,132 1,718,624 4,902,089 3,375,300 5,246,975 7,870,926 5,465,378 10,323,228 7,959,264 12,134,890 13,980,430 19,651,782 21,575,581 39,710,175 11,982,719 1,082,520 6,804,987 4,847,465	4,013,171 4,815,804 25% AH 334,422 668,843 1,085,774 1,122,753 1,261,921 3,022,063 1,582,022 4,568,261 3,106,933 4,835,072 7,237,520 4,890,554 9,528,724 7,123,753 10,855,940 12,851,018 17,516,331 18,733,996 34,325,897 11,982,719 1,082,520 6,804,987 4,847,465	3,217,453 4,013,171 4,815,804 30% AH 312,918 625,836 1,015,763 1,025,827 1,152,478 2,827,994 1,445,421 4,234,435 2,838,566 4,423,168 6,604,114 4,315,728 8,734,220 6,288,242 9,576,989 11,721,606 15,380,882 15,892,411 28,925,072 11,982,719 1,082,520 6,804,987 4,847,465	4,013,171 4,815,804 35% AH 291,415 582,829 945,752 928,901 1,043,035 2,633,924 1,308,819 3,900,607 2,570,199 4,011,265 5,970,707 3,740,903 7,939,716 5,452,731 8,298,039 10,592,195 13,245,431 13,037,707 23,524,248 11,982,719 1,082,520 6,804,987 4,847,465	4,013,171 4,815,804 40% AH 269,911 539,823 875,741 831,975 933,591 2,439,856 1,172,217 3,566,781 2,301,832 3,599,362 5,337,300 3,166,077 7,145,212 4,617,221 7,019,089 9,462,783 11,109,981 10,173,499 18,123,422 11,982,719 1,082,520 6,804,987 4,847,465	4,013,171 4,815,804 45% AH 248,408 496,816 805,729 735,048 824,148 2,245,786 1,035,616 3,232,953 2,033,465 3,187,459 4,703,893 2,590,955 6,350,708 3,781,497 5,740,139 8,333,372 8,974,531 7,309,289 12,722,597 11,982,719 1,082,520 6,804,987 4,847,465	4,013,1 4,815,8 50% AH 226,9 453,8 735,7 638,1 714,7 2,051,7 899,0 2,899,1 1,765,0 2,775,5 4,070,4 2,011,9 5,556,2 2,939,8 4,461,1 7,203,9 6,827,0 4,445,0 7,275,2 11,982,7 1,082,5 6,804,9 4,847,4
Industrial scheme intensification (60% plot ratio) ENCHMARK LAND VALUE 2 (SECONDARY RETAIL) Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (flouses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) 20 Two hundred unit Co-living scheme 21 Large retail supermarket		£10,175,259 £10,175,259 £10,175,259 £10,175,259 £10,175,259 £10,175,259 £178,889 £238,519 £258,858 £442,129 £374,419 £671,625 £400,569 £1,248,065 £745,511 £937,713 £2,399,057 £870,872 £1,781,959 £460,296 £1,963,622 £1,866,154 £2,679,179 £2,551,599 £9,585,136 £988,943 £6,656,344 £2,307,533	4,013,171 4,815,804 0% AH 441,940 883,878 1,435,831 1,607,385 1,809,139 3,992,408 2,265,030 6,237,396 4,448,769 6,894,587 10,404,553 7,764,681 13,500,794 11,301,307 17,240,133 18,498,076 28,189,768 32,941,919 61,146,708 11,982,719 1,082,520 6,804,987 4,847,465 - 22,971,636	4,013,171 4,815,804 5% AH 420,435 840,871 1,365,820 1,510,459 1,699,695 3,798,339 2,128,429 5,903,569 4,180,401 6,482,684 9,771,146 7,189,855 12,706,741 10,465,796 15,966,848 17,368,664 26,058,132 30,100,334 55,791,261 11,982,719 1,082,520 6,804,987 4,847,465 - 22,971,636	4,013,171 4,815,804 10% AH 398,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271 1,991,828 5,569,743 3,912,035 6,070,780 9,137,739 6,615,030 11,912,237 9,630,285 14,692,790 16,239,253 23,922,682 27,258,750 50,430,899 11,982,719 1,082,520 6,804,987	4,013,171 4,815,804 15% AH 377,428 754,858 1,225,797 1,316,607 1,480,808 3,410,201 1,855,225 5,235,915 3,643,667 5,658,878 8,504,333 6,040,204 11,117,732 8,794,774 13,413,840 15,109,841 21,787,232 24,417,165 45,070,537 11,982,719 1,082,520 6,804,987	4,013,171 4,815,804 20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 3,216,132 1,718,624 4,902,089 3,375,300 5,246,975 7,870,926 5,465,378 10,323,228 7,959,264 12,134,890 13,980,430 19,651,782 21,575,581 39,710,175 11,982,719 1,082,520 6,804,987	4,013,171 4,815,804 25% AH 334,422 668,843 1,085,774 1,122,753 1,261,921 3,022,063 1,582,022 4,568,261 3,106,933 4,835,072 7,237,520 4,890,554 9,528,724 7,123,753 10,855,940 12,851,018 17,516,331 18,733,996 34,325,897 11,982,719 1,082,520 6,804,987	3,217,453 4,013,171 4,815,804 30% AH 312,918 625,836 1,015,763 1,025,827 1,152,478 2,827,994 1,445,421 4,234,435 2,838,566 4,423,168 6,604,114 4,315,728 8,734,220 6,288,242 9,576,989 11,721,606 15,380,882 15,892,411 28,925,072 11,982,719 1,082,520 6,804,987	4,013,171 4,815,804 35% AH 291,415 582,829 945,752 928,901 1,043,035 2,633,924 1,308,819 3,900,607 2,570,199 4,011,265 5,970,707 3,740,903 7,939,716 5,452,731 8,298,039 10,592,195 13,245,431 13,037,707 23,524,248 11,982,719 1,082,520 6,804,987 4,847,465 - 22,971,636	4,013,171 4,815,804 40% AH 269,911 539,823 875,741 831,975 933,591 2,439,856 1,172,217 3,566,781 2,301,832 3,599,362 5,337,300 3,166,077 7,145,212 4,617,221 7,019,089 9,462,783 11,109,981 10,173,499 18,123,422 11,982,719 1,082,520 6,804,987	4,013,171 4,815,804 45% AH 248,408 496,816 805,729 735,048 824,148 2,245,786 1,035,616 3,232,953 2,033,465 3,187,459 4,703,893 2,590,955 6,350,708 3,781,497 5,740,139 8,333,372 8,974,531 7,309,289 12,722,597 11,982,719 1,082,520 6,804,987	4,013,11 4,815,81 50% AH 226,91 453,81 735,7 638,12 714,77 2,051,7 899,00 2,899,12 1,765,00 2,775,50 4,070,40 2,011,9 5,556,20 2,939,80 4,461,10 7,203,90 6,827,00 4,445,00 7,275,22 11,982,7 1,082,52 6,804,90 4,847,40 - 22,971,60
Industrial scheme intensification (60% plot ratio) ENCHMARK LAND VALUE 2 (SECONDARY RETAIL) Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) 20 Two hundred unit co-living scheme 21 Large retail supermarket 22 Comparison retail 23 Data Centre 24 Office development		£10,175,259 £10,175,259 £10,175,259 £10,175,259 £10,175,259 £10,175,259 £10,175,259 £178,889 £238,519 £258,858 £442,129 £374,419 £671,625 £400,569 £1,248,065 £745,511 £937,713 £2,399,057 £870,872 £1,781,959 £460,296 £1,963,622 £1,866,154 £2,679,179 £2,551,599 £9,585,136 £988,943 £6,656,344 £2,307,533 £5,524,766 £3,328,172	4,013,171 4,815,804 0% AH 441,940 883,878 1,435,831 1,607,385 1,809,139 3,992,408 2,265,030 6,237,396 4,448,769 6,894,587 10,404,553 7,764,681 13,500,794 11,301,307 17,240,133 18,498,076 28,189,768 32,941,919 61,146,708 11,982,719 1,082,520 6,804,987 4,847,465 - 22,971,636 - 11,489,668	4,013,171 4,815,804 5% AH 420,435 840,871 1,365,820 1,510,459 1,699,695 3,798,339 2,128,429 5,903,569 4,180,401 6,482,684 9,771,146 7,189,855 12,706,741 10,465,796 15,966,848 17,368,664 26,058,132 30,100,334 55,791,261 11,982,719 1,082,520 6,804,987 4,847,465 - 22,971,636	4,013,171 4,815,804 10% AH 398,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271 1,991,828 5,569,743 3,912,035 6,070,780 9,137,739 6,615,030 11,912,237 9,630,285 14,692,790 16,239,253 23,922,682 27,258,750 50,430,899 11,982,719 1,082,520 6,804,987 4,847,465 - 22,971,636	4,013,171 4,815,804 15% AH 377,428 754,858 1,225,797 1,316,607 1,480,808 3,410,201 1,855,225 5,235,915 3,643,667 5,658,878 8,504,333 6,040,204 11,117,732 8,794,774 13,413,840 15,109,841 21,787,232 24,417,165 45,070,537 11,982,719 1,082,520 6,804,987 4,847,465 - 22,971,636	4,013,171 4,815,804 20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 3,216,132 1,718,624 4,902,089 3,375,300 5,246,975 7,870,926 5,465,378 10,323,228 7,959,264 12,134,890 13,980,430 19,651,782 21,575,581 39,710,175 11,982,719 1,082,520 6,804,987 4,847,465 - 22,971,636	4,013,171 4,815,804 25% AH 334,422 668,843 1,085,774 1,122,753 1,261,921 3,022,063 1,582,022 4,568,261 3,106,933 4,835,072 7,237,520 4,890,554 9,528,724 7,123,753 10,855,940 12,851,018 17,516,331 18,733,996 34,325,897 11,982,719 1,082,520 6,804,987 4,847,465 -22,971,636	3,217,453 4,013,171 4,815,804 312,918 625,836 1,015,763 1,025,827 1,152,478 2,827,994 1,445,421 4,234,435 2,838,566 4,423,168 6,604,114 4,315,728 8,734,220 6,288,242 9,576,989 11,721,606 15,380,882 15,892,411 28,925,072 11,982,719 1,082,520 6,804,987 4,847,465 - 22,971,636	4,013,171 4,815,804 35% AH 291,415 582,829 945,752 928,901 1,043,035 2,633,924 1,308,819 3,900,607 2,570,199 4,011,265 5,970,707 3,740,903 7,939,716 5,452,731 8,298,039 10,592,195 13,245,431 13,037,707 23,524,248 11,982,719 1,082,520 6,804,987 4,847,465 - 22,971,636	4,013,171 4,815,804 40% AH 269,911 539,823 875,741 831,975 933,591 2,439,856 1,172,217 3,566,781 2,301,832 3,599,362 5,337,300 3,166,077 7,145,212 4,617,221 7,019,089 9,462,783 11,109,981 10,173,499 18,123,422 11,982,719 1,082,520 6,804,987 4,847,465 - 22,971,636	4,013,171 4,815,804 45% AH 248,408 496,816 805,729 735,048 824,148 2,245,786 1,035,616 3,232,953 2,033,465 3,187,459 4,703,893 2,590,955 6,350,708 3,781,497 5,740,139 8,333,372 8,974,531 7,309,289 12,722,597 11,982,719 1,082,520 6,804,987 4,847,465 - 22,971,636	4,013,11 4,815,86 50% AH 226,96 453,86 735,77 638,12 714,77 2,051,77 899,07 2,899,11 1,765,09 2,775,58 4,070,46 2,011,9 5,556,20 2,939,86 4,461,18 7,203,96 6,827,03 4,445,00 7,275,22 11,982,77 1,082,57 6,804,98 4,847,46 - 22,971,66 - 11,489,66
Industrial scheme intensification (60% plot ratio) ENCHMARK LAND VALUE 2 (SECONDARY RETAIL) Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats) with GF retail 17 Two hunded unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) 19 Five hundred unit scheme (flats) 20 Two hundred unit Co-living scheme 21 Large retail supermarket 22 Comparison retail 23 Data Centre 24 Office development 25 Office development (160 rooms) 27 Hotel development (100 rooms)	No of units 1 2 4 7 9 10 10 20 20 20 30 50 70 70 100 100 200 300 500	£10,175,259 £10,175,259 £10,175,259 £10,175,259 £10,175,259 £10,175,259 £10,175,259 £178,889 £238,519 £258,858 £442,129 £374,419 £671,625 £400,569 £1,248,065 £1,248,065 £745,511 £937,713 £2,399,057 £870,872 £1,781,959 £460,296 £1,963,622 £1,866,154 £2,679,179 £2,551,599 £9,585,136 £988,943 £6,656,344 £2,307,533 £5,524,766 £3,328,172 £2,773,477 £1,231,424	4,013,171 4,815,804 0% AH 441,940 883,878 1,435,831 1,607,385 1,809,139 3,992,408 2,265,030 6,237,396 4,448,769 6,894,587 10,404,553 7,764,681 13,500,794 11,301,307 17,240,133 18,498,076 28,189,768 32,941,919 61,146,708 11,982,719 1,082,520 6,804,987 4,847,465 2,2971,636 2,068,471 977,576	4,013,171 4,815,804 5% AH 420,435 840,871 1,365,820 1,510,459 1,699,695 3,798,339 2,128,429 5,903,569 4,180,401 6,482,684 9,771,146 7,189,855 12,706,741 10,465,796 15,966,848 17,368,664 26,058,132 30,100,334 55,791,261 11,982,719 1,082,520 6,804,987 4,847,465 - 22,971,636 - 11,489,668 2,068,471 977,576	4,013,171 4,815,804 10% AH 398,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271 1,991,828 5,569,743 3,912,035 6,070,780 9,137,739 6,615,030 11,912,237 9,630,285 14,692,790 16,239,253 23,922,682 27,258,750 50,430,899 11,982,719 1,082,520 6,804,987 4,847,465 22,971,636 -11,489,668 2,068,471 977,576	4,013,171 4,815,804 15% AH 377,428 754,858 1,225,797 1,316,607 1,480,808 3,410,201 1,855,225 5,235,915 3,643,667 5,658,878 8,5043,33 6,040,204 11,117,732 8,794,774 13,413,840 15,109,841 21,787,232 24,417,165 45,070,537 11,982,719 1,082,520 6,804,987 4,847,465 - 22,971,636 - 11,489,668 2,068,471 977,576	4,013,171 4,815,804 20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 3,216,132 1,718,624 4,902,089 3,375,300 5,246,975 7,870,926 5,465,378 10,323,228 7,959,264 12,134,890 13,980,430 19,651,782 21,575,581 39,710,175 11,982,719 1,082,520 6,804,987 4,847,465 - 22,971,636 - 11,489,668 2,068,471 977,576	4,013,171 4,815,804 25% AH 334,422 668,843 1,085,774 1,122,753 1,261,921 3,022,063 1,582,022 4,568,261 3,106,933 4,835,072 7,237,520 4,890,554 9,528,724 7,123,753 10,855,940 12,851,018 17,516,331 18,733,996 34,325,897 11,982,719 1,082,520 6,804,987 4,847,465 -22,971,636 -11,489,668 2,068,471 977,576	3,217,453 4,013,171 4,815,804 30% AH 312,918 625,836 1,015,763 1,025,827 1,152,478 2,827,994 1,445,421 4,234,435 2,838,566 4,423,168 6,604,114 4,315,728 8,734,220 6,288,242 9,576,989 11,721,606 15,380,882 15,892,411 28,925,072 11,982,719 1,082,520 6,804,987 4,847,465 - 22,971,636 - 11,489,668 2,068,471 977,576	4,013,171 4,815,804 35% AH 291,415 582,829 945,752 928,901 1,043,035 2,633,924 1,308,819 3,900,607 2,570,199 4,011,265 5,970,707 3,740,903 7,939,716 5,452,731 8,298,039 10,592,195 13,245,431 13,037,707 23,524,248 11,982,719 1,082,520 6,804,987 4,847,465 - 22,971,636 - 11,489,668 2,068,471 977,576	4,013,171 4,815,804 40% AH 269,911 539,823 875,741 831,975 933,591 2,439,856 1,172,217 3,566,781 2,301,832 3,599,362 5,337,300 3,166,077 7,145,212 4,617,221 7,019,089 9,462,783 11,109,981 10,173,499 18,123,422 11,982,719 1,082,520 6,804,987 4,847,465 22,971,636 -11,489,668 2,068,471 977,576	4,013,171 4,815,804 45% AH 248,408 496,816 805,729 735,048 824,148 2,245,786 1,035,616 3,232,953 2,033,465 3,187,459 4,703,893 2,590,955 6,350,708 3,781,497 5,740,139 8,333,372 8,974,531 7,309,289 12,722,597 11,982,719 1,082,520 6,804,987 4,847,465 - 22,971,636 - 11,489,668 2,068,471 977,576	4,013,17 4,815,80 50% AH 226,90 453,80 735,71 638,12 714,70 2,051,71 899,01 2,899,12 1,765,03 2,775,58 4,070,48 2,011,91 5,556,20 2,939,86 4,461,18 7,203,96 6,827,03 4,445,08 7,275,22 11,982,71 1,082,52 6,804,98 4,847,48 - 22,971,63 - 11,489,68 2,068,47 977,57
Industrial scheme intensification (60% plot ratio) ENCHMARK LAND VALUE 2 (SECONDARY RETAIL) Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Four unit scheme (houses) 4 Seven unit scheme (flats) 5 Nine unit scheme (flats) 6 Ten unit scheme (flats) 7 Ten unit scheme (flats) 8 Twenty unit scheme (flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (flats - higher density) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density) 16 One hundred unit scheme (flats) with GF retail 17 Two hunded unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) 19 Five hundred unit scheme (flats) 20 Two hundred unit Co-living scheme 21 Large retail supermarket 22 Comparison retail 23 Data Centre 24 Office development 26 Office development (160 rooms)	No of units 1 2 4 7 9 10 10 20 20 20 30 50 70 70 100 100 200 300 500	£10,175,259 £10,175,259 £10,175,259 £10,175,259 £10,175,259 £10,175,259 £10,175,259 £178,889 £238,519 £258,858 £442,129 £374,419 £671,625 £400,569 £1,248,065 £1,248,065 £745,511 £937,713 £2,399,057 £870,872 £1,781,959 £460,296 £1,963,622 £1,866,154 £2,679,179 £2,551,599 £9,585,136 £988,943 £6,656,344 £2,307,533 £5,524,766 £3,328,172 £2,773,477 £1,231,424	4,013,171 4,815,804 0% AH 441,940 883,878 1,435,831 1,607,385 1,809,139 3,992,408 2,265,030 6,237,396 4,448,769 6,894,587 10,404,553 7,764,681 13,500,794 11,301,307 17,240,133 18,498,076 28,189,768 32,941,919 61,146,708 11,982,719 1,082,520 6,804,987 4,847,465 2,2971,636 2,068,471 977,576 3,217,453	4,013,171 4,815,804 5% AH 420,435 840,871 1,365,820 1,510,459 1,699,695 3,798,339 2,128,429 5,903,569 4,180,401 6,482,684 9,771,146 7,189,855 12,706,741 10,465,796 15,966,848 17,368,664 26,058,132 30,100,334 55,791,261 11,982,719 1,082,520 6,804,987 4,847,465 - 22,971,636 - 11,489,668 2,068,471 977,576 3,217,453	4,013,171 4,815,804 10% AH 398,932 797,865 1,295,808 1,413,533 1,590,252 3,604,271 1,991,828 5,569,743 3,912,035 6,070,780 9,137,739 6,615,030 11,912,237 9,630,285 14,692,790 16,239,253 23,922,682 27,258,750 50,430,899 11,982,719 1,082,520 6,804,987 4,847,465 - 22,971,636 - 11,489,668 2,068,471	4,013,171 4,815,804 15% AH 377,428 754,858 1,225,797 1,316,607 1,480,808 3,410,201 1,855,225 5,235,915 3,643,667 5,658,878 8,5043,33 6,040,204 11,117,732 8,794,774 13,413,840 15,109,841 21,787,232 24,417,165 45,070,537 11,982,719 1,082,520 6,804,987 4,847,465 - 22,971,636 - 11,489,668 2,068,471	4,013,171 4,815,804 20% AH 355,925 711,850 1,155,785 1,219,680 1,371,364 3,216,132 1,718,624 4,902,089 3,375,300 5,246,975 7,870,926 5,465,378 10,323,228 7,959,264 12,134,890 13,980,430 19,651,782 21,575,581 39,710,175 11,982,719 1,082,520 6,804,987 4,847,465 - 22,971,636 - 11,489,668 2,068,471	4,013,171 4,815,804 25% AH 334,422 668,843 1,085,774 1,122,753 1,261,921 3,022,063 1,582,022 4,568,261 3,106,933 4,835,072 7,237,520 4,890,554 9,528,724 7,123,753 10,855,940 12,851,018 17,516,331 18,733,996 34,325,897 11,982,719 1,082,520 6,804,987 4,847,465 -22,971,636 -11,489,668 2,068,471	3,217,453 4,013,171 4,815,804 312,918 625,836 1,015,763 1,025,827 1,152,478 2,827,994 1,445,421 4,234,435 2,838,566 4,423,168 6,604,114 4,315,728 8,734,220 6,288,242 9,576,989 11,721,606 15,380,882 15,892,411 28,925,072 11,982,719 1,082,520 6,804,987 4,847,465 - 22,971,636 - 11,489,668 2,068,471	35% AH 291,415 582,829 945,752 928,901 1,043,035 2,633,924 1,308,819 3,900,607 2,570,199 4,011,265 5,970,707 3,740,903 7,939,716 5,452,731 8,298,039 10,592,195 13,245,431 13,037,707 23,524,248 11,982,719 1,082,520 6,804,987 4,847,465 - 22,971,636 - 11,489,668 2,068,471	4,013,171 4,815,804 40% AH 269,911 539,823 875,741 831,975 933,591 2,439,856 1,172,217 3,566,781 2,301,832 3,599,362 5,337,300 3,166,077 7,145,212 4,617,221 7,019,089 9,462,783 11,109,981 10,173,499 18,123,422 11,982,719 1,082,520 6,804,987 4,847,465 - 22,971,636 - 11,489,668 2,068,471	4,013,171 4,815,804 45% AH 248,408 496,816 805,729 735,048 824,148 2,245,786 1,035,616 3,232,953 2,033,465 3,187,459 4,703,893 2,590,955 6,350,708 3,781,497 5,740,139 8,333,372 8,974,531 7,309,289 12,722,597 11,982,719 1,082,520 6,804,987 4,847,465 - 22,971,636 - 11,489,668 2,068,471	4,013,17 4,815,80 50% AH 226,90 453,80 735,71 638,12 714,70 2,051,71 899,01 2,899,12 1,765,09 2,775,56 4,070,48 2,011,91 5,556,20 2,939,86 4,461,18 7,203,96 6,827,03 4,445,08 7,275,22 11,982,71 1,082,52 6,804,98 4,847,46 - 22,971,63 - 11,489,66 2,068,47

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943	-	1	1	1		esidual land valu		1		1	
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£95,835	441,940	420,435	398,932	377,428	355,925	334,422	312,918	291,415	269,911	248,408	226,90
2 Two unit scheme (houses)	-	£127,780	883,878	840,871	797,865	754,858	711,850	668,843	625,836	582,829	539,823	496,816	453,80
3 Four unit scheme (houses)	-	£138,676	1,435,831	1,365,820	1,295,808	1,225,797	1,155,785	1,085,774	1,015,763	945,752	875,741		
4 Seven unit scheme (flats)	-	£236,858	1,607,385	1,510,459	1,413,533	1,316,607	1,219,680	1,122,753	1,025,827	928,901	831,975	735,048	638,12
5 Nine unit scheme (flats)	-	£200,584	1,809,139	1,699,695	1,590,252	1,480,808	1,371,364	1,261,921	1,152,478	1,043,035	933,591	824,148	714,70
6 Ten unit scheme (houses)	-	£359,804	3,992,408	3,798,339	3,604,271	3,410,201	3,216,132	3,022,063	2,827,994	2,633,924	2,439,856	2,245,786	
7 Ten unit scheme (flats)	-	£214,593	2,265,030	2,128,429	1,991,828	1,855,225	1,718,624	1,582,022	1,445,421	1,308,819	1,172,217	1,035,616	899,01
8 Twenty unit scheme (houses and flats)	-	£668,614	6,237,396	5,903,569	5,569,743	5,235,915	4,902,089	4,568,261	4,234,435	3,900,607	3,566,781	3,232,953	2,899,12
9 Twenty unit scheme (flats)	-	£399,386	4,448,769	4,180,401	3,912,035	3,643,667	3,375,300	3,106,933	2,838,566	2,570,199	2,301,832	2,033,465	1,765,09
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	6,894,587	6,482,684	6,070,780	5,658,878	5,246,975	4,835,072	4,423,168	4,011,265	3,599,362	3,187,459	2,775,55
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	10,404,553	9,771,146	9,137,739	8,504,333	7,870,926	7,237,520	6,604,114	5,970,707	5,337,300	4,703,893	4,070,48
12 Fifty unit scheme (flats - higher density)	-	£466,544	7,764,681	7,189,855	6,615,030	6,040,204	5,465,378	4,890,554	4,315,728	3,740,903	3,166,077	2,590,955	2,011,91
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	13,500,794	12,706,741	11,912,237	11,117,732	10,323,228	9,528,724	8,734,220	7,939,716	7,145,212	6,350,708	5,556,20
14 Seventy unit scheme (flats - higher density)	-	£246,590	11,301,307	10,465,796	9,630,285	8,794,774	7,959,264	7,123,753	6,288,242	5,452,731	4,617,221	3,781,497	2,939,86
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	17,240,133	15,966,848	14,692,790	13,413,840	12,134,890	10,855,940	9,576,989	8,298,039	7,019,089	5,740,139	4,461,18
16 One hundred unit scheme (flats - higher density)	-	£999,738	18,498,076	17,368,664	16,239,253	15,109,841	13,980,430	12,851,018	11,721,606	10,592,195	9,462,783	8,333,372	7,203,96
17 Two hunded unit scheme (flats) with GF retail	-	£1,435,292	28,189,768	26,058,132	23,922,682	21,787,232	19,651,782	17,516,331	15,380,882	13,245,431	11,109,981	8,974,531	6,827,03
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	32,941,919	30,100,334	27,258,750	24,417,165	21,575,581	18,733,996	15,892,411	13,037,707	10,173,499	7,309,289	4,445,08
19 Five hundred unit scheme (flats)	-	£5,134,958	61,146,708	55,791,261	50,430,899	45,070,537	39,710,175	34,325,897	28,925,072	23,524,248	18,123,422	12,722,597	7,275,22
20 Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,71
21 Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,52
22 Comparison retail	-	£1,236,194	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,98
23 Data Centre	-	£2,959,733	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,46
24 Office development	-	£1,782,971	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	22,971,636	6 - 22,971,63
25 Office development	-	£1,485,810	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	11,489,668	3 - 11,489,66
26 Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,47
27 Hotel development (100 rooms)		£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,57
28 Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,45
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,17
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,80

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER		£500,000					F	Residual land valu	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	·	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£13,438	441,940	420,435	398,932	377,428	355,925	334,422	312,918	291,415	269,911	248,408	3 226,905
2 Two unit scheme (houses)	2	£17,917	883,878	840,871	797,865	754,858	711,850	668,843	625,836	582,829	539,823	496,816	453,809
3 Four unit scheme (houses)	4	£19,444	1,435,831	1,365,820	1,295,808	1,225,797	1,155,785	1,085,774	1,015,763	945,752	875,741	805,729	735,718
4 Seven unit scheme (flats)	7	£33,211	1,607,385	1,510,459	1,413,533	1,316,607	1,219,680	1,122,753	1,025,827	928,901	831,975	735,048	638,122
5 Nine unit scheme (flats)	9	£28,125	1,809,139	1,699,695	1,590,252	1,480,808	1,371,364	1,261,921	1,152,478	1,043,035	933,591	824,148	714,704
6 Ten unit scheme (houses)	10	£50,450	3,992,408	3,798,339	3,604,271	3,410,201	3,216,132	3,022,063	2,827,994	2,633,924	2,439,856	2,245,786	2,051,718
7 Ten unit scheme (flats)	10	£30,089	2,265,030	2,128,429	1,991,828	1,855,225	1,718,624	1,582,022	1,445,421	1,308,819	1,172,217	1,035,616	899,015
8 Twenty unit scheme (houses and flats)	20	£93,750	6,237,396	5,903,569	5,569,743	5,235,915	4,902,089	4,568,261	4,234,435	3,900,607	3,566,781	3,232,953	2,899,127
9 Twenty unit scheme (flats)	20	£56,000	4,448,769	4,180,401	3,912,035	3,643,667	3,375,300	3,106,933	2,838,566	2,570,199	2,301,832	2,033,465	1,765,098
10 Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	6,894,587	6,482,684	6,070,780	5,658,878	5,246,975	4,835,072	4,423,168	4,011,265	3,599,362	3,187,459	2,775,555
11 Fifty unit scheme (flats - lower density)	50	£180,208	10,404,553	9,771,146	9,137,739	8,504,333	7,870,926	7,237,520	6,604,114	5,970,707	5,337,300	4,703,893	4,070,488
12 Fifty unit scheme (flats - higher density)	50	£65,417	7,764,681	7,189,855	6,615,030	6,040,204	5,465,378	4,890,554	4,315,728	3,740,903	3,166,077	2,590,955	2,011,915
13 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	13,500,794	12,706,741	11,912,237	11,117,732	10,323,228	9,528,724	8,734,220	7,939,716	7,145,212	6,350,708	5,556,204
14 Seventy unit scheme (flats - higher density)	70	£34,576	11,301,307	10,465,796	9,630,285	8,794,774	7,959,264	7,123,753	6,288,242	5,452,731	4,617,221	3,781,497	2,939,860
15 One hundred unit scheme (flats - lower density)	100	£147,500	17,240,133	15,966,848	14,692,790	13,413,840	12,134,890	10,855,940	9,576,989	8,298,039	7,019,089	5,740,139	4,461,188
16 One hundred unit scheme (flats - higher density)	100	£140,179	18,498,076	17,368,664	16,239,253	15,109,841	13,980,430	12,851,018	11,721,606	10,592,195	9,462,783	8,333,372	7,203,960
17 Two hunded unit scheme (flats) with GF retail	200		28,189,768	26,058,132	23,922,682	21,787,232	19,651,782	17,516,331	15,380,882	13,245,431	11,109,981	8,974,531	6,827,031
18 Three hundred unit scheme (flats) with GF retail	300	£191,667	32,941,919	30,100,334	27,258,750	24,417,165	21,575,581	18,733,996	15,892,411	13,037,707	10,173,499	7,309,289	4,445,080
19 Five hundred unit scheme (flats)	500	£720,000	61,146,708	55,791,261	50,430,899	45,070,537	39,710,175	34,325,897	28,925,072	23,524,248	18,123,422	12,722,597	7,275,220
20 Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£173,333	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23 Data Centre	-	£415,000	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24 Office development	-	£250,000	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	22,971,636	5 - 22,971,636
25 Office development	-	£208,333	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	3 - 11,489,668
26 Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28 Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

LING LOCAL PLAN VIABILITY TESTING	Sales value £9,888 psr	n £10,175,259	рер на	AH tenure	Rented 70%	SO 30%	Frst Hms 0%						
NCHMARK LAND VALUE 1 (SECONDARY OFFICES) Description	No of units	£10,175,259	0% AH	5% AH	10% AH	15% AH	a contract of the contract of	Residual land value	s 30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	,	£273,460			427,738	404,634	381,530	358,427	335,322		289,115	266,011	242,907
2 Two unit scheme (houses)		£364,613			855,475	809,268	763,060	716,852	670,645		578,230	532,022	485,814
Four unit scheme (houses) Seven unit scheme (flats)		£395,705 £675,863			1,389,593 1,545,696	1,314,372 1,441,427	1,239,151 1,337,158	1,163,929 1,232,890	1,088,707 1,128,620	1,013,486 1,024,352	938,264 920,083		787,821 711,546
Nine unit scheme (flats)		£572,358			1,739,482	1,621,748	1,504,014	1,386,280	1,268,546		1,033,078		797,610
Ten unit scheme (houses)	10				3,866,708	3,658,059	3,449,409	3,240,761	3,032,112		2,614,814		2,197,516
Ten unit scheme (flats) Twenty unit scheme (houses and flats)	20				2,178,089 6,023,310	2,031,139	1,884,190 5,305,260	1,737,241 4,946,235	1,590,291 4,587,209		1,296,392 3,869,159	1,149,442 3,510,134	1,002,493 3,151,109
Twenty unit scheme (flats)	20				4,277,963	5,664,285 3,989,267	3,700,570	3,411,874	3,123,178		2,545,785	2,257,089	1,968,391
Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	7,522,294	7,079,006	6,635,717	6,192,429	5,749,140	5,305,852	4,862,563	4,419,275	3,975,986	3,532,698	3,089,409
Fifty unit scheme (flats - lower density)	50				10,021,303	9,338,810	8,656,316		7,291,330		5,926,343		4,561,356
Fifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme)	50				7,416,877 13,014,987	6,797,505 12,160,605	6,178,132 11,306,223	5,558,759 10,451,841	4,939,387 9,596,220		3,700,642 7,884,069	3,081,269 7,027,994	2,461,897 6,171,918
Seventy unit scheme (flats - higher density)	70			1 1	10,795,773	9,895,513	8,995,253	8,094,992	7,194,732		5,394,213		3,593,692
One hundred unit scheme (flats - lower density)	100	£3,001,701	19,215,924	17,843,848	16,471,774	15,099,698	13,727,624	12,350,638	10,972,041	9,593,444	8,214,847	6,836,251	5,457,654
One hundred unit scheme (flats - higher density)	100				17,816,536	16,599,498	15,382,460	14,165,421	12,948,382		10,514,306		8,080,229
Two hunded unit scheme (flats) with GF retail Three hundred unit scheme (flats) with GF retail	200 300				26,960,385 31,322,896	24,666,159 28,255,525	22,362,415 25,188,155	20,057,551 22,120,784	17,752,686 19,053,414	15,447,822 15,986,042	13,142,957 12,912,346	10,838,092 9,819,899	8,533,227 6,727,452
Five hundred unit scheme (flats)	500				57,775,145	52,016,536	46,247,587	40,478,636	34,705,091	28,891,407	23,077,724	17,264,040	11,450,356
Two hundred unit Co-living scheme	-	£1,511,753			11,982,719	11,982,719	11,982,719	11,982,719	11,982,719		11,982,719		11,982,719
Large retail supermarket	-	£10,175,259		7 7	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
Comparison retail Data Centre	-	£3,527,423 £8,445,465			9,790,120 6,041,519	9,790,120 6,041,519	9,790,120 6,041,519		9,790,120 6,041,519		9,790,120 6,041,519		9,790,120 6,041,519
Office development	-	£5,087,629			43,351,724	43,351,724	43,351,724		43,351,724		43,351,724		
Office development	-	£4,239,691			21,672,065	21,672,065	21,672,065	21,672,065	21,672,065		21,672,065		21,672,065
Hotel development (160 rooms) Hotel development (100 rooms)	-	£1,882,423 £1,187,114		7 7	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576	2,068,471 977,576
B Light industrial scheme	-	£5,087,629		·	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
Industrial Scheme new build (50% plot ratio)	-	£10,175,259			4,013,171	4,013,171	4,013,171	4,013,171	4,013,171		4,013,171	4,013,171	4,013,171
Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804
NCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344					F	Residual land value	s				
Description	No of units		0% AH	5% AH		15% AH			30% AH		40% AH		50% AH
One unit scheme (houses) Two unit scheme (houses)		£178,889 £238,519			427,738 855,475	404,634 809,268	381,530 763,060	358,427 716,852	335,322 670,645		289,115 578,230		242,907 485,814
Four unit scheme (houses)		£258,858			1,389,593	1,314,372	1,239,151	1,163,929	1,088,707		938,264		787,821
Seven unit scheme (flats)		£442,129	, - ,		1,545,696	1,441,427	1,337,158	1,232,890	1,128,620		920,083		711,546
Nine unit scheme (flats)	9	£374,419	1,974,950	1 057 046									
Ten unit scheme (houses)	40	0074.005	7- 7		1,739,482	1,621,748		1,386,280	1,268,546		1,033,078	915,344	797,610
Ten unit scheme (flats)	10	,	4,284,006	4,075,356	3,866,708	3,658,059	3,449,409	3,240,761	3,032,112	2,823,463	2,614,814	2,406,165	2,197,516
, ,	10 10 20	£400,569	4,284,006 2,471,988	4,075,356 2,325,039	1 1					2,823,463 1,443,342			
Twenty unit scheme (houses and flats) Twenty unit scheme (flats)	10 20 20	£400,569 £1,248,065 £745,511	4,284,006 2,471,988 6,741,360 4,855,357	4,075,356 2,325,039 6,382,335 4,566,660	3,866,708 2,178,089 6,023,310 4,277,963	3,658,059 2,031,139 5,664,285 3,989,267	3,449,409 1,884,190 5,305,260 3,700,570	3,240,761 1,737,241 4,946,235 3,411,874	3,032,112 1,590,291 4,587,209 3,123,178	2,823,463 1,443,342 4,228,184 2,834,481	2,614,814 1,296,392 3,869,159 2,545,785	2,406,165 1,149,442 3,510,134 2,257,089	2,197,516 1,002,493 3,151,109 1,968,391
Twenty unit scheme (houses and flats) Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor)	10 20 20 30	£400,569 £1,248,065 £745,511 £937,713	4,284,006 2,471,988 6,741,360 4,855,357 7,522,294	4,075,356 2,325,039 6,382,335 4,566,660 7,079,006	3,866,708 2,178,089 6,023,310 4,277,963 6,635,717	3,658,059 2,031,139 5,664,285 3,989,267 6,192,429	3,449,409 1,884,190 5,305,260 3,700,570 5,749,140	3,240,761 1,737,241 4,946,235 3,411,874 5,305,852	3,032,112 1,590,291 4,587,209 3,123,178 4,862,563	2,823,463 1,443,342 4,228,184 2,834,481 4,419,275	2,614,814 1,296,392 3,869,159 2,545,785 3,975,986	2,406,165 1,149,442 3,510,134 2,257,089 3,532,698	2,197,516 1,002,493 3,151,109 1,968,391 3,089,409
Twenty unit scheme (houses and flats) Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density)	10 20 20 30 50	£400,569 £1,248,065 £745,511 £937,713 £2,399,057	4,284,006 2,471,988 6,741,360 4,855,357 7,522,294 11,384,188	4,075,356 2,325,039 6,382,335 4,566,660 7,079,006 10,703,044	3,866,708 2,178,089 6,023,310 4,277,963 6,635,717 10,021,303	3,658,059 2,031,139 5,664,285 3,989,267 6,192,429 9,338,810	3,449,409 1,884,190 5,305,260 3,700,570 5,749,140 8,656,316	3,240,761 1,737,241 4,946,235 3,411,874 5,305,852 7,973,823	3,032,112 1,590,291 4,587,209 3,123,178 4,862,563 7,291,330	2,823,463 1,443,342 4,228,184 2,834,481 4,419,275 6,608,836	2,614,814 1,296,392 3,869,159 2,545,785 3,975,986 5,926,343	2,406,165 1,149,442 3,510,134 2,257,089 3,532,698 5,243,850	2,197,516 1,002,493 3,151,109 1,968,391 3,089,409 4,561,356
Twenty unit scheme (houses and flats) Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density)	10 20 20 30	£400,569 £1,248,065 £745,511 £937,713 £2,399,057 £870,872	4,284,006 2,471,988 6,741,360 4,855,357 7,522,294 11,384,188 8,655,623	4,075,356 2,325,039 6,382,335 4,566,660 7,079,006 10,703,044 8,036,250	3,866,708 2,178,089 6,023,310 4,277,963 6,635,717	3,658,059 2,031,139 5,664,285 3,989,267 6,192,429	3,449,409 1,884,190 5,305,260 3,700,570 5,749,140	3,240,761 1,737,241 4,946,235 3,411,874 5,305,852	3,032,112 1,590,291 4,587,209 3,123,178 4,862,563	2,823,463 1,443,342 4,228,184 2,834,481 4,419,275	2,614,814 1,296,392 3,869,159 2,545,785 3,975,986	2,406,165 1,149,442 3,510,134 2,257,089 3,532,698	2,197,516 1,002,493 3,151,109 1,968,391 3,089,409
Twenty unit scheme (houses and flats) Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme) Seventy unit scheme (flats - higher density)	10 20 20 30 50 50 70	£400,569 £1,248,065 £745,511 £937,713 £2,399,057 £870,872 £1,781,959 £460,296	4,284,006 2,471,988 6,741,360 4,855,357 7,522,294 11,384,188 8,655,623 14,723,751 12,596,293	4,075,356 2,325,039 0,6,382,335 7,079,006 10,703,044 6,8,036,250 13,869,369 6,11,696,032	3,866,708 2,178,089 6,023,310 4,277,963 6,635,717 10,021,303 7,416,877 13,014,987 10,795,773	3,658,059 2,031,139 5,664,285 3,989,267 6,192,429 9,338,810 6,797,505 12,160,605 9,895,513	3,449,409 1,884,190 5,305,260 3,700,570 5,749,140 8,656,316 6,178,132 11,306,223 8,995,253	3,240,761 1,737,241 4,946,235 3,411,874 5,305,852 7,973,823 5,558,759 10,451,841 8,094,992	3,032,112 1,590,291 4,587,209 3,123,178 4,862,563 7,291,330 4,939,387 9,596,220 7,194,732	2,823,463 1,443,342 4,228,184 2,834,481 4,419,275 6,608,836 4,320,014 8,740,145 6,294,473	2,614,814 1,296,392 3,869,159 2,545,785 3,975,986 5,926,343 3,700,642 7,884,069 5,394,213	2,406,165 1,149,442 3,510,134 2,257,089 3,532,698 5,243,850 3,081,269 7,027,994 4,493,952	2,197,516 1,002,493 3,151,109 1,968,391 3,089,409 4,561,356 2,461,897 6,171,918 3,593,692
Twenty unit scheme (houses and flats) Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density)	10 20 20 30 50 50 70 70	£400,569 £1,248,065 £1,248,065 £745,511 £937,713 £2,399,057 £870,872 £1,781,959 £460,296 £1,963,622	4,284,006 2,471,988 6,741,360 4,855,357 7,522,294 11,384,188 8,655,623 14,723,751 12,596,293 19,215,924	4,075,356 2,325,039 0,6,382,335 4,566,660 7,079,006 10,703,044 8,036,250 13,869,369 11,696,032 17,843,848	3,866,708 2,178,089 6,023,310 4,277,963 6,635,717 10,021,303 7,416,877 13,014,987 10,795,773 16,471,774	3,658,059 2,031,139 5,664,285 3,989,267 6,192,429 9,338,810 6,797,505 12,160,605 9,895,513 15,099,698	3,449,409 1,884,190 5,305,260 3,700,570 5,749,140 8,656,316 6,178,132 11,306,223 8,995,253 13,727,624	3,240,761 1,737,241 4,946,235 3,411,874 5,305,852 7,973,823 5,558,759 10,451,841 8,094,992 12,350,638	3,032,112 1,590,291 4,587,209 3,123,178 4,862,563 7,291,330 4,939,387 9,596,220 7,194,732 10,972,041	2,823,463 1,443,342 4,228,184 2,834,481 4,419,275 6,608,836 4,320,014 8,740,145 6,294,473 9,593,444	2,614,814 1,296,392 3,869,159 2,545,785 3,975,986 5,926,343 3,700,642 7,884,069 5,394,213 8,214,847	2,406,165 1,149,442 3,510,134 2,257,089 3,532,698 5,243,850 3,081,269 7,027,994 4,493,952 6,836,251	2,197,516 1,002,493 3,151,109 1,968,391 3,089,409 4,561,356 2,461,897 6,171,918 3,593,692 5,457,654
Twenty unit scheme (houses and flats) Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density)	10 20 30 50 50 70 100	£400,569 £1,248,065 £1,248,065 £745,511 £937,713 £2,399,057 £870,872 £1,781,959 £460,296 £1,963,622 £1,866,154	4,284,006 2,471,988 6,741,360 4,855,357 7,522,294 11,384,188 8,655,623 14,723,751 12,596,293 19,215,924 20,250,612	4,075,356 2,325,039 6,382,335 7,079,006 10,703,044 8,036,250 13,869,369 11,696,032 17,843,848 19,033,574	3,866,708 2,178,089 6,023,310 4,277,963 6,635,717 10,021,303 7,416,877 13,014,987 10,795,773 16,471,774 17,816,536	3,658,059 2,031,139 5,664,285 3,989,267 6,192,429 9,338,810 6,797,505 12,160,605 9,895,513 15,099,698 16,599,498	3,449,409 1,884,190 5,305,260 3,700,570 5,749,140 8,656,316 6,178,132 11,306,223 8,995,253 13,727,624 15,382,460	3,240,761 1,737,241 4,946,235 3,411,874 5,305,852 7,973,823 5,558,759 10,451,841 8,094,992 12,350,638 14,165,421	3,032,112 1,590,291 4,587,209 3,123,178 4,862,563 7,291,330 4,939,387 9,596,220 7,194,732 10,972,041 12,948,382	2,823,463 1,443,342 4,228,184 2,834,481 4,419,275 6,608,836 4,320,014 8,740,145 6,294,473 9,593,444 11,731,344	2,614,814 1,296,392 3,869,159 2,545,785 3,975,986 5,926,343 3,700,642 7,884,069 5,394,213 8,214,847 10,514,306	2,406,165 1,149,442 3,510,134 2,257,089 3,532,698 5,243,850 3,081,269 7,027,994 4,493,952 6,836,251 9,297,268	2,197,516 1,002,493 3,151,109 1,968,391 3,089,409 4,561,356 2,461,897 6,171,918 3,593,692 5,457,654 8,080,229
Twenty unit scheme (houses and flats) Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density) Two hunded unit scheme (flats) with GF retail	10 20 30 50 50 70 70 100 100 200	£400,569 £1,248,065 £1,248,065 £745,511 £937,713 £2,399,057 £870,872 £1,781,959 £460,296 £1,963,622 £1,866,154 £2,679,179 £2,551,599	4,284,006 2,471,988 6,741,360 4,855,357 7,522,294 11,384,188 8,655,623 14,723,751 12,596,293 19,215,924 20,250,612 31,548,837	4,075,356 2,325,039 0,6,382,335 4,566,660 1,7079,006 1,0703,044 8,036,250 13,869,369 11,696,032 17,843,848 19,033,574 29,254,611	3,866,708 2,178,089 6,023,310 4,277,963 6,635,717 10,021,303 7,416,877 13,014,987 10,795,773 16,471,774	3,658,059 2,031,139 5,664,285 3,989,267 6,192,429 9,338,810 6,797,505 12,160,605 9,895,513 15,099,698	3,449,409 1,884,190 5,305,260 3,700,570 5,749,140 8,656,316 6,178,132 11,306,223 8,995,253 13,727,624	3,240,761 1,737,241 4,946,235 3,411,874 5,305,852 7,973,823 5,558,759 10,451,841 8,094,992 12,350,638	3,032,112 1,590,291 4,587,209 3,123,178 4,862,563 7,291,330 4,939,387 9,596,220 7,194,732 10,972,041	2,823,463 1,443,342 4,228,184 2,834,481 4,419,275 6,608,836 4,320,014 8,740,145 6,294,473 9,593,444	2,614,814 1,296,392 3,869,159 2,545,785 3,975,986 5,926,343 3,700,642 7,884,069 5,394,213 8,214,847	2,406,165 1,149,442 3,510,134 2,257,089 3,532,698 5,243,850 3,081,269 7,027,994 4,493,952 6,836,251	2,197,516 1,002,493 3,151,109 1,968,391 3,089,409 4,561,356 2,461,897 6,171,918 3,593,692 5,457,654
Twenty unit scheme (houses and flats) Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Trifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density) Two hunded unit scheme (flats) with GF retail Three hundred unit scheme (flats)	10 20 30 50 50 70 70 100 100	£400,569 £1,248,065 £1,248,065 £745,511 £937,713 £2,399,057 £870,872 £1,781,959 £460,296 £1,963,622 £1,866,154 £2,679,179 £2,551,599 £9,585,136	4,284,006 2,471,988 6,741,360 4,855,357 7,522,294 11,384,188 8,655,623 14,723,751 12,596,293 19,215,924 20,250,612 31,548,837 37,457,636 69,247,806	4,075,356 2,325,039 6,382,335 4,566,660 7,079,006 10,703,044 8,036,250 13,869,369 11,696,032 17,843,848 19,033,574 7 29,254,611 34,390,266 6 3,511,476	3,866,708 2,178,089 6,023,310 4,277,963 6,635,717 10,021,303 7,416,877 13,014,987 10,795,773 16,471,774 17,816,536 26,960,385 31,322,896 57,775,145	3,658,059 2,031,139 5,664,285 3,989,267 6,192,429 9,338,810 6,797,505 12,160,605 9,895,513 15,099,698 16,599,498 24,666,159 28,255,525 52,016,536	3,449,409 1,884,190 5,305,260 3,700,570 5,749,140 8,656,316 6,178,132 11,306,223 8,995,253 13,727,624 15,382,460 22,362,415 25,188,155 46,247,587	3,240,761 1,737,241 4,946,235 3,411,874 5,305,852 7,973,823 5,558,759 10,451,841 8,094,992 12,350,638 14,165,421 20,057,551 22,120,784 40,478,636	3,032,112 1,590,291 4,587,209 3,123,178 4,862,563 7,291,330 4,939,387 9,596,220 7,194,732 10,972,041 12,948,382 17,752,686 19,053,414 34,705,091	2,823,463 1,443,342 4,228,184 2,834,481 4,419,275 6,608,836 4,320,014 8,740,145 6,294,473 9,593,444 11,731,344 15,447,822 15,986,042 28,891,407	2,614,814 1,296,392 3,869,159 2,545,785 3,975,986 5,926,343 3,700,642 7,884,069 5,394,213 8,214,847 10,514,306 13,142,957 12,912,346 23,077,724	2,406,165 1,149,442 3,510,134 2,257,089 3,532,698 5,243,850 3,081,269 7,027,994 4,493,952 6,836,251 9,297,268 10,838,092 9,819,899 17,264,040	2,197,516 1,002,493 3,151,109 1,968,391 3,089,409 4,561,356 2,461,897 6,171,918 3,593,692 5,457,654 8,080,229 8,533,227 6,727,452 11,450,356
Twenty unit scheme (houses and flats) Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Trifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density) Two hundred unit scheme (flats) with GF retail Three hundred unit scheme (flats) Two hundred unit scheme (flats) Two hundred unit scheme (flats)	10 20 30 50 50 70 70 100 100 200 300 500	£400,569 £1,248,065 £1,248,065 £745,511 £937,713 £2,399,057 £1,781,959 £1,781,959 £1,963,622 £1,866,154 £2,679,179 £2,551,599 £9,585,136	4,284,006 2,471,988 6,741,360 4,855,357 7,522,294 11,384,188 8,655,623 14,723,751 12,596,293 19,215,924 20,250,612 31,548,837 37,457,636 69,247,806 11,982,719	4,075,356 2,325,039 6,382,335 4,566,660 7,079,006 10,703,044 8,036,250 13,869,369 11,696,032 17,843,848 19,033,574 29,254,611 34,390,266 6 35,511,476 0 11,982,719	3,866,708 2,178,089 6,023,310 4,277,963 6,635,717 10,021,303 7,416,877 13,014,987 10,795,773 16,471,774 17,816,536 26,960,385 31,322,896 57,775,145 11,982,719	3,658,059 2,031,139 5,664,285 3,989,267 6,192,429 9,338,810 6,797,505 12,160,605 9,895,513 15,099,698 16,599,498 24,666,159 28,255,525 52,016,536 11,982,719	3,449,409 1,884,190 5,305,260 3,700,570 5,749,140 8,656,316 6,178,132 11,306,223 8,995,253 13,727,624 15,382,460 22,362,415 25,188,155 46,247,587 11,982,719	3,240,761 1,737,241 4,946,235 3,411,874 5,305,852 7,973,823 5,558,759 10,451,841 8,094,992 12,350,638 14,165,421 20,057,551 22,120,784 40,478,636 11,982,719	3,032,112 1,590,291 4,587,209 3,123,178 4,862,563 7,291,330 4,939,387 9,596,220 7,194,732 10,972,041 12,948,382 17,752,686 19,053,414 34,705,091 11,982,719	2,823,463 1,443,342 4,228,184 2,834,481 4,419,275 6,608,836 4,320,014 8,740,145 6,294,473 9,593,444 11,731,344 15,447,822 15,986,042 28,891,407 11,982,719	2,614,814 1,296,392 3,869,159 2,545,785 3,975,986 5,926,343 3,700,642 7,884,069 5,394,213 8,214,847 10,514,306 13,142,957 12,912,346 23,077,724 11,982,719	2,406,165 1,149,442 3,510,134 2,257,089 3,532,698 5,243,850 3,081,269 7,027,994 4,493,952 6,836,251 9,297,268 10,838,092 9,819,899 17,264,040 11,982,719	2,197,516 1,002,493 3,151,109 1,968,391 3,089,409 4,561,356 2,461,897 6,171,918 3,593,692 5,457,654 8,080,229 8,533,227 6,727,452 11,450,356 11,982,719
Twenty unit scheme (houses and flats) Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Trifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density) Two hundred unit scheme (flats) with GF retail Three hundred unit scheme (flats) with GF retail Five hundred unit scheme (flats) Two hundred unit scheme (flats) Two hundred unit co-living scheme Large retail supermarket	10 20 30 50 50 70 70 100 100 200 300 500	£400,569 £1,248,065 £1,248,065 £745,511 £937,713 £2,399,057 £1,781,959 £1,781,959 £1,963,622 £1,866,154 £2,679,179 £2,551,599 £9,585,136 £988,943 £6,656,344	4,284,006 2,471,988 6,741,360 4,855,357 7,522,294 11,384,188 8,655,623 14,723,751 12,596,293 19,215,924 20,250,612 31,548,837 37,457,636 69,247,806 11,982,719 1,082,520	4,075,356 2,325,039 6,382,335 7,079,006 10,703,044 8,036,250 13,869,369 11,696,032 17,843,848 19,033,574 29,254,611 34,390,266 63,511,476 11,982,719 1,082,520	3,866,708 2,178,089 6,023,310 4,277,963 6,635,717 10,021,303 7,416,877 13,014,987 10,795,773 16,471,774 17,816,536 26,960,385 31,322,896 57,775,145 11,982,719 1,082,520	3,658,059 2,031,139 5,664,285 3,989,267 6,192,429 9,338,810 6,797,505 12,160,605 9,895,513 15,099,698 16,599,498 24,666,159 28,255,525 52,016,536 11,982,719 1,082,520	3,449,409 1,884,190 5,305,260 3,700,570 5,749,140 8,656,316 6,178,132 11,306,223 8,995,253 13,727,624 15,382,460 22,362,415 25,188,155 46,247,587 11,982,719 1,082,520	3,240,761 1,737,241 4,946,235 3,411,874 5,305,852 7,973,823 5,558,759 10,451,841 8,094,992 12,350,638 14,165,421 20,057,551 22,120,784 40,478,636 11,982,719 1,082,520	3,032,112 1,590,291 4,587,209 3,123,178 4,862,563 7,291,330 4,939,387 9,596,220 7,194,732 10,972,041 12,948,382 17,752,686 19,053,414 34,705,091 11,982,719 1,082,520	2,823,463 1,443,342 4,228,184 2,834,481 4,419,275 6,608,836 4,320,014 8,740,145 6,294,473 9,593,444 11,731,344 15,447,822 15,986,042 28,891,407 11,982,719 1,082,520	2,614,814 1,296,392 3,869,159 2,545,785 3,975,986 5,926,343 3,700,642 7,884,069 5,394,213 8,214,847 10,514,306 13,142,957 12,912,346 23,077,724 11,982,719 1,082,520	2,406,165 1,149,442 3,510,134 2,257,089 3,532,698 5,243,850 3,081,269 7,027,994 4,493,952 6,836,251 9,297,268 10,838,092 9,819,899 17,264,040 11,982,719 1,082,520	2,197,516 1,002,493 3,151,109 1,968,391 3,089,409 4,561,356 2,461,897 6,171,918 3,593,692 5,457,654 8,080,229 8,533,227 6,727,452 11,450,356 11,982,719 1,082,520
7 Ten unit scheme (flats) 8 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (flats) 10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density) 12 Fifty unit scheme (flats - higher density) 13 Seventy unit scheme (Industrial/employment led scheme) 14 Seventy unit scheme (flats - higher density) 15 One hundred unit scheme (flats - lower density) 16 One hundred unit scheme (flats - higher density) 17 Two hunded unit scheme (flats) with GF retail 18 Three hundred unit scheme (flats) with GF retail 19 Five hundred unit scheme (flats) 10 Two hundred unit Co-living scheme 11 Large retail supermarket 12 Comparison retail 13 Data Centre	10 20 30 50 50 70 70 100 100 200 300 500	£400,569 £1,248,065 £1,248,065 £745,511 £937,713 £2,399,057 £1,781,959 £1,781,959 £1,963,622 £1,866,154 £2,679,179 £2,551,599 £9,585,136	4,284,006 2,471,988 6,741,360 4,855,357 7,522,294 11,384,188 8,655,623 14,723,751 12,596,293 19,215,924 20,250,612 31,548,837 37,457,636 69,247,806 11,982,719 1,082,520 9,790,120	4,075,356 2,325,039 6,382,335 4,566,660 7,079,006 10,703,044 8,036,250 13,869,369 11,696,032 17,843,848 19,033,574 29,254,611 34,390,266 63,511,476 11,982,719 1,082,520 9,790,120	3,866,708 2,178,089 6,023,310 4,277,963 6,635,717 10,021,303 7,416,877 13,014,987 10,795,773 16,471,774 17,816,536 26,960,385 31,322,896 57,775,145 11,982,719	3,658,059 2,031,139 5,664,285 3,989,267 6,192,429 9,338,810 6,797,505 12,160,605 9,895,513 15,099,698 16,599,498 24,666,159 28,255,525 52,016,536 11,982,719	3,449,409 1,884,190 5,305,260 3,700,570 5,749,140 8,656,316 6,178,132 11,306,223 8,995,253 13,727,624 15,382,460 22,362,415 25,188,155 46,247,587 11,982,719 1,082,520	3,240,761 1,737,241 4,946,235 3,411,874 5,305,852 7,973,823 5,558,759 10,451,841 8,094,992 12,350,638 14,165,421 20,057,551 22,120,784 40,478,636 11,982,719 1,082,520	3,032,112 1,590,291 4,587,209 3,123,178 4,862,563 7,291,330 4,939,387 9,596,220 7,194,732 10,972,041 12,948,382 17,752,686 19,053,414 34,705,091 11,982,719	2,823,463 1,443,342 4,228,184 2,834,481 4,419,275 6,608,836 4,320,014 8,740,145 6,294,473 9,593,444 11,731,344 15,447,822 15,986,042 28,891,407 11,982,719 1,082,520 9,790,120	2,614,814 1,296,392 3,869,159 2,545,785 3,975,986 5,926,343 3,700,642 7,884,069 5,394,213 8,214,847 10,514,306 13,142,957 12,912,346 23,077,724 11,982,719	2,406,165 1,149,442 3,510,134 2,257,089 3,532,698 5,243,850 3,081,269 7,027,994 4,493,952 6,836,251 9,297,268 10,838,092 9,819,899 17,264,040 11,982,719 1,082,520 9,790,120	2,197,516 1,002,493 3,151,109 1,968,391 3,089,409 4,561,356 2,461,897 6,171,918 3,593,692 5,457,654 8,080,229 8,533,227 6,727,452 11,450,356 11,982,719
Twenty unit scheme (houses and flats) Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density) Two hunded unit scheme (flats) with GF retail Three hundred unit scheme (flats) Five hundred unit scheme (flats) Two hundred unit scheme (flats) Two hundred unit scheme (flats) Two hundred unit scheme (flats) Two hundred unit scheme (flats) Town hundred unit co-living scheme Large retail supermarket Comparison retail Data Centre Office development	10 20 30 50 50 70 70 100 100 200 300 500	£400,569 £1,248,065 £1,248,065 £745,511 £937,713 £2,399,057 £1,781,959 £1,781,959 £460,296 £1,963,622 £1,866,154 £2,679,179 £2,551,599 £9,585,136 £988,943 £6,656,344 £2,307,533 £5,524,766 £3,328,172	4,284,006 2,471,988 6,741,360 4,855,357 7,522,294 11,384,188 8,655,623 14,723,751 12,596,293 19,215,924 20,250,612 31,548,837 37,457,636 69,247,806 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724	4,075,356 2,325,039 6,382,335 4,566,660 7,079,006 10,703,044 8,036,250 13,869,369 11,696,032 17,843,848 19,033,574 29,254,611 34,390,266 63,511,476 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724	3,866,708 2,178,089 6,023,310 4,277,963 6,635,717 10,021,303 7,416,877 13,014,987 10,795,773 16,471,774 17,816,536 26,960,385 31,322,896 57,775,145 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724	3,658,059 2,031,139 5,664,285 3,989,267 6,192,429 9,338,810 6,797,505 12,160,605 9,895,513 15,099,698 16,599,498 24,666,159 28,255,525 52,016,536 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724	3,449,409 1,884,190 5,305,260 3,700,570 5,749,140 8,656,316 6,178,132 11,306,223 8,995,253 13,727,624 15,382,460 22,362,415 25,188,155 46,247,587 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724	3,240,761 1,737,241 4,946,235 3,411,874 5,305,852 7,973,823 5,558,759 10,451,841 8,094,992 12,350,638 14,165,421 20,057,551 22,120,784 40,478,636 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724	3,032,112 1,590,291 4,587,209 3,123,178 4,862,563 7,291,330 4,939,387 9,596,220 7,194,732 10,972,041 12,948,382 17,752,686 19,053,414 34,705,091 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724	2,823,463 1,443,342 4,228,184 2,834,481 4,419,275 6,608,836 4,320,014 8,740,145 6,294,473 9,593,444 11,731,344 15,447,822 15,986,042 28,891,407 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724	2,614,814 1,296,392 3,869,159 2,545,785 3,975,986 5,926,343 3,700,642 7,884,069 5,394,213 8,214,847 10,514,306 13,142,957 12,912,346 23,077,724 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724	2,406,165 1,149,442 3,510,134 2,257,089 3,532,698 5,243,850 3,081,269 7,027,994 4,493,952 6,836,251 9,297,268 10,838,092 9,819,899 17,264,040 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724	2,197,516 1,002,493 3,151,109 1,968,391 3,089,409 4,561,356 2,461,897 6,171,918 3,593,692 5,457,654 8,080,229 8,533,227 6,727,452 11,450,356 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724
Twenty unit scheme (houses and flats) Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density) Two hunded unit scheme (flats) with GF retail Three hundred unit scheme (flats) with GF retail Five hundred unit scheme (flats) Two hundred unit scheme (flats) Two hundred unit Co-living scheme Large retail supermarket Comparison retail Data Centre Office development Office development	100 200 300 500 700 1000 1000 2000 3000 5000 -	£400,569 £1,248,065 £1,248,065 £745,511 £937,713 £2,399,057 £1,781,959 £1,781,959 £460,296 £1,963,622 £1,866,154 £2,679,179 £2,551,599 £9,585,136 £988,943 £6,656,344 £2,307,533 £5,524,766 £3,328,172 £2,773,477	4,284,006 2,471,988 6,741,360 4,855,357 7,522,294 11,384,188 8,655,623 14,723,751 12,596,293 19,215,924 20,250,612 31,548,837 37,457,636 69,247,806 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065	4,075,356 2,325,039 6,382,335 4,566,660 7,079,006 10,703,044 8,036,250 13,869,369 11,696,032 17,843,848 19,033,574 29,254,611 34,390,266 63,511,476 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 6 21,672,065	3,866,708 2,178,089 6,023,310 4,277,963 6,635,717 10,021,303 7,416,877 13,014,987 10,795,773 16,471,774 17,816,536 26,960,385 31,322,896 57,775,145 11,982,719 1.082,520 9,790,120 6,041,519 43,351,724 21,672,065	3,658,059 2,031,139 5,664,285 3,989,267 6,192,429 9,338,810 6,797,505 12,160,605 9,895,513 15,099,698 16,599,498 24,666,159 28,255,525 52,016,536 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065	3,449,409 1,884,190 5,305,260 3,700,570 5,749,140 8,656,316 6,178,132 11,306,223 8,995,253 13,727,624 15,382,460 22,362,415 25,188,155 46,247,587 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065	3,240,761 1,737,241 4,946,235 3,411,874 5,305,852 7,973,823 5,558,759 10,451,841 8,094,992 12,350,638 14,165,421 20,057,551 22,120,784 40,478,636 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065	3,032,112 1,590,291 4,587,209 3,123,178 4,862,563 7,291,330 4,939,387 9,596,220 7,194,732 10,972,041 12,948,382 17,752,686 19,053,414 34,705,091 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065	2,823,463 1,443,342 4,228,184 2,834,481 4,419,275 6,608,836 4,320,014 8,740,145 6,294,473 9,593,444 11,731,344 15,447,822 15,986,042 28,891,407 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065	2,614,814 1,296,392 3,869,159 2,545,785 3,975,986 5,926,343 3,700,642 7,884,069 5,394,213 8,214,847 10,514,306 13,142,957 12,912,346 23,077,724 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065	2,406,165 1,149,442 3,510,134 2,257,089 3,532,698 5,243,850 3,081,269 7,027,994 4,493,952 6,836,251 9,297,268 10,838,092 9,819,899 17,264,040 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065	2,197,516 1,002,493 3,151,109 1,968,391 3,089,409 4,561,356 2,461,897 6,171,918 3,593,692 5,457,654 8,080,229 8,533,227 6,727,452 11,450,356 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065
Twenty unit scheme (houses and flats) Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density) Two hunded unit scheme (flats) with GF retail Three hundred unit scheme (flats) with GF retail Three hundred unit scheme (flats) Two hundred unit scheme (flats) Two hundred unit scheme (flats) Two hundred unit Co-living scheme Large retail supermarket Comparison retail Data Centre Office development Hotel development (160 rooms)	100 200 300 500 700 1000 1000 2000 3000 5000 -	£400,569 £1,248,065 £1,248,065 £745,511 £937,713 £2,399,057 £1,781,959 £1,781,959 £460,296 £1,963,622 £1,866,154 £2,679,179 £2,551,599 £9,585,136 £988,943 £6,656,344 £2,307,533 £5,524,766 £3,328,172 £2,773,477 £1,231,424	4,284,006 2,471,988 6,741,360 4,855,357 7,522,294 11,384,188 8,655,623 14,723,751 12,596,293 19,215,924 20,250,612 31,548,837 37,457,636 69,247,806 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471	4,075,356 2,325,039 6,382,335 7,4,566,660 7,079,006 10,703,044 8,036,250 13,869,369 11,696,032 17,843,848 19,033,574 29,254,611 34,390,266 63,511,476 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 621,672,065 2,068,471	3,866,708 2,178,089 6,023,310 4,277,963 6,635,717 10,021,303 7,416,877 13,014,987 10,795,773 16,471,774 17,816,536 26,960,385 31,322,896 57,775,145 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471	3,658,059 2,031,139 5,664,285 3,989,267 6,192,429 9,338,810 6,797,505 12,160,605 9,895,513 15,099,698 16,599,498 24,666,159 28,255,525 52,016,536 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471	3,449,409 1,884,190 5,305,260 3,700,570 5,749,140 8,656,316 6,178,132 11,306,223 8,995,253 13,727,624 15,382,460 22,362,415 25,188,155 46,247,587 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471	3,240,761 1,737,241 4,946,235 3,411,874 5,305,852 7,973,823 5,558,759 10,451,841 8,094,992 12,350,638 14,165,421 20,057,551 22,120,784 40,478,636 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471	3,032,112 1,590,291 4,587,209 3,123,178 4,862,563 7,291,330 4,939,387 9,596,220 7,194,732 10,972,041 12,948,382 17,752,686 19,053,414 34,705,091 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471	2,823,463 1,443,342 4,228,184 2,834,481 4,419,275 6,608,836 4,320,014 8,740,145 6,294,473 9,593,444 11,731,344 15,447,822 15,986,042 28,891,407 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471	2,614,814 1,296,392 3,869,159 2,545,785 3,975,986 5,926,343 3,700,642 7,884,069 5,394,213 8,214,847 10,514,306 13,142,957 12,912,346 23,077,724 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471	2,406,165 1,149,442 3,510,134 2,257,089 3,532,698 5,243,850 3,081,269 7,027,994 4,493,952 6,836,251 9,297,268 10,838,092 9,819,899 17,264,040 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471	2,197,516 1,002,493 3,151,109 1,968,391 3,089,409 4,561,356 2,461,897 6,171,918 3,593,692 5,457,654 8,080,229 8,533,227 6,727,452 11,450,356 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471
Twenty unit scheme (houses and flats) Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (lndustrial/employment led scheme) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density) Two hunded unit scheme (flats) with GF retail Three hundred unit scheme (flats) with GF retail Five hundred unit scheme (flats) Two hundred unit scheme (flats) Two hundred unit co-living scheme Large retail supermarket Comparison retail Data Centre Office development Office development Hotel development (160 rooms)	100 200 300 500 700 1000 1000 2000 3000 5000 	£400,569 £1,248,065 £1,248,065 £745,511 £937,713 £2,399,057 £1,781,959 £1,781,959 £460,296 £1,963,622 £1,866,154 £2,679,179 £2,551,599 £9,585,136 £988,943 £6,656,344 £2,307,533 £5,524,766 £3,328,172 £2,773,477	4,284,006 2,471,988 6,741,360 4,855,357 7,522,294 11,384,188 8,655,623 14,723,751 12,596,293 19,215,924 20,250,612 31,548,837 37,457,636 69,247,806 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471	4,075,356 2,325,039 6,382,335 7,4,566,660 7,079,006 10,703,044 8,036,250 13,869,639 11,696,032 17,843,848 19,033,574 29,254,611 34,390,266 63,511,476 11,982,719 1,082,510 9,790,120 6,041,519 43,351,724 521,672,065 2,068,471 977,576	3,866,708 2,178,089 6,023,310 4,277,963 6,635,717 10,021,303 7,416,877 13,014,987 10,795,773 16,471,774 17,816,536 26,960,385 31,322,896 57,775,145 11,982,719 1.082,520 9,790,120 6,041,519 43,351,724 21,672,065	3,658,059 2,031,139 5,664,285 3,989,267 6,192,429 9,338,810 6,797,505 12,160,605 9,895,513 15,099,698 16,599,498 24,666,159 28,255,525 52,016,536 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065	3,449,409 1,884,190 5,305,260 3,700,570 5,749,140 8,656,316 6,178,132 11,306,223 8,995,253 13,727,624 15,382,460 22,362,415 25,188,155 46,247,587 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065	3,240,761 1,737,241 4,946,235 3,411,874 5,305,852 7,973,823 5,558,759 10,451,841 8,094,992 12,350,638 14,165,421 20,057,551 22,120,784 40,478,636 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065	3,032,112 1,590,291 4,587,209 3,123,178 4,862,563 7,291,330 4,939,387 9,596,220 7,194,732 10,972,041 12,948,382 17,752,686 19,053,414 34,705,091 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065	2,823,463 1,443,342 4,228,184 2,834,481 4,419,275 6,608,836 4,320,014 8,740,145 6,294,473 9,593,444 11,731,344 15,447,822 15,986,042 28,891,407 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576	2,614,814 1,296,392 3,869,159 2,545,785 3,975,986 5,926,343 3,700,642 7,884,069 5,394,213 8,214,847 10,514,306 13,142,957 12,912,346 23,077,724 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065	2,406,165 1,149,442 3,510,134 2,257,089 3,532,698 5,243,850 3,081,269 7,027,994 4,493,952 6,836,251 9,297,268 10,838,092 9,819,899 17,264,040 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065	2,197,516 1,002,493 3,151,109 1,968,391 3,089,409 4,561,356 2,461,897 6,171,918 3,593,692 5,457,654 8,080,229 8,533,227 6,727,452 11,450,356 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065
Twenty unit scheme (houses and flats) Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) Two hunded unit scheme (flats) with GF retail Three hundred unit scheme (flats) with GF retail Three hundred unit scheme (flats) Two hundred unit scheme (flats) Two hundred unit Scheme (flats) Two hundred unit Co-living scheme Large retail supermarket Comparison retail Data Centre Office development Office development Office development (160 rooms) Hotel development (100 rooms) Light industrial scheme Industrial Scheme new build (50% plot ratio)	100 200 300 500 700 1000 1000 2000 3000 5000 	£400,569 £1,248,065 £1,248,065 £745,511 £937,713 £2,399,057 £1,781,959 £1,781,959 £1,963,622 £1,866,154 £2,679,179 £2,551,599 £9,585,136 £9,889,43 £6,656,344 £2,307,533 £5,524,766 £3,328,172 £2,773,477 £1,231,424 £776,574 £3,328,172 £6,656,344	4,284,006 2,471,988 6,741,360 4,855,357 7,522,294 11,384,188 8,655,623 14,723,751 12,596,293 19,215,924 20,250,612 31,548,837 37,457,636 69,247,806 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171	4,075,356 2,325,039 6,382,335 4,566,660 7,079,006 10,703,044 8,036,250 13,869,369 11,696,032 17,843,848 19,033,574 29,254,611 34,390,266 63,511,476 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 6,977,576 3,217,453 4,013,171	3,866,708 2,178,089 6,023,310 4,277,963 6,635,717 10,021,303 7,416,877 13,014,987 10,795,773 16,471,774 17,816,536 26,960,385 31,322,896 57,775,145 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171	3,658,059 2,031,139 5,664,285 3,989,267 6,192,429 9,338,810 6,797,505 12,160,605 9,895,513 15,099,698 16,599,498 24,666,159 28,255,525 52,016,536 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171	3,449,409 1,884,190 5,305,260 3,700,570 5,749,140 8,656,316 6,178,132 11,306,223 8,995,253 13,727,624 15,382,460 22,362,415 25,188,155 46,247,587 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171	3,240,761 1,737,241 4,946,235 3,411,874 5,305,852 7,973,823 5,558,759 10,451,841 8,094,992 12,350,638 14,165,421 20,057,551 22,120,784 40,478,636 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171	3,032,112 1,590,291 4,587,209 3,123,178 4,862,563 7,291,330 4,939,387 9,596,220 7,194,732 10,972,041 12,948,382 17,752,686 19,053,414 34,705,091 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171	2,823,463 1,443,342 4,228,184 2,834,481 4,419,275 6,608,836 4,320,014 8,740,145 6,294,473 9,593,444 11,731,344 15,447,822 15,986,042 28,891,407 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171	2,614,814 1,296,392 3,869,159 2,545,785 3,975,986 5,926,343 3,700,642 7,884,069 5,394,213 8,214,847 10,514,306 13,142,957 12,912,346 23,077,724 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171	2,406,165 1,149,442 3,510,134 2,257,089 3,532,698 5,243,850 3,081,269 7,027,994 4,493,952 6,836,251 9,297,268 10,838,092 9,819,899 17,264,040 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171	2,197,516 1,002,493 3,151,109 1,968,391 3,089,409 4,561,356 2,461,897 6,171,918 3,593,692 5,457,654 8,080,229 8,533,227 6,727,452 11,450,356 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171
Twenty unit scheme (houses and flats) Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) Two hunded unit scheme (flats) with GF retail Three hundred unit scheme (flats) with GF retail Two hundred unit scheme (flats) Two hundred unit scheme (flats) Two hundred unit Scheme (flats) Two hundred unit Co-living scheme Large retail supermarket Comparison retail Data Centre Office development Office development Office development (160 rooms) Hotel development (100 rooms) Light industrial scheme Industrial Scheme new build (50% plot ratio)	100 200 300 500 500 700 1000 1000 2000 3000 5000 	£400,569 £1,248,065 £1,248,065 £745,511 £937,713 £2,399,057 £1,781,959 £1,781,959 £460,296 £1,963,622 £1,866,154 £2,679,179 £2,551,599 £9,585,136 £988,943 £6,656,344 £2,307,533 £5,524,766 £3,328,172 £2,773,477 £1,231,424 £776,574 £3,328,172	4,284,006 2,471,988 6,741,360 4,855,357 7,522,294 11,384,188 8,655,623 14,723,751 12,596,293 19,215,924 20,250,612 31,548,837 37,457,636 69,247,806 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171	4,075,356 2,325,039 6,382,335 4,566,660 7,079,006 10,703,044 8,036,250 13,869,369 11,696,032 17,843,848 19,033,574 29,254,611 34,390,266 63,511,476 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 6,977,576 3,217,453 4,013,171	3,866,708 2,178,089 6,023,310 4,277,963 6,635,717 10,021,303 7,416,877 13,014,987 10,795,773 16,471,774 17,816,536 26,960,385 31,322,896 57,775,145 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453	3,658,059 2,031,139 5,664,285 3,989,267 6,192,429 9,338,810 6,797,505 12,160,605 9,895,513 15,099,698 16,599,498 24,666,159 28,255,525 52,016,536 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453	3,449,409 1,884,190 5,305,260 3,700,570 5,749,140 8,656,316 6,178,132 11,306,223 8,995,253 13,727,624 15,382,460 22,362,415 25,188,155 46,247,587 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453	3,240,761 1,737,241 4,946,235 3,411,874 5,305,852 7,973,823 5,558,759 10,451,841 8,094,992 12,350,638 14,165,421 20,057,551 22,120,784 40,478,636 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171	3,032,112 1,590,291 4,587,209 3,123,178 4,862,563 7,291,330 4,939,387 9,596,220 7,194,732 10,972,041 12,948,382 17,752,686 19,053,414 34,705,091 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453	2,823,463 1,443,342 4,228,184 2,834,481 4,419,275 6,608,836 4,320,014 8,740,145 6,294,473 9,593,444 11,731,344 15,447,822 15,986,042 28,891,407 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171	2,614,814 1,296,392 3,869,159 2,545,785 3,975,986 5,926,343 3,700,642 7,884,069 5,394,213 8,214,847 10,514,306 13,142,957 12,912,346 23,077,724 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453	2,406,165 1,149,442 3,510,134 2,257,089 3,532,698 5,243,850 3,081,269 7,027,994 4,493,952 6,836,251 9,297,268 10,838,092 9,819,899 17,264,040 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453	2,197,516 1,002,493 3,151,109 1,968,391 3,089,409 4,561,356 2,461,897 6,171,918 3,593,692 5,457,654 8,080,229 8,533,227 6,727,452 11,450,356 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453
Twenty unit scheme (houses and flats) Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) Two hunded unit scheme (flats) with GF retail Three hundred unit scheme (flats) with GF retail Two hundred unit scheme (flats) Two hundred unit scheme (flats) Two hundred unit Scheme (flats) Two hundred unit Co-living scheme Large retail supermarket Comparison retail Data Centre Office development Office development Office development (160 rooms) Hotel development (100 rooms) Light industrial scheme Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio)	100 200 300 500 700 1000 1000 2000 3000 5000 	£400,569 £1,248,065 £1,248,065 £745,511 £937,713 £2,399,057 £1,781,959 £1,781,959 £1,963,622 £1,866,154 £2,679,179 £2,551,599 £9,585,136 £9,889,43 £6,656,344 £2,307,533 £5,524,766 £3,328,172 £2,773,477 £1,231,424 £776,574 £3,328,172 £6,656,344 £6,656,344	4,284,006 2,471,988 6,741,360 4,855,357 7,522,294 11,384,188 8,655,623 14,723,751 12,596,293 19,215,924 20,250,612 31,548,837 37,457,636 69,247,806 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	4,075,356 2,325,039 6,382,335 4,566,660 7,079,006 10,703,044 8,036,250 13,869,369 11,696,032 17,843,848 19,033,574 29,254,611 34,390,266 63,511,476 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 6,977,576 3,217,453 4,013,171	3,866,708 2,178,089 6,023,310 4,277,963 6,635,717 10,021,303 7,416,877 13,014,987 10,795,773 16,471,774 17,816,536 26,960,385 31,322,896 57,775,145 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171	3,658,059 2,031,139 5,664,285 3,989,267 6,192,429 9,338,810 6,797,505 12,160,605 9,895,513 15,099,698 16,599,498 24,666,159 28,255,525 52,016,536 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171	3,449,409 1,884,190 5,305,260 3,700,570 5,749,140 8,656,316 6,178,132 11,306,223 8,995,253 13,727,624 15,382,460 22,362,415 25,188,155 46,247,587 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,240,761 1,737,241 4,946,235 3,411,874 5,305,852 7,973,823 5,558,759 10,451,841 8,094,992 12,350,638 14,165,421 20,057,551 22,120,784 40,478,636 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,032,112 1,590,291 4,587,209 3,123,178 4,862,563 7,291,330 4,939,387 9,596,220 7,194,732 10,972,041 12,948,382 17,752,686 19,053,414 34,705,091 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	2,823,463 1,443,342 4,228,184 2,834,481 4,419,275 6,608,836 4,320,014 8,740,145 6,294,473 9,593,444 11,731,344 15,447,822 15,986,042 28,891,407 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171	2,614,814 1,296,392 3,869,159 2,545,785 3,975,986 5,926,343 3,700,642 7,884,069 5,394,213 8,214,847 10,514,306 13,142,957 12,912,346 23,077,724 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171	2,406,165 1,149,442 3,510,134 2,257,089 3,532,698 5,243,850 3,081,269 7,027,994 4,493,952 6,836,251 9,297,268 10,838,092 9,819,899 17,264,040 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171	2,197,516 1,002,493 3,151,109 1,968,391 3,089,409 4,561,356 2,461,897 6,171,918 3,593,692 5,457,654 8,080,229 8,533,227 6,727,452 11,450,356 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171
Twenty unit scheme (houses and flats) Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (lndustrial/employment led scheme) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density) Two hunded unit scheme (flats) with GF retail Three hundred unit scheme (flats) with GF retail Three hundred unit scheme (flats) Two hundred unit scheme (flats) Two hundred unit Co-living scheme Large retail supermarket Comparison retail Data Centre Office development Office development Hotel development (160 rooms) Light industrial scheme Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio)	100 200 300 500 700 1000 1000 2000 3000 5000 	£400,569 £1,248,065 £1,248,065 £745,511 £937,713 £2,399,057 £1,781,959 £1,781,959 £1,963,622 £1,866,154 £2,679,179 £2,551,599 £9,585,136 £9,889,43 £6,656,344 £2,307,533 £5,524,766 £3,328,172 £2,773,477 £1,231,424 £776,574 £3,328,172 £6,656,344 £6,656,344	4,284,006 2,471,988 6,741,360 4,855,357 7,522,294 11,384,188 8,655,623 14,723,751 12,596,293 19,215,924 20,250,612 31,548,837 37,457,636 69,247,806 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	4,075,356 2,325,039 6,382,335 4,566,660 7,079,006 10,703,044 6,8,036,250 13,869,369 6,11,696,032 17,843,848 19,033,574 29,254,611 34,390,266 63,511,476 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,866,708 2,178,089 6,023,310 4,277,963 6,635,717 10,021,303 7,416,877 13,014,987 10,795,773 16,471,774 17,816,536 26,960,385 31,322,896 57,775,145 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,658,059 2,031,139 5,664,285 3,989,267 6,192,429 9,338,810 6,797,505 12,160,605 9,895,513 15,099,698 16,599,498 24,666,159 28,255,525 52,016,536 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,449,409 1,884,190 5,305,260 3,700,570 5,749,140 8,656,316 6,178,132 11,306,223 8,995,253 13,727,624 15,382,460 22,362,415 25,188,155 46,247,587 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,240,761 1,737,241 4,946,235 3,411,874 5,305,852 7,973,823 5,558,759 10,451,841 8,094,992 12,350,638 14,165,421 20,057,551 22,120,784 40,478,636 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,032,112 1,590,291 4,587,209 3,123,178 4,862,563 7,291,330 4,939,387 9,596,220 7,194,732 10,972,041 12,948,382 17,752,686 19,053,414 34,705,091 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	2,823,463 1,443,342 4,228,184 2,834,481 4,419,275 6,608,836 4,320,014 8,740,145 6,294,473 9,593,444 11,731,344 15,447,822 15,986,042 28,891,407 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	2,614,814 1,296,392 3,869,159 2,545,785 3,975,986 5,926,343 3,700,642 7,884,069 5,394,213 8,214,847 10,514,306 13,142,957 12,912,346 23,077,724 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	2,406,165 1,149,442 3,510,134 2,257,089 3,532,698 5,243,850 3,081,269 7,027,994 4,493,952 6,836,251 9,297,268 10,838,092 9,819,899 17,264,040 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	2,197,516 1,002,493 3,151,109 1,968,391 3,089,409 4,561,356 2,461,897 6,171,918 3,593,692 5,457,654 8,080,229 8,533,227 6,727,452 11,450,356 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804
Twenty unit scheme (houses and flats) Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (lndustrial/employment led scheme) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density) Two hunded unit scheme (flats) with GF retail Three hundred unit scheme (flats) with GF retail Three hundred unit scheme (flats) Two hundred unit scheme (flats) Two hundred unit Co-living scheme Large retail supermarket Comparison retail Data Centre Office development Office development Hotel development (160 rooms) Light industrial scheme Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) NCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description	100 200 300 500 700 1000 1000 2000 3000 5000 	£400,569 £1,248,065 £1,248,065 £745,511 £937,713 £2,399,057 £1,781,959 £1,781,959 £1,963,622 £1,866,154 £2,679,179 £2,551,599 £9,585,136 £9,889,43 £6,656,344 £2,307,533 £5,524,766 £3,328,172 £2,773,477 £1,231,424 £776,574 £3,328,172 £6,656,344 £6,656,344	4,284,006 2,471,988 6,741,360 4,855,357 7,522,294 11,384,188 8,655,623 14,723,751 12,596,293 19,215,924 20,250,612 31,548,837 37,457,636 69,247,806 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	6 4,075,356 6 2,325,039 6 6,382,335 7 4,566,660 6 7,079,006 6 10,703,044 6 8,036,250 13,869,369 6 11,696,032 6 17,843,848 19,033,574 7 29,254,611 6 34,390,266 6 3,511,476 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,866,708 2,178,089 6,023,310 4,277,963 6,635,717 10,021,303 7,416,877 13,014,987 10,795,773 16,471,774 17,816,536 26,960,385 31,322,896 57,775,145 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,658,059 2,031,139 5,664,285 3,989,267 6,192,429 9,338,810 6,797,505 12,160,605 9,895,513 15,099,698 16,599,498 24,666,159 28,255,525 52,016,536 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,449,409 1,884,190 5,305,260 3,700,570 5,749,140 8,656,316 6,178,132 11,306,223 8,995,253 13,727,624 15,382,460 22,362,415 25,188,155 46,247,587 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,240,761 1,737,241 4,946,235 3,411,874 5,305,852 7,973,823 5,558,759 10,451,841 8,094,992 12,350,638 14,165,421 20,057,551 22,120,784 40,478,636 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,032,112 1,590,291 4,587,209 3,123,178 4,862,563 7,291,330 4,939,387 9,596,220 7,194,732 10,972,041 12,948,382 17,752,686 19,053,414 34,705,091 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	2,823,463 1,443,342 4,228,184 2,834,481 4,419,275 6,608,836 4,320,014 8,740,145 6,294,473 9,593,444 11,731,344 15,447,822 15,986,042 28,891,407 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	2,614,814 1,296,392 3,869,159 2,545,785 3,975,986 5,926,343 3,700,642 7,884,069 5,394,213 8,214,847 10,514,306 13,142,957 12,912,346 23,077,724 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171	2,406,165 1,149,442 3,510,134 2,257,089 3,532,698 5,243,850 3,081,269 7,027,994 4,493,952 6,836,251 9,297,268 10,838,092 9,819,899 17,264,040 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	2,197,516 1,002,493 3,151,109 1,968,391 3,089,409 4,561,356 2,461,897 6,171,918 3,593,692 5,457,654 8,080,229 8,533,227 6,727,452 11,450,356 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171
Twenty unit scheme (houses and flats) Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density) Two hunded unit scheme (flats) with GF retail Three hundred unit scheme (flats) with GF retail Three hundred unit scheme (flats) Two hundred unit Co-living scheme Large retail supermarket Comparison retail Data Centre Office development Office development Hotel development (100 rooms) Hotel development (100 rooms) Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) NCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description One unit scheme (houses)	100 200 300 500 700 1000 1000 2000 3000 5000 	£400,569 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £1,245,511 £937,713 £2,399,057 £870,872 £1,781,959 £460,296 £1,963,622 £1,866,154 £2,679,179 £2,551,599 £9,585,136 £988,943 £6,656,344 £2,307,533 £5,524,766 £3,328,172 £2,773,477 £1,231,424 £776,574 £3,328,172 £6,656,344 £6,656,344 £6,656,344 £8,3565,943 BLV £95,835 £127,780	4,284,006 2,471,988 6,741,360 4,855,357 7,522,294 11,384,188 8,655,623 14,723,751 12,596,293 19,215,924 20,250,612 31,548,837 37,457,636 69,247,806 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	6 4,075,356 6 2,325,039 6 6,382,335 7 4,566,660 6 7,079,006 6 10,703,044 6 8,036,250 13,869,369 6 11,696,032 6 17,843,848 19,033,574 7 29,254,611 6 34,390,266 6 3,511,476 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,866,708 2,178,089 6,023,310 4,277,963 6,635,717 10,021,303 7,416,877 13,014,987 10,795,773 16,471,774 17,816,536 26,960,385 31,322,896 57,775,145 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,658,059 2,031,139 5,664,285 3,989,267 6,192,429 9,338,810 6,797,505 12,160,605 9,895,513 15,099,698 16,599,498 24,666,159 28,255,525 52,016,536 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,449,409 1,884,190 5,305,260 3,700,570 5,749,140 8,656,316 6,178,132 11,306,223 8,995,253 13,727,624 15,382,460 22,362,415 25,188,155 46,247,587 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,240,761 1,737,241 4,946,235 3,411,874 5,305,852 7,973,823 5,558,759 10,451,841 8,094,992 12,350,638 14,165,421 20,057,551 22,120,784 40,478,636 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,032,112 1,590,291 4,587,209 3,123,178 4,862,563 7,291,330 4,939,387 9,596,220 7,194,732 10,972,041 12,948,382 17,752,686 19,053,414 34,705,091 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	2,823,463 1,443,342 4,228,184 2,834,481 4,419,275 6,608,836 4,320,014 8,740,145 6,294,473 9,593,444 11,731,344 15,447,822 15,986,042 28,891,407 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	2,614,814 1,296,392 3,869,159 2,545,785 3,975,986 5,926,343 3,700,642 7,884,069 5,394,213 8,214,847 10,514,306 13,142,957 12,912,346 23,077,724 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	2,406,165 1,149,442 3,510,134 2,257,089 3,532,698 5,243,850 3,081,269 7,027,994 4,493,952 6,836,251 9,297,268 10,838,092 9,819,899 17,264,040 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	2,197,516 1,002,493 3,151,109 1,968,391 3,089,409 4,561,356 2,461,897 6,171,918 3,593,692 5,457,654 8,080,229 8,533,227 6,727,452 11,450,356 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804
Twenty unit scheme (houses and flats) Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (lndustrial/employment led scheme) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density) Two hunded unit scheme (flats) with GF retail Three hundred unit scheme (flats) with GF retail Three hundred unit scheme (flats) Two hundred unit co-living scheme Large retail supermarket Comparison retail Data Centre Office development Office development Hotel development (100 rooms) Light industrial scheme Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) NCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description One unit scheme (houses)	10 20 30 50 70 70 100 100 200 300 500	£400,569 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £1,245,511 £937,713 £2,399,057 £1,781,959 £1,781,959 £1,866,154 £2,679,179 £2,551,599 £9,585,136 £9,889,43 £6,656,344 £2,307,533 £5,524,766 £3,328,172 £2,773,477 £1,231,424 £776,574 £3,328,172 £6,656,344 £6,656,344 £6,656,344 £138,676	4,284,006 2,471,988 6,741,360 4,855,357 7,522,294 11,384,188 8,655,623 14,723,751 12,596,293 19,215,924 20,250,612 31,548,837 37,457,636 69,247,806 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	6 4,075,356 6 2,325,039 6 6,382,335 7 4,566,660 6 7,079,006 6 10,703,044 6 8,036,250 13,869,369 6 11,696,032 6 17,843,848 19,033,574 7 29,254,611 6 34,390,266 6 63,511,476 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,866,708 2,178,089 6,023,310 4,277,963 6,635,717 10,021,303 7,416,877 13,014,987 10,795,773 16,471,774 17,816,536 26,960,385 31,322,896 57,775,145 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,658,059 2,031,139 5,664,285 3,989,267 6,192,429 9,338,810 6,797,505 12,160,605 9,895,513 15,099,698 16,599,498 24,666,159 28,255,525 52,016,536 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,449,409 1,884,190 5,305,260 3,700,570 5,749,140 8,656,316 6,178,132 11,306,223 8,995,253 13,727,624 15,382,460 22,362,415 25,188,155 46,247,587 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,240,761 1,737,241 4,946,235 3,411,874 5,305,852 7,973,823 5,558,759 10,451,841 8,094,992 12,350,638 14,165,421 20,057,551 22,120,784 40,478,636 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804 Residual land value 25% AH 358,427 716,852 1,163,929	3,032,112 1,590,291 4,587,209 3,123,178 4,862,563 7,291,330 4,939,387 9,596,220 7,194,732 10,972,041 12,948,382 17,752,686 19,053,414 34,705,091 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	2,823,463 1,443,342 4,228,184 2,834,481 4,419,275 6,608,836 4,320,014 8,740,145 6,294,473 9,593,444 11,731,344 15,447,822 15,986,042 28,891,407 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	2,614,814 1,296,392 3,869,159 2,545,785 3,975,986 5,926,343 3,700,642 7,884,069 5,394,213 8,214,847 10,514,306 13,142,957 12,912,346 23,077,724 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	2,406,165 1,149,442 3,510,134 2,257,089 3,532,698 5,243,850 3,081,269 7,027,994 4,493,952 6,836,251 9,297,268 10,838,092 9,819,899 17,264,040 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	2,197,516 1,002,493 3,151,109 1,968,391 3,089,409 4,561,356 2,461,897 6,171,918 3,593,692 5,457,654 8,080,229 8,533,227 6,727,452 11,450,356 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804
Twenty unit scheme (houses and flats) Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (lndustrial/employment led scheme) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density) Two hunded unit scheme (flats) with GF retail Three hundred unit scheme (flats) with GF retail Three hundred unit scheme (flats) Two hundred unit Co-living scheme Large retail supermarket Comparison retail Data Centre Office development Office development Hotel development (160 rooms) Hotel development (100 rooms) Light industrial scheme Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) NCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description One unit scheme (houses) Two unit scheme (houses) Four unit scheme (houses)	10 20 30 50 50 70 70 100 100 200 300 500	£400,569 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £2,399,057 £2,399,057 £1,781,959 £1,781,959 £1,866,154 £2,679,179 £2,551,599 £9,585,136 £988,943 £6,656,344 £2,307,533 £5,524,766 £3,328,172 £2,773,477 £1,231,424 £776,574 £3,328,172 £6,656,344 £6,656,344 £6,656,344 £138,676 £3,565,943 BLV £127,780 £138,676 £236,858	4,284,006 2,471,988 6,741,360 4,855,357 7,522,294 11,384,188 8,655,623 14,723,751 12,596,293 19,215,924 20,250,612 31,548,837 37,457,636 69,247,806 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	4,075,356 2,325,039 6,382,335 4,566,660 7,079,006 10,703,044 6,8,036,250 13,869,369 6,11,696,032 17,843,848 19,033,574 29,254,611 34,390,266 63,511,476 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,866,708 2,178,089 6,023,310 4,277,963 6,635,717 10,021,303 7,416,877 13,014,987 10,795,773 16,471,774 17,816,536 26,960,385 31,322,896 57,775,145 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,658,059 2,031,139 5,664,285 3,989,267 6,192,429 9,338,810 6,797,505 12,160,605 9,895,513 15,099,698 16,599,498 24,666,159 28,255,525 52,016,536 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,449,409 1,884,190 5,305,260 3,700,570 5,749,140 8,656,316 6,178,132 11,306,223 8,995,253 13,727,624 15,382,460 22,362,415 25,188,155 46,247,587 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,240,761 1,737,241 4,946,235 3,411,874 5,305,852 7,973,823 5,558,759 10,451,841 8,094,992 12,350,638 14,165,421 20,057,551 22,120,784 40,478,636 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804 Residual land value 25% AH 358,427 716,852 1,163,929 1,232,890	3,032,112 1,590,291 4,587,209 3,123,178 4,862,563 7,291,330 4,939,387 9,596,220 7,194,732 10,972,041 12,948,382 17,752,686 19,053,414 34,705,091 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	2,823,463 1,443,342 4,228,184 2,834,481 4,419,275 6,608,836 4,320,014 8,740,145 6,294,473 9,593,444 11,731,344 15,447,822 15,986,042 28,991,407 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	2,614,814 1,296,392 3,869,159 2,545,785 3,975,986 5,926,343 3,700,642 7,884,069 5,394,213 8,214,847 10,514,306 13,142,957 12,912,346 23,077,724 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	2,406,165 1,149,442 3,510,134 2,257,089 3,532,698 5,243,850 3,081,269 7,027,994 4,493,952 6,836,251 9,297,268 10,838,092 9,819,899 17,264,040 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	2,197,516 1,002,493 3,151,109 1,968,391 3,089,409 4,561,356 2,461,897 6,171,918 3,593,692 5,457,654 8,080,229 8,533,227 6,727,452 11,450,356 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804
Twenty unit scheme (houses and flats) Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density) Two hunded unit scheme (flats) with GF retail Three hundred unit scheme (flats) with GF retail Five hundred unit scheme (flats) Two hundred unit co-living scheme Large retail supermarket Comparison retail Data Centre Office development Office development (100 rooms) Hotel development (100 rooms) Light industrial scheme Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) NCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description One unit scheme (houses) Two unit scheme (houses) Four unit scheme (flats)	10 20 30 50 70 70 100 100 200 300 500	£400,569 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £1,245,511 £937,713 £2,399,057 £1,781,959 £1,781,959 £1,866,154 £2,679,179 £2,551,599 £9,585,136 £9,889,43 £6,656,344 £2,307,533 £5,524,766 £3,328,172 £2,773,477 £1,231,424 £776,574 £3,328,172 £6,656,344 £6,656,344 £6,656,344 £138,676	4,284,006 2,471,988 6,741,360 4,855,357 7,522,294 11,384,188 8,655,623 14,723,751 12,596,293 19,215,924 20,250,612 31,548,837 37,457,636 69,247,806 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	6 4,075,356 6 2,325,039 6 ,382,335 7 4,566,660 6 7,079,006 6 10,703,044 8 ,036,250 13,869,369 11,696,032 17,843,848 19,033,574 7 29,254,611 6 34,390,266 6 63,511,476 0 11,982,719 1 1,082,520 9 ,790,120 6 ,041,519 4 3,351,724 6 21,672,065 2 2,068,471 9 977,576 6 3,217,453 4 ,013,171 4 ,815,804 5% AH 6 1,649,964 1,857,216	3,866,708 2,178,089 6,023,310 4,277,963 6,635,717 10,021,303 7,416,877 13,014,987 10,795,773 16,471,774 17,816,536 26,960,385 31,322,896 57,775,145 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,658,059 2,031,139 5,664,285 3,989,267 6,192,429 9,338,810 6,797,505 12,160,605 9,895,513 15,099,698 16,599,498 24,666,159 28,255,525 52,016,536 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,449,409 1,884,190 5,305,260 3,700,570 5,749,140 8,656,316 6,178,132 11,306,223 8,995,253 13,727,624 15,382,460 22,362,415 25,188,155 46,247,587 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,240,761 1,737,241 4,946,235 3,411,874 5,305,852 7,973,823 5,558,759 10,451,841 8,094,992 12,350,638 14,165,421 20,057,551 22,120,784 40,478,636 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804 Residual land value 25% AH 358,427 716,852 1,163,929 1,232,890 1,386,280	3,032,112 1,590,291 4,587,209 3,123,178 4,862,563 7,291,330 4,939,387 9,596,220 7,194,732 10,972,041 12,948,382 17,752,686 19,053,414 34,705,091 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	2,823,463 1,443,342 4,228,184 2,834,481 4,419,275 6,608,836 4,320,014 8,740,145 6,294,473 9,593,444 11,731,344 15,447,822 15,986,042 28,891,407 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	2,614,814 1,296,392 3,869,159 2,545,785 3,975,986 5,926,343 3,700,642 7,884,069 5,394,213 8,214,847 10,514,306 13,142,957 12,912,346 23,077,724 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	2,406,165 1,149,442 3,510,134 2,257,089 3,532,698 5,243,850 3,081,269 7,027,994 4,493,952 6,836,251 9,297,268 10,838,092 9,819,899 17,264,040 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	2,197,516 1,002,493 3,151,109 1,968,391 3,089,409 4,561,356 2,461,897 6,171,918 3,593,692 5,457,654 8,080,229 8,533,227 6,727,452 11,450,356 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804
Twenty unit scheme (houses and flats) Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (loustrial/employment led scheme) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density) Two hunded unit scheme (flats) with GF retail Three hundred unit scheme (flats) with GF retail Three hundred unit scheme (flats) Two hundred unit co-living scheme Large retail supermarket Comparison retail Data Centre Office development Office development Hotel development (160 rooms) Hotel development (100 rooms) Light industrial scheme Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) NCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description One unit scheme (houses) Two unit scheme (houses) Four unit scheme (flats) Nine unit scheme (flats) Nine unit scheme (flats)	10	£400,569 £1,248,065 £1,248,065 £1,248,065 £2,399,057 £2,399,057 £1,781,959 £1,781,959 £1,786,3622 £1,866,154 £2,679,179 £2,551,599 £9,585,136 £988,943 £6,656,344 £2,307,533 £5,524,766 £3,328,172 £2,773,477 £1,231,424 £776,574 £3,328,172 £6,656,344 £6,656,344 £6,656,344 £1,231,424 £776,574 £3,328,172 £1,231,424 £776,574 £3,328,172 £1,231,424 £1,7780 £1,231,424 £1,7780 £1,231,424 £2,773,477 £1,231,424 £1,7780 £3,328,172 £2,773,477 £1,231,424 £1,231,424 £1,231,424 £1,231,424 £2,773,477 £1,231,424 £1,231,424 £2,773,477 £1,231,424 £2,773,477 £1,231,424 £2,773,477 £1,231,424 £2,773,477 £1,231,424 £2,773,477 £1,231,424 £2,773,477 £1,231,424 £2,773,477 £1,231,424 £2,773,477 £1,231,424 £3,328,172 £3,328,172 £3,328,172 £3,565,943	4,284,006 2,471,988 6,741,360 4,855,357 7,522,294 11,384,188 8,655,623 14,723,751 12,596,293 19,215,924 20,250,612 31,548,837 37,457,636 69,247,806 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	6 4,075,356 6 2,325,039 6 6,382,335 7 4,566,660 6 7,079,006 6 10,703,044 6 8,036,250 13,869,369 6 11,696,032 6 17,843,848 6 19,033,574 7 29,254,611 6 34,390,266 6 63,511,476 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 6 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804 5% AH 5% AH 5% AH 5% AH 5% AH 6 450,841 901,683 7 1,464,815 6 1,649,964 0 1,857,216 6 4,075,356 6 2,325,039	3,866,708 2,178,089 6,023,310 4,277,963 6,635,717 10,021,303 7,416,877 13,014,987 10,795,773 16,471,774 17,816,536 26,960,385 31,322,896 57,775,145 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,658,059 2,031,139 5,664,285 3,989,267 6,192,429 9,338,810 6,797,505 12,160,605 9,895,513 15,099,698 16,599,498 24,666,159 28,255,525 52,016,536 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,449,409 1,884,190 5,305,260 3,700,570 5,749,140 8,656,316 6,178,132 11,306,223 8,995,253 13,727,624 15,382,460 22,362,415 25,188,155 46,247,587 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,240,761 1,737,241 4,946,235 3,411,874 5,305,852 7,973,823 5,558,759 10,451,841 8,094,992 12,350,638 14,165,421 20,057,551 22,120,784 40,478,636 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804 Residual land value 25% AH 358,427 716,852 1,163,929 1,232,890 1,386,280 3,240,761 1,737,241	3,032,112 1,590,291 4,587,209 3,123,178 4,862,563 7,291,330 4,939,387 9,596,220 7,194,732 10,972,041 12,948,382 17,752,686 19,053,414 34,705,091 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	2,823,463 1,443,342 4,228,184 2,834,481 4,419,275 6,608,836 4,320,014 8,740,145 6,294,473 9,593,444 11,731,344 15,447,822 15,986,042 28,891,407 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	2,614,814 1,296,392 3,869,159 2,545,785 3,975,986 5,926,343 3,700,642 7,884,069 5,394,213 8,214,847 10,514,306 13,142,957 12,912,346 23,077,724 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804 40% AH 289,115 578,230 938,264 920,083 1,033,078 2,614,814 1,296,392	2,406,165 1,149,442 3,510,134 2,257,089 3,532,698 5,243,850 3,081,269 7,027,994 4,493,952 6,836,251 9,297,268 10,838,092 9,819,899 17,264,040 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804 45% AH 266,011 532,022 863,042 815,814 915,344 2,406,165 1,149,442	2,197,516 1,002,493 3,151,109 1,968,391 3,089,409 4,561,356 2,461,897 6,171,918 3,593,692 5,457,654 8,080,229 8,533,227 6,727,452 11,450,356 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804
Twenty unit scheme (houses and flats) Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (loustrial/employment led scheme) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density) Two hunded unit scheme (flats) with GF retail Three hundred unit scheme (flats) with GF retail Three hundred unit scheme (flats) Two hundred unit co-living scheme Large retail supermarket Comparison retail Data Centre Office development Office development (160 rooms) Hotel development (100 rooms) Light industrial scheme Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) NCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description One unit scheme (houses) Two unit scheme (houses) Four unit scheme (flats) Nine unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Tren unit scheme (flats) Tren unit scheme (flats)	10	£400,569 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £2,399,057 £2,399,057 £2,399,057 £1,781,959 £460,296 £1,963,622 £1,866,154 £2,679,179 £2,551,599 £9,585,136 £988,943 £6,656,344 £2,307,533 £5,524,766 £3,328,172 £2,773,477 £1,231,424 £776,574 £3,328,172 £6,656,344 £6,656,344 £6,656,344 £1,231,424 £1,231,424 £2,773,477 £1,231,424 £1,231,424 £2,773,477 £1,231,424	4,284,006 2,471,988 6,741,360 4,855,357 7,522,294 11,384,188 8,655,623 14,723,751 12,596,293 19,215,924 20,250,612 31,548,837 37,457,636 69,247,806 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	6 4,075,356 6 2,325,039 6 6,382,335 7 4,566,660 6 7,079,006 6 10,703,044 6 8,036,250 13,869,369 6 11,696,032 6 17,843,848 19,033,574 7 29,254,611 6 34,390,266 6 63,511,476 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 6 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804 5% AH 5% AH 5% AH 5% AH 5% AH 5% AH 5% AH 5% AH 5% AH 5% AH 5% AH 5% AH 5% AH 5% AH 5% AH 5% AH 6 450,841 901,683 7 1,464,815 6 1,649,964 0 1,857,216 6 4,075,356 6 2,325,039 0 6,382,335	3,866,708 2,178,089 6,023,310 4,277,963 6,635,717 10,021,303 7,416,877 13,014,987 10,795,773 16,471,774 17,816,536 26,960,385 31,322,896 57,775,145 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,658,059 2,031,139 5,664,285 3,989,267 6,192,429 9,338,810 6,797,505 12,160,605 9,895,513 15,099,698 16,599,498 24,666,159 28,255,525 52,016,536 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804 15% AH 404,634 809,268 1,314,372 1,441,427 1,621,748 3,658,059 2,031,139 5,664,285	3,449,409 1,884,190 5,305,260 3,700,570 5,749,140 8,656,316 6,178,132 11,306,223 8,995,253 13,727,624 15,382,460 22,362,415 25,188,155 46,247,587 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,240,761 1,737,241 4,946,235 3,411,874 5,305,852 7,973,823 5,558,759 10,451,841 8,094,992 12,350,638 14,165,421 20,057,551 22,120,784 40,478,636 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804 Residual land value 25% AH 358,427 716,852 1,163,929 1,232,890 1,386,280 3,240,761 1,737,241 4,946,235	3,032,112 1,590,291 4,587,209 3,123,178 4,862,563 7,291,330 4,939,387 9,596,220 7,194,732 10,972,041 12,948,382 17,752,686 19,053,414 34,705,091 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	2,823,463 1,443,342 4,228,184 2,834,481 4,419,275 6,608,836 4,320,014 8,740,145 6,294,473 9,593,444 11,731,344 15,447,822 15,986,042 28,891,407 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804 35% AH 312,219 624,437 1,013,486 1,024,352 1,150,812 2,823,463 1,443,342 4,228,184	2,614,814 1,296,392 3,869,159 2,545,785 3,975,986 5,926,343 3,700,642 7,884,069 5,394,213 8,214,847 10,514,306 13,142,957 12,912,346 23,077,724 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804 40% AH 289,115 578,230 938,264 920,083 1,033,078 2,614,814 1,296,392 3,869,159	2,406,165 1,149,442 3,510,134 2,257,089 3,532,698 5,243,850 3,081,269 7,027,994 4,493,952 6,836,251 9,297,268 10,838,092 9,819,899 17,264,040 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804 45% AH 266,011 532,022 863,042 815,814 915,344 2,406,165 1,149,442 3,510,134	2,197,516 1,002,493 3,151,109 1,968,391 3,089,409 4,561,356 2,461,897 6,171,918 3,593,692 5,457,654 8,080,229 8,533,227 6,727,452 11,450,356 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804
Twenty unit scheme (houses and flats) Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (flats - higher density) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - lower density) Two hunded unit scheme (flats) Three hundred unit scheme (flats) with GF retail Three hundred unit scheme (flats) Two hundred unit scheme (flats) Two hundred unit co-living scheme Large retail supermarket Comparison retail Data Centre Office development Giffice development (100 rooms) Hotel development (100 rooms) Light industrial scheme Industrial scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) CHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description One unit scheme (houses) Two unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Tren unit scheme (flats) Tren unit scheme (flats) Tren unit scheme (flats) Tren unit scheme (flats)	10	£400,569 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £2,399,057 £2,399,057 £2,399,057 £1,781,959 £460,296 £1,963,622 £1,866,154 £2,679,179 £2,551,599 £9,585,136 £988,943 £6,656,344 £2,307,533 £5,524,766 £3,328,172 £2,773,477 £1,231,424 £776,574 £3,328,172 £6,656,344 £6,656,344 £6,656,344 £1,231,424 £1,231,424 £2,773,477 £1,231,424 £3,565,943	4,284,006 2,471,988 6,741,360 4,855,357 7,522,294 11,384,188 8,655,623 14,723,751 12,596,293 19,215,924 20,250,612 31,548,837 37,457,636 69,247,806 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	6 4,075,356 6 2,325,039 7 4,566,660 6 7,079,006 6 10,703,044 6 8,036,250 13,869,369 11,696,032 17,843,848 19,033,574 29,254,611 34,390,266 6 3,511,476 0 11,982,719 1 1,082,520 0 9,790,120 1 6,041,519 4 3,351,724 6 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804 5% AH 5%	3,866,708 2,178,089 6,023,310 4,277,963 6,635,717 10,021,303 7,416,877 13,014,987 10,795,773 16,471,774 17,816,536 26,960,385 31,322,896 57,775,145 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,658,059 2,031,139 5,664,285 3,989,267 6,192,429 9,338,810 6,797,505 12,160,605 9,895,513 15,099,698 16,599,498 24,666,159 28,255,525 52,016,536 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,449,409 1,884,190 5,305,260 3,700,570 5,749,140 8,656,316 6,178,132 11,306,223 8,995,253 13,727,624 15,382,460 22,362,415 25,188,155 46,247,587 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,240,761 1,737,241 4,946,235 3,411,874 5,305,852 7,973,823 5,558,759 10,451,841 8,094,992 12,350,638 14,165,421 20,057,551 22,120,784 40,478,636 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804 Residual land value 25% AH 358,427 716,852 1,163,929 1,232,890 1,386,280 3,240,761 1,737,241 4,946,235 3,411,874	3,032,112 1,590,291 4,587,209 3,123,178 4,862,563 7,291,330 4,939,387 9,596,220 7,194,732 10,972,041 12,948,382 17,752,686 19,053,414 34,705,091 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	2,823,463 1,443,342 4,228,184 2,834,481 4,419,275 6,608,836 4,320,014 8,740,145 6,294,473 9,593,444 11,731,344 15,447,822 15,986,042 28,891,407 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804 35% AH 312,219 624,437 1,013,486 1,024,352 1,150,812 2,823,463 1,443,342 4,228,184 2,834,481	2,614,814 1,296,392 3,869,159 2,545,785 3,975,986 5,926,343 3,700,642 7,884,069 5,394,213 8,214,847 10,514,306 13,142,957 12,912,346 23,077,724 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804 40% AH 289,115 578,230 938,264 920,083 1,033,078 2,614,814 1,296,392 3,869,159 2,545,785	2,406,165 1,149,442 3,510,134 2,257,089 3,532,698 5,243,850 3,081,269 7,027,994 4,493,952 6,836,251 9,297,268 10,838,092 9,819,899 17,264,040 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804 45% AH 266,011 532,022 863,042 815,814 915,344 2,406,165 1,149,442 3,510,134 2,257,089	2,197,516 1,002,493 3,151,109 1,968,391 3,089,409 4,561,356 2,461,897 6,171,918 3,593,692 5,457,654 8,080,229 8,533,227 6,727,452 11,450,356 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804
Twenty unit scheme (houses and flats) Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (flats - higher density) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - lower density) Two hunded unit scheme (flats - higher density) Two hundred unit scheme (flats) with GF retail Three hundred unit scheme (flats) with GF retail Three hundred unit scheme (flats) Two hundred unit Co-living scheme Large retail supermarket Comparison retail Data Centre Office development Goffice development (100 rooms) Hotel development (100 rooms) Light industrial scheme Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) CHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description One unit scheme (houses) Two unit scheme (houses) Serour unit scheme (flats) Nine unit scheme (flats) Foru unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats)	10	£400,569 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £1,245,511 £2,399,057 £2,399,057 £1,781,959 £1,781,959 £1,866,154 £2,679,179 £2,551,599 £2,551,599 £2,551,599 £2,551,599 £3,328,172 £2,773,477 £1,231,424 £776,574 £3,328,172 £6,656,344 £6,656,344 £6,656,344 £1,231,424 £1,778,00 £1,365,943 BLV £1,231,424 £2,773,477 £1,231,424 £1,231,424 £1,231,424 £1,231,424 £2,773,477 £1,231,424 £1,231,424 £1,231,424 £2,773,477 £1,231,424 £1,231,424 £1,231,424 £2,773,477 £1,231,424 £1,231,424 £1,231,424 £2,773,477 £1,231,424 £1,231,424 £1,231,424 £2,773,477	4,284,006 2,471,988 6,741,360 4,855,357 7,522,294 11,384,188 8,655,623 14,723,751 12,596,293 19,215,924 20,250,612 31,548,837 37,457,636 69,247,806 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	6 4,075,356 6 2,325,039 6 6,382,335 7 4,566,660 6 7,079,006 6 10,703,044 6 8,036,250 13,869,369 11,696,032 17,843,848 19,033,574 29,254,611 34,390,266 6 3,511,476 0 11,982,719 1 1,082,520 0 9,790,120 1 6,041,519 4 3,351,724 6 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804 5% AH 5%	3,866,708 2,178,089 6,023,310 4,277,963 6,635,717 10,021,303 7,416,877 13,014,987 10,795,773 16,471,774 17,816,536 26,960,385 31,322,896 57,775,145 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,658,059 2,031,139 5,664,285 3,989,267 6,192,429 9,338,810 6,797,505 12,160,605 9,895,513 15,099,698 16,599,498 24,666,159 28,255,525 52,016,536 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804 15% AH 404,634 809,268 1,314,372 1,441,427 1,621,748 3,658,059 2,031,139 5,664,285 3,989,267 6,192,429	3,449,409 1,884,190 5,305,260 3,700,570 5,749,140 8,656,316 6,178,132 11,306,223 8,995,253 13,727,624 15,382,460 22,362,415 25,188,155 46,247,587 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,240,761 1,737,241 4,946,235 3,411,874 5,305,852 7,973,823 5,558,759 10,451,841 8,094,992 12,350,638 14,165,421 20,057,551 22,120,784 40,478,636 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804 Residual land value 25% AH 358,427 716,852 1,163,929 1,232,890 1,386,280 3,240,761 1,737,241 4,946,235 3,411,874 5,305,852	3,032,112 1,590,291 4,587,209 3,123,178 4,862,563 7,291,330 4,939,387 9,596,220 7,194,732 10,972,041 12,948,382 17,752,686 19,053,414 34,705,091 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	2,823,463 1,443,342 4,228,184 2,834,481 4,419,275 6,608,836 4,320,014 8,740,145 6,294,473 9,593,444 11,731,344 15,447,822 15,986,042 28,891,407 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804 35% AH 312,219 624,437 1,013,486 1,024,352 1,150,812 2,823,463 1,443,342 4,228,184 2,834,481 4,419,275	2,614,814 1,296,392 3,869,159 2,545,785 3,975,986 5,926,343 3,700,642 7,884,069 5,394,213 8,214,847 10,514,306 13,142,957 12,912,346 23,077,724 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804 40% AH 289,115 578,230 938,264 920,083 1,033,078 2,614,814 1,296,392 3,869,159 2,545,785 3,975,986	2,406,165 1,149,442 3,510,134 2,257,089 3,532,698 5,243,850 3,081,269 7,027,994 4,493,952 6,836,251 9,297,268 10,838,092 9,819,899 17,264,040 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804 45% AH 266,011 532,022 863,042 815,814 915,344 2,406,165 1,149,442 3,510,134 2,257,089 3,532,698	2,197,516 1,002,493 3,151,109 1,968,391 3,089,409 4,561,356 2,461,897 6,171,918 3,593,692 5,457,654 8,080,229 8,533,227 6,727,452 11,450,356 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804
Twenty unit scheme (houses and flats) Twenty unit scheme (flats) Thirty unit scheme (flats with retail use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme) Seventy unit scheme (Industrial/employment led scheme) Cone hundred unit scheme (flats - higher density) Cone hundred unit scheme (flats - higher density) Two hunded unit scheme (flats) with GF retail Three hundred unit scheme (flats) with GF retail Trive hundred unit scheme (flats) Two hundred unit scheme (flats) Two hundred unit co-living scheme Large retail supermarket Comparison retail Comparison retail Comparison retail Comparison retail Coffice development Coffice development Coffice development (160 rooms) Hotel development (100 rooms) Light industrial scheme Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio)	10	£400,569 £1,248,065 £1,248,065 £1,248,065 £1,248,065 £2,399,057 £2,399,057 £2,399,057 £1,781,959 £460,296 £1,963,622 £1,866,154 £2,679,179 £2,551,599 £9,585,136 £988,943 £6,656,344 £2,307,533 £5,524,766 £3,328,172 £2,773,477 £1,231,424 £776,574 £3,328,172 £6,656,344 £6,656,344 £6,656,344 £1,231,424 £1,231,424 £2,773,477 £1,231,424 £3,565,943	4,284,006 2,471,988 6,741,360 4,855,357 7,522,294 11,384,188 8,655,623 14,723,751 12,596,293 19,215,924 20,250,612 31,548,837 37,457,636 69,247,806 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	6 4,075,356 6 2,325,039 7 4,566,660 6 7,079,006 6 10,703,044 6 8,036,250 13,869,369 11,696,032 17,843,848 19,033,574 29,254,611 34,390,266 6 3,511,476 0 11,982,719 1 1,082,520 0 9,790,120 1 6,041,519 4 3,351,724 6 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804 5% AH 5%	3,866,708 2,178,089 6,023,310 4,277,963 6,635,717 10,021,303 7,416,877 13,014,987 10,795,773 16,471,774 17,816,536 26,960,385 31,322,896 57,775,145 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,658,059 2,031,139 5,664,285 3,989,267 6,192,429 9,338,810 6,797,505 12,160,605 9,895,513 15,099,698 16,599,498 24,666,159 28,255,525 52,016,536 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,449,409 1,884,190 5,305,260 3,700,570 5,749,140 8,656,316 6,178,132 11,306,223 8,995,253 13,727,624 15,382,460 22,362,415 25,188,155 46,247,587 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	3,240,761 1,737,241 4,946,235 3,411,874 5,305,852 7,973,823 5,558,759 10,451,841 8,094,992 12,350,638 14,165,421 20,057,551 22,120,784 40,478,636 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804 Residual land value 25% AH 358,427 716,852 1,163,929 1,232,890 1,386,280 3,240,761 1,737,241 4,946,235 3,411,874 5,305,852 7,973,823	3,032,112 1,590,291 4,587,209 3,123,178 4,862,563 7,291,330 4,939,387 9,596,220 7,194,732 10,972,041 12,948,382 17,752,686 19,053,414 34,705,091 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804	2,823,463 1,443,342 4,228,184 2,834,481 4,419,275 6,608,836 4,320,014 8,740,145 6,294,473 9,593,444 11,731,344 15,447,822 15,986,042 28,891,407 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804 35% AH 312,219 624,437 1,013,486 1,024,352 1,150,812 2,823,463 1,443,342 4,228,184 2,834,481 4,419,275 6,608,836	2,614,814 1,296,392 3,869,159 2,545,785 3,975,986 5,926,343 3,700,642 7,884,069 5,394,213 8,214,847 10,514,306 13,142,957 12,912,346 23,077,724 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804 40% AH 289,115 578,230 938,264 920,083 1,033,078 2,614,814 1,296,392 3,869,159 2,545,785	2,406,165 1,149,442 3,510,134 2,257,089 3,532,698 5,243,850 3,081,269 7,027,994 4,493,952 6,836,251 9,297,268 10,838,092 9,819,899 17,264,040 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804 45% AH 266,011 532,022 863,042 815,814 915,344 2,406,165 1,149,442 3,510,134 2,257,089 3,532,698 5,243,850	2,197,516 1,002,493 3,151,109 1,968,391 3,089,409 4,561,356 2,461,897 6,171,918 3,593,692 5,457,654 8,080,229 8,533,227 6,727,452 11,450,356 11,982,719 1,082,520 9,790,120 6,041,519 43,351,724 21,672,065 2,068,471 977,576 3,217,453 4,013,171 4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					F	Residual land valu	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£95,835	473,945	450,841	427,738	404,634	381,530	358,427	335,322	312,219	289,115	266,011	242,907
2 Two unit scheme (houses)	-	£127,780	947,891	901,683	855,475	809,268	763,060	716,852	670,645	624,437	578,230	532,022	485,814
3 Four unit scheme (houses)	-	£138,676	1,540,037	1,464,815	1,389,593	1,314,372	1,239,151	1,163,929	1,088,707	1,013,486	938,264	863,042	787,821
4 Seven unit scheme (flats)	-	£236,858	1,754,233	1,649,964	1,545,696	1,441,427	1,337,158	1,232,890	1,128,620	1,024,352	920,083	815,814	711,546
5 Nine unit scheme (flats)	-	£200,584	1,974,950	1,857,216	1,739,482	1,621,748	1,504,014	1,386,280	1,268,546	1,150,812	1,033,078	915,344	797,610
6 Ten unit scheme (houses)	-	£359,804	4,284,006	4,075,356	3,866,708	3,658,059	3,449,409	3,240,761	3,032,112	2,823,463	2,614,814	2,406,165	2,197,516
7 Ten unit scheme (flats)	-	£214,593	2,471,988	2,325,039	2,178,089	2,031,139	1,884,190	1,737,241	1,590,291	1,443,342	1,296,392	1,149,442	1,002,493
8 Twenty unit scheme (houses and flats)	-	£668,614	6,741,360	6,382,335	6,023,310	5,664,285	5,305,260	4,946,235	4,587,209	4,228,184	3,869,159	3,510,134	3,151,109
9 Twenty unit scheme (flats)	-	£399,386	4,855,357	4,566,660	4,277,963	3,989,267	3,700,570	3,411,874	3,123,178	2,834,481	2,545,785	2,257,089	1,968,391
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	7,522,294	7,079,006	6,635,717	6,192,429	5,749,140	5,305,852	4,862,563	4,419,275	3,975,986	3,532,698	3,089,409
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	11,384,188	10,703,044	10,021,303	9,338,810	8,656,316	7,973,823	7,291,330	6,608,836	5,926,343	5,243,850	4,561,356
12 Fifty unit scheme (flats - higher density)	-	£466,544	8,655,623	8,036,250	7,416,877	6,797,505	6,178,132	5,558,759	4,939,387	4,320,014	3,700,642	3,081,269	2,461,897
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	14,723,751	13,869,369	13,014,987	12,160,605	11,306,223	10,451,841	9,596,220	8,740,145	7,884,069	7,027,994	6,171,918
14 Seventy unit scheme (flats - higher density)	-	£246,590	12,596,293	11,696,032	10,795,773	9,895,513	8,995,253	8,094,992	7,194,732	6,294,473	5,394,213	4,493,952	3,593,692
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	19,215,924	17,843,848	16,471,774	15,099,698	13,727,624	12,350,638	10,972,041	9,593,444	8,214,847	6,836,251	5,457,654
16 One hundred unit scheme (flats - higher density)	-	£999,738	20,250,612	19,033,574	17,816,536	16,599,498	15,382,460	14,165,421	12,948,382	11,731,344	10,514,306	9,297,268	8,080,229
17 Two hunded unit scheme (flats) with GF retail	-	£1,435,292	31,548,837	29,254,611	26,960,385	24,666,159	22,362,415	20,057,551	17,752,686	15,447,822	13,142,957	10,838,092	8,533,227
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	37,457,636	34,390,266	31,322,896	28,255,525	25,188,155	22,120,784	19,053,414	15,986,042	12,912,346	9,819,899	6,727,452
19 Five hundred unit scheme (flats)	-	£5,134,958	69,247,806	63,511,476	57,775,145	52,016,536	46,247,587	40,478,636	34,705,091	28,891,407	23,077,724	17,264,040	11,450,356
20 Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£1,236,194	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23 Data Centre	-	£2,959,733	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24 Office development	-	£1,782,971	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25 Office development	-	£1,485,810	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26 Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28 Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

							R	Residual land value	s				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH			30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£13,438	473,945	450,841	427,738	404,634	381,530	358,427	335,322	312,219	289,115	266,011	242,907
2 Two unit scheme (houses)	2	£17,917	947,89	901,683	855,475	809,268	763,060	716,852	670,645	624,437	578,230	532,022	485,814
3 Four unit scheme (houses)		£19,444	1,540,037	7 1,464,815	1,389,593	1,314,372	1,239,151	1,163,929	1,088,707	1,013,486	938,264	863,042	? 787,82°
4 Seven unit scheme (flats)	7	£33,211	1,754,233	1,649,964	1,545,696	1,441,427	1,337,158	1,232,890	1,128,620	1,024,352	920,083	815,814	711,546
5 Nine unit scheme (flats)	9	£28,125	1,974,950	1,857,216	1,739,482	1,621,748	1,504,014	1,386,280	1,268,546	1,150,812	1,033,078	915,344	797,610
6 Ten unit scheme (houses)	10	£50,450	4,284,006	4,075,356	3,866,708	3,658,059	3,449,409	3,240,761	3,032,112	2,823,463	2,614,814	2,406,165	2,197,516
7 Ten unit scheme (flats)	10	£30,089	2,471,988	3 2,325,039	2,178,089	2,031,139	1,884,190	1,737,241	1,590,291	1,443,342	1,296,392	1,149,442	1,002,493
8 Twenty unit scheme (houses and flats)	20	£93,750	6,741,360	6,382,335	6,023,310	5,664,285	5,305,260	4,946,235	4,587,209	4,228,184	3,869,159	3,510,134	3,151,109
9 Twenty unit scheme (flats)	20	£56,000	4,855,357	4,566,660	4,277,963	3,989,267	3,700,570	3,411,874	3,123,178	2,834,481	2,545,785	2,257,089	1,968,39
Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	7,522,294	7,079,006	6,635,717	6,192,429	5,749,140	5,305,852	4,862,563	4,419,275	3,975,986	3,532,698	3,089,409
11 Fifty unit scheme (flats - lower density)	50	£180,208	11,384,188	3 10,703,044	10,021,303	9,338,810	8,656,316	7,973,823	7,291,330	6,608,836	5,926,343	5,243,850	4,561,356
2 Fifty unit scheme (flats - higher density)	50	£65,417	8,655,623	8,036,250	7,416,877	6,797,505	6,178,132	5,558,759	4,939,387	4,320,014	3,700,642	3,081,269	2,461,89
3 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	14,723,75	1 13,869,369	13,014,987	12,160,605	11,306,223	10,451,841	9,596,220	8,740,145	7,884,069	7,027,994	6,171,918
4 Seventy unit scheme (flats - higher density)	70	£34,576	12,596,293	11,696,032	10,795,773	9,895,513	8,995,253	8,094,992	7,194,732	6,294,473	5,394,213	4,493,952	3,593,69
5 One hundred unit scheme (flats - lower density)	100	£147,500	19,215,924	17,843,848	16,471,774	15,099,698	13,727,624	12,350,638	10,972,041	9,593,444	8,214,847	6,836,251	5,457,65
6 One hundred unit scheme (flats - higher density)	100	£140,179	20,250,612	19,033,574	17,816,536	16,599,498	15,382,460	14,165,421	12,948,382	11,731,344	10,514,306	9,297,268	8,080,22
7 Two hunded unit scheme (flats) with GF retail	200	£201,250	31,548,837	7 29,254,611	26,960,385	24,666,159	22,362,415	20,057,551	17,752,686	15,447,822	13,142,957	10,838,092	8,533,22
8 Three hundred unit scheme (flats) with GF retail	300	£191,667	37,457,636	34,390,266	31,322,896	28,255,525	25,188,155	22,120,784	19,053,414	15,986,042	12,912,346	9,819,899	6,727,45
9 Five hundred unit scheme (flats)	500	£720,000	69,247,806	63,511,476	57,775,145	52,016,536	46,247,587	40,478,636	34,705,091	28,891,407	23,077,724	17,264,040	11,450,35
Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,71
21 Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,52
22 Comparison retail	-	£173,333	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,12
23 Data Centre	-	£415,000	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,51
24 Office development	-	£250,000	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,72
25 Office development	-	£208,333	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,06
Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,47
Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,57
28 Light industrial scheme		£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,45
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,17	1 4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

EALING LOCAL PLAN VIABILITY TESTING BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)	Sales value £10,326 psm	£10,175,259 P	FR HA	AH tenure	Rented 70%	so 30%	Frst Hms 0%	1					
BENOTIMANICEAND VALUE I (BESONDANI OI FISES)		210,173,203	LICTIA				F	Residual land valu	es				
Description	No of units	BLV 09	% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£273,460	505,951	481,248		431,839		382,431	357,727	333,022	308,319	283,614	258,911
2 Two unit scheme (houses)	2		1,011,902								616,637	567,229	517,821
3 Four unit scheme (houses) 4 Seven unit scheme (flats)	7	£395,705 £675,863	1,644,243 1,901,081			7 7		1,242,083 1,343,025		1,081,220 1,119,803	1,000,787 1,008,192	920,356 896,581	839,924 784,970
5 Nine unit scheme (flats)	9		2,140,762					1,510,639	1,384,615	1,119,603	1,132,566	1,006,540	880,515
6 Ten unit scheme (houses)	10	£1,026,684	4,575,603					3,459,459	3,236,230	3,013,001	2,789,772	2,566,543	2,343,315
7 Ten unit scheme (flats)	10	£612,333	2,678,945						1,735,161	1,577,864	1,420,567	1,263,269	1,105,972
8 Twenty unit scheme (houses and flats)	20	£1,907,861	7,245,324	6,861,102	6,476,878	6,092,655	5,708,431	5,324,207	4,939,984	4,555,760	4,171,538	3,787,314	3,403,091
9 Twenty unit scheme (flats)	20	£1,139,629	5,261,944	4,952,918	4,643,892	4,334,867	4,025,841	3,716,815	3,407,789	3,098,763	2,789,738	2,480,712	2,171,686
Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	8,150,001	7,675,327		6,725,979		5,776,631	5,301,958	4,827,284	4,352,610	3,877,935	3,403,262
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	12,359,172			10,169,495		8,709,710		7,246,966	6,515,385	5,783,806	5,052,226
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	9,546,564					6,226,965		4,899,126	4,235,207	3,571,287	2,907,368
13 Seventy unit scheme (Industrial/employment led scheme) 14 Seventy unit scheme (flats - higher density)	70	£2,724,002 £703,635	15,946,707 13,891,279					11,369,059 9,066,232	10,453,529 8,101,223	9,537,999 7,136,214	8,622,470 6,171,204	7,705,279 5,206,195	6,787,632 4,241,185
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	21,191,714	, , , , ,				13,837,391	12,366,526	10,888,850	9,410,606	7,932,363	6,454,120
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	22,003,150					15,479,824	14,175,159	12,870,493	11,565,828	10,261,163	8,956,498
17 Two hunded unit scheme (flats) with GF retail	200	£4,095,542	34,907,908					22,597,010	20,124,491	17,650,211	15,175,932	12,701,653	10,227,374
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	41,955,024			32,093,884		25,507,572		18,921,259	15,628,102	12,330,508	9,009,825
19 Five hundred unit scheme (flats)	500	£14,652,373	77,348,904	71,207,518	65,066,133	58,924,747	52,783,362	46,607,459	40,429,920	34,252,382	28,032,025	21,805,483	15,578,940
20 Two hundred unit Co-living scheme	-	£1,511,753	11,982,719					11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£10,175,259	1,082,520	1 1	1 1		1 1	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£3,527,423	9,790,120	1000		7 - 7		2 - 2			9,790,120		9,790,120
23 Data Centre	-	£8,445,465	6,041,519			, ,		6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24 Office development 25 Office development	-	£5,087,629	43,351,724					43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
26 Hotel development (160 rooms)	-	£4,239,691 £1,882,423	21,672,065 2,068,471					21,672,065 2,068,471	21,672,065 2,068,471	21,672,065 2,068,471	21,672,065 2,068,471	21,672,065 2,068,471	21,672,065 2,068,471
27 Hotel development (100 rooms)	-	£1,187,114	977,576						7 7	977,576	977,576	977,576	977,576
28 Light industrial scheme	_	£5,087,629	3,217,453			·	7	3.217.453	3,217,453	3.217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171		4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804
BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) Description	No of units	£6,656,344	% AH	5% AH	10% AH	15% AH		Residual land valu ∣25% AH	es 30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	NO OF UTILIS	£178,889	505,951							333,022	308,319		258,911
2 Two unit scheme (houses)	2		1,011,902								616,637	567,229	517,821
3 Four unit scheme (houses)	4	£258,858	1,644,243				-			1,081,220	1,000,787	920,356	839,924
4 Seven unit scheme (flats)	7	£442,129	1,901,081					1,343,025		1,119,803	1,008,192		784,970
5 Nine unit scheme (flats)	9	£374,419	2,140,762	2,014,737	1,888,713	1,762,688	1,636,664	1,510,639	1,384,615	1,258,590	1,132,566	1,006,540	880,515
6 Ten unit scheme (houses)	10	£671,625	4,575,603					3,459,459		3,013,001	2,789,772	2,566,543	2,343,315
7 Ten unit scheme (flats)	10	£400,569	2,678,945			2,207,053			1,735,161	1,577,864	1,420,567	1,263,269	1,105,972
8 Twenty unit scheme (houses and flats)	20	£1,248,065	7,245,324			1 1		5,324,207	4,939,984	4,555,760	4,171,538	3,787,314	3,403,091
9 Twenty unit scheme (flats)	20	£745,511	5,261,944					3,716,815		3,098,763	2,789,738	2,480,712	2,171,686
10 Thirty unit scheme (flats with retail use on ground floor) 11 Fifty unit scheme (flats - lower density)	30 50	£937,713 £2,399,057	8,150,001 12,359,172			6,725,979 10,169,495			5,301,958 7,978,546	4,827,284 7,246,966	4,352,610 6,515,385	3,877,935 5,783,806	3,403,262 5,052,226
12 Fifty unit scheme (flats - higher density)	50	£870,872	9,546,564					6,226,965		4,899,126	4,235,207	3,571,287	2,907,368
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	15,946,707					11,369,059	10,453,529	9,537,999	8,622,470	7,705,279	6,787,632
14 Seventy unit scheme (flats - higher density)	70	£460,296	13,891,279			1 1			8,101,223	7,136,214	6,171,204	5,206,195	4,241,185
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	21,191,714					13,837,391	12,366,526	10,888,850	9,410,606	7,932,363	6,454,120
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	22,003,150					15,479,824	14,175,159	12,870,493	11,565,828	10,261,163	8,956,498
17 Two hunded unit scheme (flats) with GF retail	200	£2,679,179	34,907,908						20,124,491	17,650,211	15,175,932	12,701,653	10,227,374
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	41,955,024		1 1	32,093,884		25,507,572		18,921,259	15,628,102	12,330,508	9,009,825
19 Five hundred unit scheme (flats)	500	£9,585,136	77,348,904					46,607,459	40,429,920	34,252,382	28,032,025	21,805,483	15,578,940
20 Two hundred unit Co-living scheme	-	£988,943	11,982,719							11,982,719	11,982,719		11,982,719
21 Large retail supermarket 22 Comparison retail	-	£6,656,344 £2,307,533	1,082,520 9,790,120	1 1							1,082,520 9,790,120		1,082,520 9,790,120
23 Data Centre	-	£5,524,766	6,041,519						6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
04 000		20,024,700	10.071.010	10.071,010	10.071,010	10,071,010	10.071,010	10.071,010	40.071,010	0,011,010	10.071.010	10.071	40.054.704

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					В	esidual land valu					
Description	No of units	, , , , , , , , , , , , , , , , , , , 	0% AH	5% AH	10% AH	15% AH		esiduai iand vaid 25% AH		35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£95,835		481,248	456,543	431,839	407,135	382,431	357,727	333,022	308,319		258,911
2 Two unit scheme (houses)	-	£127,780		962,494	913,086	863,678	814,270	764,862			616,637		517,82
3 Four unit scheme (houses)	-	£138,676	7 - 7 - 7	1,563,811	1,483,379	1,402,947	1,322,515	1,242,083	1,161,651	1,081,220	1,000,787		839,924
4 Seven unit scheme (flats)	-	£236,858		1,789,470	1,677,858	1,566,247	1,454,637	1,343,025	1,231,414	1,119,803	1,008,192		784,970
5 Nine unit scheme (flats)	-	£200,584	2,140,762	2,014,737	1,888,713	1,762,688	1,636,664	1,510,639	1,384,615	1,258,590	1,132,566	1,006,540	880,515
6 Ten unit scheme (houses)	-	£359,804	4,575,603	4,352,374	4,129,145	3,905,917	3,682,688	3,459,459	3,236,230	3,013,001	2,789,772	2,566,543	2,343,315
7 Ten unit scheme (flats)	-	£214,593	2,678,945	2,521,648	2,364,351	2,207,053	2,049,756	1,892,459	1,735,161	1,577,864	1,420,567	1,263,269	1,105,972
8 Twenty unit scheme (houses and flats)	-	£668,614	7,245,324	6,861,102	6,476,878	6,092,655	5,708,431	5,324,207	4,939,984	4,555,760	4,171,538	3,787,314	3,403,091
9 Twenty unit scheme (flats)	-	£399,386	5,261,944	4,952,918	4,643,892	4,334,867	4,025,841	3,716,815	3,407,789	3,098,763	2,789,738	2,480,712	2,171,686
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	8,150,001	7,675,327	7,200,653	6,725,979	6,251,305	5,776,631	5,301,958	4,827,284	4,352,610	3,877,935	3,403,262
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	12,359,172	11,629,279	10,899,387	10,169,495	9,439,603	8,709,710	7,978,546	7,246,966	6,515,385	5,783,806	5,052,226
12 Fifty unit scheme (flats - higher density)	-	£466,544	9,546,564	8,882,644	8,218,725	7,554,805	6,890,886	6,226,965	5,563,046	4,899,126	4,235,207	3,571,287	2,907,368
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	15,946,707	15,031,178	14,115,648	13,200,118	12,284,589	11,369,059	10,453,529	9,537,999	8,622,470	7,705,279	6,787,632
14 Seventy unit scheme (flats - higher density)	-	£246,590	13,891,279	12,926,270	11,961,260	10,996,251	10,031,242	9,066,232	8,101,223	7,136,214	6,171,204	5,206,195	4,241,185
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	21,191,714	19,720,850	18,249,985	16,779,120	15,308,256	13,837,391	12,366,526	10,888,850	9,410,606	7,932,363	6,454,120
16 One hundred unit scheme (flats - higher density)	-	£999,738	22,003,150	20,698,485	19,393,819	18,089,154	16,784,489	15,479,824	14,175,159	12,870,493	11,565,828	10,261,163	8,956,498
17 Two hunded unit scheme (flats) with GF retail	-	£1,435,292	34,907,908	32,445,729	29,983,549	27,521,369	25,059,190	22,597,010	20,124,491	17,650,211	15,175,932	12,701,653	10,227,374
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	41,955,024	38,677,932	35,387,041	32,093,884	28,800,728	25,507,572	22,214,416	18,921,259	15,628,102	12,330,508	9,009,825
19 Five hundred unit scheme (flats)	-	£5,134,958	77,348,904	71,207,518	65,066,133	58,924,747	52,783,362	46,607,459	40,429,920	34,252,382	28,032,025	21,805,483	15,578,940
20 Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£1,236,194	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23 Data Centre	-	£2,959,733	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24 Office development	-	£1,782,971	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25 Office development	-	£1,485,810	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26 Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28 Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

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977,576 3,217,453 4,013,171 4,815,804 43,351,724

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977,576 3,217,453 4,013,171 4,815,804

24 Office development

25 Office development
26 Hotel development (160 rooms)

27 Hotel development (100 rooms)

29 Industrial Scheme new build (50% plot ratio)
30 Industrial scheme intensification (60% plot ratio)

28 Light industrial scheme

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER	,	£500,000]					Residual land valu	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£13,438	505,951	481,248	456,543	431,839	407,135	382,431	357,727	333,022	308,319	283,614	258,911
2 Two unit scheme (houses)	2	£17,917	1,011,902	962,494	913,086	863,678	814,270	764,862	715,454	666,045	616,637	567,229	517,821
3 Four unit scheme (houses)	4	£19,444	1,644,243	1,563,811	1,483,379	1,402,947	1,322,515	1,242,083	1,161,651	1,081,220	1,000,787	920,356	839,924
4 Seven unit scheme (flats)	7	£33,211	1,901,081	1,789,470	1,677,858	1,566,247	1,454,637	1,343,025	1,231,414	1,119,803	1,008,192	896,581	784,970
5 Nine unit scheme (flats)	9	£28,125	2,140,762	2,014,737	1,888,713	1,762,688	1,636,664	1,510,639	1,384,615	1,258,590	1,132,566	1,006,540	880,515
6 Ten unit scheme (houses)	10	£50,450	4,575,603	4,352,374	4,129,145	3,905,917	3,682,688	3,459,459	3,236,230	3,013,001	2,789,772	2,566,543	2,343,315
7 Ten unit scheme (flats)	10	£30,089	2,678,945	2,521,648	2,364,351	2,207,053	2,049,756	1,892,459	1,735,161	1,577,864	1,420,567	1,263,269	1,105,972
8 Twenty unit scheme (houses and flats)	20	£93,750	7,245,324	6,861,102	6,476,878	6,092,655	5,708,431	5,324,207	4,939,984	4,555,760	4,171,538	3,787,314	3,403,091
9 Twenty unit scheme (flats)	20	£56,000	5,261,944	4,952,918	4,643,892	4,334,867	4,025,841	3,716,815	3,407,789	3,098,763	2,789,738	2,480,712	2,171,686
10 Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	8,150,001	7,675,327	7,200,653	6,725,979	6,251,305	5,776,631	5,301,958	4,827,284	4,352,610	3,877,935	3,403,262
11 Fifty unit scheme (flats - lower density)	50	£180,208	12,359,172	11,629,279	10,899,387	10,169,495	9,439,603	8,709,710	7,978,546	7,246,966	6,515,385	5,783,806	5,052,226
12 Fifty unit scheme (flats - higher density)	50	£65,417	9,546,564	8,882,644	8,218,725	7,554,805	6,890,886	6,226,965	5,563,046	4,899,126	4,235,207	3,571,287	2,907,368
13 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	15,946,707	15,031,178	14,115,648	13,200,118	12,284,589	11,369,059	10,453,529	9,537,999	8,622,470	7,705,279	6,787,632
14 Seventy unit scheme (flats - higher density)	70	£34,576	13,891,279	12,926,270	11,961,260	10,996,251	10,031,242	9,066,232	8,101,223	7,136,214	6,171,204	5,206,195	4,241,185
15 One hundred unit scheme (flats - lower density)	100	£147,500	21,191,714	19,720,850	18,249,985	16,779,120	15,308,256	13,837,391	12,366,526	10,888,850	9,410,606	7,932,363	6,454,120
16 One hundred unit scheme (flats - higher density)	100	£140,179	22,003,150	20,698,485	19,393,819	18,089,154	16,784,489	15,479,824	14,175,159	12,870,493	11,565,828	10,261,163	8,956,498
17 Two hunded unit scheme (flats) with GF retail	200		34,907,908	32,445,729	29,983,549	27,521,369	25,059,190	22,597,010	20,124,491	17,650,211	15,175,932	12,701,653	10,227,374
18 Three hundred unit scheme (flats) with GF retail	300	£191,667	41,955,024	38,677,932	35,387,041	32,093,884	28,800,728	25,507,572	22,214,416	18,921,259	15,628,102	12,330,508	9,009,825
19 Five hundred unit scheme (flats)	500	£720,000	77,348,904	71,207,518	65,066,133	58,924,747	52,783,362	46,607,459	40,429,920	34,252,382	28,032,025	21,805,483	15,578,940
20 Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£173,333	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23 Data Centre	-	£415,000	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24 Office development	-	£250,000	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25 Office development	-	£208,333	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26 Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28 Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

EALING LOCAL PLAN VIABILITY TESTING	Sales value £10,764 psn	n		AH tenure	Rented 70%	SO 30%	5 Frst Hms 0%						
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)	2.0,7 0 7 po	£10,175,259	PER HA	7 il i tolidio	rtontod 7070	00 00 70							
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	A CONTRACTOR OF THE CONTRACTOR	Residual land valu 25% AH	es 30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£273,460	537,958			459,045		406,436	380,131		327,523	301,218	274,914
2 Two unit scheme (houses)	2		1,075,915			918,089		812,871	760,262		655,044		
3 Four unit scheme (houses)	4							1,320,238	1,234,595		1,063,311		
4 Seven unit scheme (flats)	7		2,047,928			1,691,068		1,453,161	1,334,207		1,096,300		858,393
5 Nine unit scheme (flats)	9	£572,358	2,306,573	3 2,172,258	2,037,943	1,903,628	1,769,313	1,634,997	1,500,682	1,366,367	1,232,052	1,097,737	963,421
6 Ten unit scheme (houses)	10	£1,026,684	4,867,200	4,629,391	4,391,583	4,153,774	3,915,966	3,678,157	3,440,348	3,202,539	2,964,731	2,726,922	2,489,114
7 Ten unit scheme (flats)	10	£612,333	2,885,904	2,718,258	2,550,613	2,382,967	2,215,322	2,047,677	1,880,031	1,712,386	1,544,742	1,377,096	1,209,451
8 Twenty unit scheme (houses and flats)	20	£1,907,861	7,749,288	7,339,867	6,930,445	6,521,024	6,111,602	5,702,181	5,292,759	4,883,338	4,473,916	4,064,494	3,655,073
9 Twenty unit scheme (flats)	20	£1,139,629	5,668,532		5,009,822	4,680,467	4,351,111	4,021,756	3,692,400	3,363,046	3,033,691	2,704,335	2,374,980
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	8,777,707	8,271,648	7,765,589	7,259,530		6,247,411	5,741,352	5,235,293	4,729,234	4,223,174	3,717,115
11 Fifty unit scheme (flats - lower density)	50		13,334,156	12,555,513	11,776,872	10,998,231	10,219,590	9,440,947	8,662,306	7,883,665	7,104,429	6,323,762	5,543,094
12 Fifty unit scheme (flats - higher density)	50		10,437,505					6,895,172	6,186,705		4,769,771	4,061,305	
13 Seventy unit scheme (Industrial/employment led scheme)	70		17,169,664					12,286,276	11,309,599		9,356,244		7,402,888
14 Seventy unit scheme (flats - higher density)	70		15,186,265			12,096,989		10,037,472	9,007,713		6,948,196		
15 One hundred unit scheme (flats - lower density)	100		23,167,504			18,458,542		15,319,234	13,749,580		10,606,365		7,450,585
16 One hundred unit scheme (flats - higher density)	100		23,755,687			19,578,811	18,186,519	16,794,227	15,401,935		12,617,351		9,832,766
17 Two hunded unit scheme (flats) with GF retail	200		38,266,979					25,116,313	22,486,179		17,208,907	14,565,213	11,921,520
18 Three hundred unit scheme (flats) with GF retail	300		46,431,796		, , ,			28,894,360	25,375,418		18,337,533		11,292,198
19 Five hundred unit scheme (flats)	500		85,447,753		72,357,121	65,810,680		52,717,801	46,150,155		32,977,902		19,707,525
20 Two hundred unit Co-living scheme	-	£1,511,753	11,982,719					11,982,719	11,982,719		11,982,719		11,982,719
21 Large retail supermarket	-	£10,175,259	1,082,520					1,082,520	1,082,520	7	1,082,520	7 - 7 - 7 -	1,082,520
22 Comparison retail	-	£3,527,423	9,790,120										
23 Data Centre	-	£8,445,465	6,041,519		, , ,		, , ,	6,041,519	6,041,519		6,041,519		6,041,519
24 Office development	-	£5,087,629	43,351,724					43,351,724	43,351,724		43,351,724 21,672,065		43,351,724
25 Office development 26 Hotel development (160 rooms)	-	£4,239,691 £1,882,423	21,672,065 2,068,471			21,672,065 2,068,471		21,672,065 2,068,471	21,672,065 2,068,471	21,672,065 2,068,471	2,068,471	2,068,471	21,672,065 2,068,471
27 Hotel development (100 rooms)		£1,002,423 £1,187,114	977,576					977,576	977,576		977,576		
28 Light industrial scheme	-	£5,087,629				3,217,453	-	3,217,453	3,217,453	·	3,217,453	· ·	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259			4,013,171	4,013,171	4,013,171	4,013,171	4,013,171		4,013,171		4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259				4,815,804		4,815,804	4,815,804		4,815,804		
modstrar scrience interisincation (66 % plot ratio)		210,170,200	4,010,00	4,010,004	4,010,004	4,010,004	4,010,004	4,010,004	4,010,004	4,010,004	4,010,004	4,010,004	4,010,004
BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344						Residual land valu	06				
Description	No of units		0% AH	5% AH	10% AH	15% AH		25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	_	537,958			459,045		406,436	380,131		327,523		
2 Two unit scheme (houses)	2								760,262		655,044		
3 Four unit scheme (houses)	4								1,234,595		1,063,311		
4 Seven unit scheme (flats)	7					1,691,068		1,453,161	1,334,207		1,096,300		858,393
5 Nine unit scheme (flats)	9							1,634,997	1,500,682		1,232,052		963,421
6 Ten unit scheme (houses)	10							3,678,157	3,440,348		2,964,731		2,489,114
7 Ten unit scheme (flats)	10							2,047,677	1,880,031		1,544,742		1,209,451
8 Twenty unit scheme (houses and flats)	20							5,702,181	5,292,759		4,473,916		3,655,073
9 Twenty unit scheme (flats)	20		5,668,532			1 1	1 1	4,021,756	3,692,400		3,033,691		
10 Thirty unit scheme (flats with retail use on ground floor)	30								5,741,352		4,729,234		3,717,115
11 Fifty unit scheme (flats - lower density)	50		13,334,156						8,662,306		7,104,429		
12 Fifty unit scheme (flats - higher density)	50							6,895,172	6,186,705		4,769,771		
13 Seventy unit scheme (Industrial/employment led scheme)	70							12,286,276	11,309,599		9,356,244		
14 Seventy unit scheme (flats - higher density)	70		15,186,265			12,096,989		10,037,472	9,007,713		6,948,196		4,888,678
15 One hundred unit scheme (flats - lower density)	100		23,167,504			18,458,542	16,888,888	15,319,234	13,749,580	12,179,926	10,606,365	9,028,475	7,450,585
16 One hundred unit scheme (flats - higher density)	100							16,794,227	15,401,935		12,617,351	11,225,058	9,832,766
17 Two hunded unit scheme (flats) with GF retail	200	£2,679,179	38,266,979	35,636,846	33,006,713	30,376,579	27,746,446	25,116,313	22,486,179	19,852,601	17,208,907	14,565,213	11,921,520
18 Three hundred unit scheme (flats) with GF retail	300			42,930,865	39,429,935	35,929,004	32,413,302	28,894,360	25,375,418	21,856,476	18,337,533	14,818,590	11,292,198
19 Five hundred unit scheme (flats)	500	£9 585 136	85 447 753	78 903 561	72 357 121	65 810 680	59 264 241	52 717 801	46 150 155	39 564 029	32 977 902	26 346 926	19 707 525

32,977,902

11,982,719

6,041,519

43,351,724

21,672,065

2,068,471

4,815,804

26,346,926

11,982,719

6,041,519

43,351,724

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4,013,171 4,815,804

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2,068,471

977,576 3,217,453

4,013,171 4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943	_					Residual land valu	7	r	I.		
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£95,835	537,958	511,653	485,348	459,045	432,740	406,436	380,131	353,826	327,523	301,218	274,91
2 Two unit scheme (houses)	-	£127,780	1,075,915	1,023,306	970,698	918,089	865,479	812,871	760,262	707,654	655,044	602,435	549,82
3 Four unit scheme (houses)	-	£138,676	1,748,449	1,662,806	1,577,165	1,491,522	1,405,880	1,320,238	1,234,595	1,148,953	1,063,311	977,669	892,02
4 Seven unit scheme (flats)	-	£236,858	2,047,928	1,928,975	1,810,021	1,691,068	1,572,114	1,453,161	1,334,207	1,215,254	1,096,300	977,347	858,39
5 Nine unit scheme (flats)	-	£200,584	2,306,573	2,172,258	2,037,943	1,903,628	1,769,313	1,634,997	1,500,682	1,366,367	1,232,052	1,097,737	963,42
6 Ten unit scheme (houses)	-	£359,804	4,867,200	1 1	4,391,583	4,153,774	3,915,966	3,678,157	3,440,348	3,202,539	2,964,731	2,726,922	2,489,11
7 Ten unit scheme (flats)	-	£214,593	2,885,904	2,718,258	2,550,613	2,382,967	2,215,322	2,047,677	1,880,031	1,712,386	1,544,742	1,377,096	1,209,45
8 Twenty unit scheme (houses and flats)	-	£668,614	7,749,288	7,339,867	6,930,445	6,521,024	6,111,602	5,702,181	5,292,759	4,883,338	4,473,916	4,064,494	3,655,07
9 Twenty unit scheme (flats)	-	£399,386	5,668,532	5,339,177	5,009,822	4,680,467	4,351,111	4,021,756	3,692,400	3,363,046	3,033,691	2,704,335	2,374,980
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	8,777,707	8,271,648	7,765,589	7,259,530	6,753,470	6,247,411	5,741,352	5,235,293	4,729,234	4,223,174	3,717,11
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	13,334,156	12,555,513	11,776,872	10,998,231	10,219,590	9,440,947	8,662,306	7,883,665	7,104,429	6,323,762	5,543,094
12 Fifty unit scheme (flats - higher density)	-	£466,544	10,437,505	9,729,038	9,020,572	8,312,105	7,603,638	6,895,172	6,186,705	5,478,238	4,769,771	4,061,305	3,352,83
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	17,169,664	16,192,986	15,216,309	14,239,631	13,262,954	12,286,276	11,309,599	10,332,921	9,356,244	8,379,566	7,402,88
14 Seventy unit scheme (flats - higher density)	-	£246,590	15,186,265	14,156,507	13,126,747	12,096,989	11,067,231	10,037,472	9,007,713	7,977,954	6,948,196	5,918,438	4,888,67
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	23,167,504	21,597,850	20,028,196	18,458,542	16,888,888	15,319,234	13,749,580	12,179,926	10,606,365	9,028,475	7,450,58
16 One hundred unit scheme (flats - higher density)	-	£999,738	23,755,687	22,363,395	20,971,104	19,578,811	18,186,519	16,794,227	15,401,935	14,009,642	12,617,351	11,225,058	9,832,76
17 Two hunded unit scheme (flats) with GF retail	-	£1,435,292	38,266,979	35,636,846	33,006,713	30,376,579	27,746,446	25,116,313	22,486,179	19,852,601	17,208,907	7 14,565,213	11,921,520
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	46,431,796	42,930,865	39,429,935	35,929,004	32,413,302	28,894,360	25,375,418	21,856,476	18,337,533	14,818,590	11,292,198
19 Five hundred unit scheme (flats)	-	£5,134,958	85,447,753	78,903,561	72,357,121	65,810,680	59,264,241	52,717,801	46,150,155	39,564,029	32,977,902	26,346,926	19,707,52
20 Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£1,236,194	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23 Data Centre	-	£2,959,733	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24 Office development	-	£1,782,971	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,72
25 Office development	-	£1,485,810	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,06
26 Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,47
27 Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,570
28 Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,45
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,17
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

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19 Five hundred unit scheme (flats)

26 Hotel development (160 rooms)

27 Hotel development (100 rooms)

29 Industrial Scheme new build (50% plot ratio)

30 Industrial scheme intensification (60% plot ratio)

21 Large retail supermarket

22 Comparison retail

24 Office development

25 Office development

28 Light industrial scheme

23 Data Centre

20 Two hundred unit Co-living scheme

							R	Residual land value	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	•	£13,438	537,958	511,653	485,348	459,045	432,740	406,436	380,131	353,826	327,523	301,218	274,914
2 Two unit scheme (houses)	2	£17,917	1,075,915	5 1,023,306	970,698	918,089	865,479	812,871	760,262	707,654	655,044	602,435	549,827
3 Four unit scheme (houses)	4	£19,444	1,748,449	9 1,662,806	1,577,165	1,491,522	1,405,880	1,320,238	1,234,595	1,148,953	1,063,311	977,669	892,02
4 Seven unit scheme (flats)		£33,211	2,047,928	1,928,975	1,810,021	1,691,068	1,572,114	1,453,161	1,334,207	1,215,254	1,096,300	977,347	858,393
5 Nine unit scheme (flats)	9	£28,125	2,306,573	3 2,172,258	2,037,943	1,903,628	1,769,313	1,634,997	1,500,682	1,366,367	1,232,052	1,097,737	963,42
6 Ten unit scheme (houses)	10	£50,450	4,867,200	4,629,391	4,391,583	4,153,774	3,915,966	3,678,157	3,440,348	3,202,539	2,964,731	2,726,922	2,489,114
7 Ten unit scheme (flats)	10	£30,089	2,885,904	2,718,258	2,550,613	2,382,967	2,215,322	2,047,677	1,880,031	1,712,386	1,544,742	1,377,096	1,209,45
8 Twenty unit scheme (houses and flats)	20	£93,750	7,749,288	7,339,867	6,930,445	6,521,024	6,111,602	5,702,181	5,292,759	4,883,338	4,473,916	4,064,494	3,655,073
9 Twenty unit scheme (flats)	20	£56,000	5,668,532	5,339,177	5,009,822	4,680,467	4,351,111	4,021,756	3,692,400	3,363,046	3,033,691	2,704,335	2,374,98
Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	8,777,707	7 8,271,648	7,765,589	7,259,530	6,753,470	6,247,411	5,741,352	5,235,293	4,729,234	4,223,174	3,717,11
11 Fifty unit scheme (flats - lower density)	50	£180,208	13,334,156	12,555,513	11,776,872	10,998,231	10,219,590	9,440,947	8,662,306	7,883,665	7,104,429	6,323,762	5,543,09
2 Fifty unit scheme (flats - higher density)	50	£65,417	10,437,505	5 9,729,038	9,020,572	8,312,105	7,603,638	6,895,172	6,186,705	5,478,238	4,769,771	4,061,305	3,352,83
3 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	17,169,664	16,192,986	15,216,309	14,239,631	13,262,954	12,286,276	11,309,599	10,332,921	9,356,244	8,379,566	7,402,88
4 Seventy unit scheme (flats - higher density)	70	£34,576	15,186,265	5 14,156,507	13,126,747	12,096,989	11,067,231	10,037,472	9,007,713	7,977,954	6,948,196	5,918,438	4,888,67
5 One hundred unit scheme (flats - lower density)	100	£147,500	23,167,504	1 21,597,850	20,028,196	18,458,542	16,888,888	15,319,234	13,749,580	12,179,926	10,606,365	9,028,475	7,450,58
6 One hundred unit scheme (flats - higher density)	100	£140,179	23,755,687	7 22,363,395	20,971,104	19,578,811	18,186,519	16,794,227	15,401,935	14,009,642	12,617,351	11,225,058	9,832,76
7 Two hunded unit scheme (flats) with GF retail	200		38,266,979	35,636,846	33,006,713	30,376,579	27,746,446	25,116,313	22,486,179	19,852,601	17,208,907	14,565,213	11,921,52
8 Three hundred unit scheme (flats) with GF retail	300	£191,667	46,431,796	42,930,865	39,429,935	35,929,004	32,413,302	28,894,360	25,375,418	21,856,476	18,337,533	14,818,590	11,292,19
9 Five hundred unit scheme (flats)	500	£720,000	85,447,753	78,903,561	72,357,121	65,810,680	59,264,241	52,717,801	46,150,155	39,564,029	32,977,902	26,346,926	19,707,52
Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,71
21 Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,52
22 Comparison retail	-	£173,333	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,12
23 Data Centre	-	£415,000	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,51
24 Office development	-	£250,000	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,72
25 Office development	-	£208,333	21,672,065	5 21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,06
Hotel development (160 rooms)	-	£92,500	2,068,471	1 2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,47
Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,57
28 Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,45
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	1 4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,17
Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804



Appendix 8 - Appraisal results - growth

EALING LOCAL PLAN VIABILITY TESTING BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)	Sales value £7,260 psn	£10.175.259	DED HA	AH tenure	Rented 70%	SO 30%	Frst Hms 0%						
SENGTIMARY LAND VALUE I (SECONDARY OF FICES)		210,173,233					R	tesidual land valu	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£273,460	341,489	325,802	310,116	294,429	278,743	263,055	247,369	231,682	215,996	200,309	184,62
2 Two unit scheme (houses)	2	£364,613	682,977	651,604	620,231	588,857	557,484	526,111	494,738	463,364	431,991	400,618	369,24
3 Four unit scheme (houses)	4	£395,705	1,108,783	1,057,710	1,006,637	955,565	904,492	853,419	802,347	751,274	700,201	649,129	598,05
4 Seven unit scheme (flats)	7	£675,863	1,104,351	1,034,311	964,270	894,231	824,191	754,151	684,111	614,071	544,031	473,991	403,95
5 Nine unit scheme (flats)	9	£572,358	1,241,142	1,162,057	1,082,972	1,003,887	924,802	845,717	766,632	687,548	608,463	529,378	450,292
6 Ten unit scheme (houses)	10	£1,026,684	3,074,031	2,933,238	2,792,445	2,651,652	2,510,858	2,370,065	2,229,271	2,088,479	1,947,685	1,806,892	1,666,098
7 Ten unit scheme (flats)	10	£612,333	1,556,087	1,457,377	1,358,667	1,259,958	1,161,248	1,062,538	963,829	865,119	766,409	667,699	568,99
8 Twenty unit scheme (houses and flats)	20	£1,907,861	4,582,844	4,341,227	4,099,609	3,857,991	3,616,373	3,374,755	3,133,137	2,891,519	2,649,902	2,408,283	2,166,66
9 Twenty unit scheme (flats)	20	£1,139,629	3,055,980	2,861,753	2,667,404	2,473,055	2,278,707	2,084,358	1,890,010	1,695,661	1,501,313	1,306,964	1,112,61
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	4,782,402	4,485,799	4,189,196	3,892,592	3,595,989	3,299,385	3,002,782	2,706,179	2,409,575	2,112,972	1,816,36
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	7,007,852	6,556,420	6,104,988	5,653,555	5,202,122	4,750,689	4,299,256	3,847,823	3,396,392	2,944,959	2,493,52
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	4,509,107	4,097,200	3,685,292	3,273,384	2,861,477	2,449,569	2,037,661	1,625,754	1,213,846	801,938	390,03
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	9,315,813	8,749,565	8,183,316	7,617,068	7,050,820	6,484,573	5,918,325	5,352,077	4,785,828	4,219,581	3,653,33
14 Seventy unit scheme (flats - higher density)	70	£703,635	6,569,538	5,970,828	5,372,119	4,773,410	4,174,701	3,575,992	2,977,282	2,378,574	1,779,865	1,181,155	582,440
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	9,951,151	9,042,670	8,134,188	7,225,707	6,317,225	5,408,744	4,498,996	3,583,429	2,667,861	1,752,293	836,720
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	12,422,852	11,617,024	10,811,195	10,005,367	9,199,538	8,393,710	7,587,882	6,782,053	5,976,225	5,170,397	4,364,56
17 Two hunded unit scheme (flats) with GF retail	200	£4,095,542	15,715,170	14,214,389	12,705,550	11,196,710	9,687,871	8,179,031	6,670,192	5,161,352	3,652,513	2,143,673	618,729
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	15,783,441	13,777,026	11,770,612	9,764,197	7,757,783	5,751,367	3,736,851	1,708,959	- 323,447	- 2,380,035	- 4,440,493
19 Five hundred unit scheme (flats)	500	£14,652,373	30,153,902	26,269,779	22,385,656	18,501,533	14,583,726	10,663,694	6,743,662	2,823,630	- 1,133,742	- 5,159,558	- 9,185,374
20 Two hundred unit Co-living scheme	-	£1,511,753	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,98
21 Large retail supermarket	-	£10,175,259	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,66
22 Comparison retail	-	£3,527,423	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23 Data Centre	-	£8,445,465	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,82
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24 Office development

25 Office development

28 Light industrial scheme

26 Hotel development (160 rooms)

27 Hotel development (100 rooms)

29 Industrial Scheme new build (50% plot ratio)
30 Industrial scheme intensification (60% plot ratio)

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ENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	l .				F	Residual land valu	ies				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	341,489	325,802	310,116	294,429	278,743	263,055	247,369	231,682	215,996	200,309	184,6
2 Two unit scheme (houses)	2	£238,519	682,977	651,604	620,231	588,857	557,484	526,111	494,738	463,364	431,991	400,618	369,2
3 Four unit scheme (houses)	4	£258,858	1,108,783	1,057,710	1,006,637	955,565	904,492	853,419	802,347	751,274	700,201	649,129	598,0
4 Seven unit scheme (flats)	7	£442,129	1,104,351	1,034,311	964,270	894,231	824,191	754,151	684,111	614,071	544,031	473,991	403,9
5 Nine unit scheme (flats)	9	£374,419	1,241,142	1,162,057	1,082,972	1,003,887	924,802	845,717	766,632	687,548	608,463	529,378	450,2
6 Ten unit scheme (houses)	10	£671,625	3,074,031	2,933,238	2,792,445	2,651,652	2,510,858	2,370,065	2,229,271	2,088,479	1,947,685	1,806,892	1,666,0
7 Ten unit scheme (flats)	10	£400,569	1,556,087	1,457,377	1,358,667	1,259,958	1,161,248	1,062,538	963,829	865,119	766,409	667,699	568,9
8 Twenty unit scheme (houses and flats)	20	£1,248,065	4,582,844	4,341,227	4,099,609	3,857,991	3,616,373	3,374,755	3,133,137	2,891,519	2,649,902	2,408,283	2,166,6
9 Twenty unit scheme (flats)	20	£745,511	3,055,980	2,861,753	2,667,404	2,473,055	2,278,707	2,084,358	1,890,010	1,695,661	1,501,313	1,306,964	1,112,6
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	4,782,402	4,485,799	4,189,196	3,892,592	3,595,989	3,299,385	3,002,782	2,706,179	2,409,575	2,112,972	1,816,3
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	7,007,852	6,556,420	6,104,988	5,653,555	5,202,122	4,750,689	4,299,256	3,847,823	3,396,392	2,944,959	2,493,5
12 Fifty unit scheme (flats - higher density)	50	£870,872	4,509,107	4,097,200	3,685,292	3,273,384	2,861,477	2,449,569	2,037,661	1,625,754	1,213,846	801,938	390,0
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	9,315,813	8,749,565	8,183,316	7,617,068	7,050,820	6,484,573	5,918,325	5,352,077	4,785,828	4,219,581	3,653,3
14 Seventy unit scheme (flats - higher density)	70	£460,296	6,569,538	5,970,828	5,372,119	4,773,410	4,174,701	3,575,992	2,977,282	2,378,574	1,779,865	1,181,155	582,4
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	9,951,151	9,042,670	8,134,188	7,225,707	6,317,225	5,408,744	4,498,996	3,583,429	2,667,861	1,752,293	836,7
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	12,422,852	11,617,024	10,811,195	10,005,367	9,199,538	8,393,710	7,587,882	6,782,053	5,976,225	5,170,397	4,364,5
17 Two hunded unit scheme (flats) with GF retail	200	£2,679,179	15,715,170	14,214,389	12,705,550	11,196,710	9,687,871	8,179,031	6,670,192	5,161,352	3,652,513	2,143,673	618,7
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	15,783,441	13,777,026	11,770,612	9,764,197	7,757,783	5,751,367	3,736,851	1,708,959	- 323,447	- 2,380,035	5 - 4,440,4
19 Five hundred unit scheme (flats)	500	£9,585,136	30,153,902	26,269,779	22,385,656	18,501,533	14,583,726	10,663,694	6,743,662	2,823,630	- 1,133,742	2 - 5,159,558	9,185,3
20 Two hundred unit Co-living scheme	-	£988,943	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,9
21 Large retail supermarket	-	£6,656,344	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,6
22 Comparison retail	-	£2,307,533	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,4
23 Data Centre	-	£5,524,766	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,8
24 Office development	-	£3,328,172	2 - 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	24,378,940	24,378,9
25 Office development	-	£2,773,477	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	12,193,320	0 - 12,193,3
26 Hotel development (160 rooms)	-	£1,231,424	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,1
27 Hotel development (100 rooms)	-	£776,574	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,6
28 Light industrial scheme	-	£3,328,172	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,6
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,5
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,9

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					F	Residual land valu	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)		£95,835	341,489	325,802	310,116	294,429	278,743	263,055	247,369	231,682	215,996	200,309	184,62
2 Two unit scheme (houses)	-	£127,780	682,977	651,604	620,231	588,857	557,484	526,111	494,738	463,364	431,991	400,618	369,24
3 Four unit scheme (houses)	-	£138,676	1,108,783	1,057,710	1,006,637	955,565	904,492	853,419	802,347	751,274	700,201	649,129	598,05
4 Seven unit scheme (flats)	-	£236,858	1,104,351	1,034,311	964,270	894,231	824,191	754,151	684,111	614,071	544,031	473,991	403,95
5 Nine unit scheme (flats)	-	£200,584	1,241,142	1,162,057	1,082,972	1,003,887	924,802	845,717	766,632	687,548	608,463	529,378	450,29
6 Ten unit scheme (houses)	-	£359,804	3,074,031	2,933,238	2,792,445	2,651,652	2,510,858	2,370,065	2,229,271	2,088,479	1,947,685	1,806,892	1,666,09
7 Ten unit scheme (flats)	-	£214,593	1,556,087	1,457,377	1,358,667	1,259,958	1,161,248	1,062,538	963,829	865,119	766,409	667,699	568,99
8 Twenty unit scheme (houses and flats)	-	£668,614	4,582,844	4,341,227	4,099,609	3,857,991	3,616,373	3,374,755	3,133,137	2,891,519	2,649,902	2,408,283	2,166,66
9 Twenty unit scheme (flats)	-	£399,386	3,055,980	2,861,753	2,667,404	2,473,055	2,278,707	2,084,358	1,890,010	1,695,661	1,501,313	1,306,964	1,112,61
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	4,782,402	4,485,799	4,189,196	3,892,592	3,595,989	3,299,385	3,002,782	2,706,179	2,409,575	2,112,972	1,816,36
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	7,007,852	6,556,420	6,104,988	5,653,555	5,202,122	4,750,689	4,299,256	3,847,823	3,396,392	2,944,959	2,493,52
12 Fifty unit scheme (flats - higher density)	-	£466,544	4,509,107	4,097,200	3,685,292	3,273,384	2,861,477	2,449,569	2,037,661	1,625,754	1,213,846	801,938	390,03
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	9,315,813	8,749,565	8,183,316	7,617,068	7,050,820	6,484,573	5,918,325	5,352,077	4,785,828	4,219,581	3,653,33
14 Seventy unit scheme (flats - higher density)	-	£246,590	6,569,538	5,970,828	5,372,119	4,773,410	4,174,701	3,575,992	2,977,282	2,378,574	1,779,865	1,181,155	582,44
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	9,951,151	9,042,670	8,134,188	7,225,707	6,317,225	5,408,744	4,498,996	3,583,429	2,667,861	1,752,293	836,72
16 One hundred unit scheme (flats - higher density)	-	£999,738	12,422,852	11,617,024	10,811,195	10,005,367	9,199,538	8,393,710	7,587,882	6,782,053	5,976,225	5,170,397	4,364,56
17 Two hunded unit scheme (flats) with GF retail	-	£1,435,292	15,715,170	14,214,389	12,705,550	11,196,710	9,687,871	8,179,031	6,670,192	5,161,352	3,652,513	2,143,673	618,72
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	15,783,441	13,777,026	11,770,612	9,764,197	7,757,783	5,751,367	3,736,851	1,708,959	- 323,447	2,380,035	4,440,49
19 Five hundred unit scheme (flats)	-	£5,134,958	30,153,902	26,269,779	22,385,656	18,501,533	14,583,726	10,663,694	6,743,662	2,823,630	- 1,133,742	2 - 5,159,558	9,185,37
20 Two hundred unit Co-living scheme	-	£529,797	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,98
21 Large retail supermarket	-	£3,565,943	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,66
22 Comparison retail	-	£1,236,194	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,48
23 Data Centre	-	£2,959,733	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,82
24 Office development	-	£1,782,971	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	24,378,940	24,378,94
25 Office development	-	£1,485,810	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	12,193,320	12,193,32
26 Hotel development (160 rooms)	-	£659,699	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,13
27 Hotel development (100 rooms)	-	£416,027	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,64
28 Light industrial scheme	-	£1,782,971	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,65
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,59
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,90

							F	Residual land valu	ies				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£13,438	341,489	325,802	310,116	294,429	278,743	263,055	247,369	231,682	215,996	200,309	184,62
2 Two unit scheme (houses)	2	£17,917	7 682,977	651,604	620,231	588,857	557,484	526,111	494,738	463,364	431,991	400,618	369,24
3 Four unit scheme (houses)	4	£19,444	4 1,108,783	1,057,710	1,006,637	955,565	904,492	853,419	802,347	751,274	700,201	649,129	598,05
4 Seven unit scheme (flats)	7	£33,21	1,104,351	1,034,311	964,270	894,231	824,191	754,151	684,111	614,071	544,031	473,991	403,95
5 Nine unit scheme (flats)	9	£28,125	5 1,241,142	1,162,057	1,082,972	1,003,887	924,802	845,717	766,632	687,548	608,463	529,378	450,29
6 Ten unit scheme (houses)	10	£50,450	0 3,074,031	2,933,238	2,792,445	2,651,652	2,510,858	2,370,065	2,229,271	2,088,479	1,947,685	1,806,892	1,666,09
7 Ten unit scheme (flats)	10	£30,089	9 1,556,087	1,457,377	1,358,667	1,259,958	1,161,248	1,062,538	963,829	865,119	766,409	667,699	568,99
8 Twenty unit scheme (houses and flats)	20	£93,750	0 4,582,844	4,341,227	4,099,609	3,857,991	3,616,373	3,374,755	3,133,137	2,891,519	2,649,902	2,408,283	2,166,66
9 Twenty unit scheme (flats)	20	£56,000	0 3,055,980	2,861,753	2,667,404	2,473,055	2,278,707	2,084,358	1,890,010	1,695,661	1,501,313	1,306,964	1,112,61
10 Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	8 4,782,402	4,485,799	4,189,196	3,892,592	3,595,989	3,299,385	3,002,782	2,706,179	2,409,575	2,112,972	1,816,36
11 Fifty unit scheme (flats - lower density)	50	£180,208	7,007,852	6,556,420	6,104,988	5,653,555	5,202,122	4,750,689	4,299,256	3,847,823	3,396,392	2,944,959	2,493,52
12 Fifty unit scheme (flats - higher density)	50		7 4,509,107	4,097,200	3,685,292	3,273,384	2,861,477	2,449,569	2,037,661	1,625,754	1,213,846	801,938	390,03
13 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	9,315,813	8,749,565	8,183,316	7,617,068	7,050,820	6,484,573	5,918,325	5,352,077	4,785,828	4,219,581	3,653,33
14 Seventy unit scheme (flats - higher density)	70	£34,576	6,569,538	5,970,828	5,372,119	4,773,410	4,174,701	3,575,992	2,977,282	2,378,574	1,779,865	1,181,155	582,44
15 One hundred unit scheme (flats - lower density)	100	£147,500	9,951,151	9,042,670	8,134,188	7,225,707	6,317,225	5,408,744	4,498,996	3,583,429	2,667,861	1,752,293	836,72
16 One hundred unit scheme (flats - higher density)	100	£140,179	9 12,422,852	11,617,024	10,811,195	10,005,367	9,199,538	8,393,710	7,587,882	6,782,053	5,976,225	5,170,397	4,364,56
17 Two hunded unit scheme (flats) with GF retail	200		0 15,715,170	14,214,389	12,705,550	11,196,710	9,687,871	8,179,031	6,670,192	5,161,352	3,652,513	2,143,673	618,72
18 Three hundred unit scheme (flats) with GF retail	300	£191,667	7 15,783,441	13,777,026	11,770,612	9,764,197	7,757,783	5,751,367	3,736,851	1,708,959	- 323,447	- 2,380,035	- 4,440,49
19 Five hundred unit scheme (flats)	500	£720,000	0 30,153,902	26,269,779	22,385,656	18,501,533	14,583,726	10,663,694	6,743,662	2,823,630	- 1,133,742	-,,	- 9,185,37
20 Two hundred unit Co-living scheme	-	£74,286	6 14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,98
21 Large retail supermarket	-	£500,000	0 1,746,665		1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,66
22 Comparison retail	-	£173,333	3 8,620,488	8,620,488	8,620,488	8,620,488		8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,48
23 Data Centre	-	£415,000	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,82
24 Office development	-	£250,000	0 - 24,378,940	24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,94
25 Office development	-	£208,333	3 - 12,193,320	12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,32
26 Hotel development (160 rooms)	-	£92,500	0 3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,13
27 Hotel development (100 rooms)	-	£58,333	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,64
28 Light industrial scheme	-	£250,000	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,65
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	0 4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,59
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	0 5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,90

EALING LOCAL PLAN VIABILITY TESTING	Sales value £7,698 psn	n		AH tenure	Rented 70%	SO 30%	Frst Hms 0%	, 0					
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£10,175,259	PER HA										
								Residual land valu	ies				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£273,460	378,571	361,031	343,490	325,949	308,408	290,868	273,327	255,786	238,245	220,704	203,1
2 Two unit scheme (houses)	2	£364,613	757,142	722,060	686,979	651,898	616,816	581,735	546,653	511,572	476,491	441,409	406,3
3 Four unit scheme (houses)	4	£395,705	1,229,517	1,172,408	1,115,298	1,058,189	1,001,079	943,970	886,860	829,751	772,642	715,532	658,4
4 Seven unit scheme (flats)	7	£675,863	1,274,490	1,195,943	1,117,396	1,038,849	960,302	881,755	803,209	724,662	646,115	567,567	489,0
5 Nine unit scheme (flats)	9	£572,358	1,433,253	1,344,563	1,255,872	1,167,182	1,078,491	989,801	901,110	812,420	723,729	635,039	546,3
6 Ten unit scheme (houses)	10	£1,026,684	3,411,879	3,254,194	3,096,508	2,938,823	2,781,136	2,623,450	2,465,765	2,308,079	2,150,393	1,992,708	1,835,0
7 Ten unit scheme (flats)	10	£612,333	1,795,870	1,685,171	1,574,472	1,463,773	1,353,074	1,242,376	1,131,676	1,020,977	910,279	799,580	688,8
8 Twenty unit scheme (houses and flats)	20	£1,907,861	5,166,742	4,895,929	4,625,117	4,354,304	4,083,491	3,812,679	3,541,866	3,271,052	3,000,240	2,729,427	2,458,6
9 Twenty unit scheme (flats)	20	£1,139,629	3,527,057	3,309,579	3,092,099	2,874,621	2,657,142	2,439,664	2,222,185	2,004,504	1,786,398	1,568,292	1,350,1
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	5,509,670	5,176,703	4,843,736	4,510,769	4,177,803	3,844,835	3,511,869	3,178,902	2,845,936	2,512,968	2,180,0
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	8,145,304	7,636,999	7,128,694	6,620,388	6,112,083	5,603,778	5,095,472	4,587,167	4,078,862	3,570,556	3,062,2
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	5,541,848	5,080,554	4,619,259	4,157,965	3,695,862	3,231,805	2,767,748	2,303,692	1,839,636	1,375,579	911,5

2 I wo unit scheme (houses)	2	£364,613	757,142	722,060	686,979	651,898	616,816	581,735	546,653	511,572	476,491	441,409	406,328
3 Four unit scheme (houses)	4	£395,705	1,229,517	1,172,408	1,115,298	1,058,189	1,001,079	943,970	886,860	829,751	772,642	715,532	658,423
4 Seven unit scheme (flats)	7	£675,863	1,274,490	1,195,943	1,117,396	1,038,849	960,302	881,755	803,209	724,662	646,115	567,567	489,020
5 Nine unit scheme (flats)	9	£572,358	1,433,253	1,344,563	1,255,872	1,167,182	1,078,491	989,801	901,110	812,420	723,729	635,039	546,348
6 Ten unit scheme (houses)	10	£1,026,684	3,411,879	3,254,194	3,096,508	2,938,823	2,781,136	2,623,450	2,465,765	2,308,079	2,150,393	1,992,708	1,835,022
7 Ten unit scheme (flats)	10	£612,333	1,795,870	1,685,171	1,574,472	1,463,773	1,353,074	1,242,376	1,131,676	1,020,977	910,279	799,580	688,881
8 Twenty unit scheme (houses and flats)	20	£1,907,861	5,166,742	4,895,929	4,625,117	4,354,304	4,083,491	3,812,679	3,541,866	3,271,052	3,000,240	2,729,427	2,458,614
9 Twenty unit scheme (flats)	20	£1,139,629	3,527,057	3,309,579	3,092,099	2,874,621	2,657,142	2,439,664	2,222,185	2,004,504	1,786,398	1,568,292	1,350,187
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	5,509,670	5,176,703	4,843,736	4,510,769	4,177,803	3,844,835	3,511,869	3,178,902	2,845,936	2,512,968	2,180,002
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	8,145,304	7,636,999	7,128,694	6,620,388	6,112,083	5,603,778	5,095,472	4,587,167	4,078,862	3,570,556	3,062,252
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	5,541,848	5,080,554	4,619,259	4,157,965	3,695,862	3,231,805	2,767,748	2,303,692	1,839,636	1,375,579	911,522
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	10,742,557	10,104,972	9,467,387	8,829,802	8,192,217	7,554,632	6,917,047	6,279,461	5,641,876	5,004,291	4,366,705
14 Seventy unit scheme (flats - higher density)	70	£703,635	8,070,412	7,399,919	6,729,426	6,058,933	5,387,483	4,712,975	4,038,467	3,363,959	2,689,451	2,014,943	1,340,435
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	12,260,181	11,236,249	10,212,315	9,188,382	8,164,449	7,140,516	6,116,583	5,092,649	4,068,717	3,036,928	2,004,575
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	14,461,728	13,555,839	12,649,952	11,744,065	10,838,037	9,929,802	9,021,568	8,113,333	7,205,099	6,296,864	5,388,630
17 Two hunded unit scheme (flats) with GF retail	200	£4,095,542	19,640,879	17,944,920	16,248,961	14,553,001	12,857,042	11,155,280	9,448,023	7,740,767	6,033,511	4,326,254	2,618,999
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	21,072,200	18,801,348	16,530,495	14,259,642	11,988,789	9,717,937	7,447,085	5,176,231	2,895,513	599,750	- 1,720,013
19 Five hundred unit scheme (flats)	500	£14,652,373	39,720,740	35,358,275	30,995,810	26,633,346	22,270,880	17,908,415	13,521,838	9,117,651	4,713,463	309,276	- 4,207,443
20 Two hundred unit Co-living scheme	-	£1,511,753	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21 Large retail supermarket	-	£10,175,259	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22 Comparison retail	-	£3,527,423	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23 Data Centre	-	£8,445,465	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24 Office development	-	£5,087,629	- 24,378,940	- 24,378,940	- 24,378,940 -	24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940
25 Office development	-	£4,239,691	- 12,193,320	- 12,193,320	- 12,193,320 -	12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320
26 Hotel development (160 rooms)	-	£1,882,423	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27 Hotel development (100 rooms)	-	£1,187,114	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28 Light industrial scheme	-	£5,087,629	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344					ı	Residual land valu	ies				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	378,571	361,031	343,490	325,949	308,408	290,868	273,327	255,786	238,245	220,704	203,164
2 Two unit scheme (houses)	2	£238,519	757,142	722,060	686,979	651,898	616,816	581,735	546,653	511,572	476,491	441,409	406,328
3 Four unit scheme (houses)	4	£258,858	1,229,517	1,172,408	1,115,298	1,058,189	1,001,079	943,970	886,860	829,751	772,642	715,532	658,423
4 Seven unit scheme (flats)	7	£442,129	1,274,490	1,195,943	1,117,396	1,038,849	960,302			724,662			
5 Nine unit scheme (flats)	9	£374,419	1,433,253	1,344,563	1,255,872	1,167,182	1,078,491	989,801	901,110	812,420	723,729	635,039	546,348
6 Ten unit scheme (houses)	10	£671,625	3,411,879	3,254,194	3,096,508	2,938,823	2,781,136	2,623,450	2,465,765	2,308,079	2,150,393	1,992,708	1,835,022
7 Ten unit scheme (flats)	10	£400,569	1,795,870	1,685,171	1,574,472	1,463,773	1,353,074	1,242,376	1,131,676	1,020,977	910,279	799,580	688,881
8 Twenty unit scheme (houses and flats)	20	£1,248,065	5,166,742	4,895,929	4,625,117	4,354,304	4,083,491	3,812,679	3,541,866	3,271,052	3,000,240	2,729,427	2,458,614
9 Twenty unit scheme (flats)	20	£745,511	3,527,057	3,309,579	3,092,099	2,874,621	2,657,142	2,439,664	2,222,185	2,004,504	1,786,398	1,568,292	1,350,187
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	5,509,670	5,176,703	4,843,736	4,510,769	4,177,803	3,844,835	3,511,869	3,178,902	2,845,936	2,512,968	
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	8,145,304	7,636,999	7,128,694	6,620,388	6,112,083	5,603,778	5,095,472	4,587,167	4,078,862	3,570,556	3,062,252
12 Fifty unit scheme (flats - higher density)	50	£870,872	5,541,848	5,080,554	4,619,259	4,157,965	3,695,862	3,231,805	2,767,748	2,303,692	1,839,636	1,375,579	911,522
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	10,742,557	10,104,972	9,467,387	8,829,802	8,192,217	7,554,632	6,917,047	6,279,461	5,641,876	5,004,291	4,366,705
14 Seventy unit scheme (flats - higher density)	70	£460,296	8,070,412	7,399,919	6,729,426	6,058,933	5,387,483	4,712,975	4,038,467	3,363,959	2,689,451	2,014,943	1,340,435
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	12,260,181	11,236,249	10,212,315	9,188,382	8,164,449	7,140,516	6,116,583	5,092,649	4,068,717	3,036,928	2,004,575
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	14,461,728	13,555,839	12,649,952	11,744,065	10,838,037	9,929,802	9,021,568	8,113,333	7,205,099	6,296,864	5,388,630
17 Two hunded unit scheme (flats) with GF retail	200	£2,679,179	19,640,879	17,944,920	16,248,961	14,553,001	12,857,042	11,155,280	9,448,023	7,740,767	6,033,511	4,326,254	2,618,999
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	21,072,200	18,801,348	16,530,495	14,259,642	11,988,789	9,717,937	7,447,085	5,176,231	2,895,513	599,750	- 1,720,013
19 Five hundred unit scheme (flats)	500	£9,585,136	39,720,740	35,358,275	30,995,810	26,633,346	22,270,880	17,908,415	13,521,838	9,117,651	4,713,463	309,276	- 4,207,443
20 Two hundred unit Co-living scheme	-	£988,943	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21 Large retail supermarket	-	£6,656,344	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22 Comparison retail	-	£2,307,533	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23 Data Centre	-	£5,524,766	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24 Office development	-	£3,328,172	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940
25 Office development	-	£2,773,477	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320
26 Hotel development (160 rooms)	-	£1,231,424	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27 Hotel development (100 rooms)	-	£776,574	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28 Light industrial scheme	-	£3,328,172	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943						Residual land value					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£95,835	378,571	361,031	343,490	325,949	308,408	290,868	273,327	255,786	238,245	220,704	203,164
2 Two unit scheme (houses)	-	£127,780	757,142	722,060	686,979	651,898	616,816	581,735	546,653	511,572	476,491	441,409	,
3 Four unit scheme (houses)	-	£138,676	1,229,517	1,172,408	1,115,298	1,058,189	1,001,079	943,970	886,860	829,751	772,642	715,532	658,423
4 Seven unit scheme (flats)	-	£236,858	1,274,490	1,195,943	1,117,396	1,038,849	960,302	881,755	803,209	724,662	646,115	567,567	/
5 Nine unit scheme (flats)	-	£200,584	1,433,253	1,344,563	1,255,872	1,167,182	1,078,491	989,801	901,110	812,420	723,729	635,039	546,348
6 Ten unit scheme (houses)	-	£359,804	3,411,879	3,254,194	3,096,508	2,938,823	2,781,136	2,623,450	2,465,765	2,308,079	2,150,393	1,992,708	1,835,022
7 Ten unit scheme (flats)	-	£214,593	1,795,870	1,685,171	1,574,472	1,463,773	1,353,074	1,242,376	1,131,676	1,020,977	910,279	799,580	688,88
8 Twenty unit scheme (houses and flats)	-	£668,614	5,166,742	4,895,929	4,625,117	4,354,304	4,083,491	3,812,679	3,541,866	3,271,052	3,000,240	2,729,427	2,458,614
9 Twenty unit scheme (flats)	-	£399,386	3,527,057	3,309,579	3,092,099	2,874,621	2,657,142	2,439,664	2,222,185	2,004,504	1,786,398	1,568,292	1,350,187
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	5,509,670	5,176,703	4,843,736	4,510,769	4,177,803	3,844,835	3,511,869	3,178,902	2,845,936	2,512,968	2,180,002
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	8,145,304	7,636,999	7,128,694	6,620,388	6,112,083	5,603,778	5,095,472	4,587,167	4,078,862	3,570,556	3,062,252
12 Fifty unit scheme (flats - higher density)	-	£466,544	5,541,848	5,080,554	4,619,259	4,157,965	3,695,862	3,231,805	2,767,748	2,303,692	1,839,636	1,375,579	911,522
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	10,742,557	10,104,972	9,467,387	8,829,802	8,192,217	7,554,632	6,917,047	6,279,461	5,641,876	5,004,291	4,366,705
14 Seventy unit scheme (flats - higher density)	-	£246,590	8,070,412	7,399,919	6,729,426	6,058,933	5,387,483	4,712,975	4,038,467	3,363,959	2,689,451	2,014,943	1,340,43
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	12,260,181	11,236,249	10,212,315	9,188,382	8,164,449	7,140,516	6,116,583	5,092,649	4,068,717	3,036,928	2,004,575
16 One hundred unit scheme (flats - higher density)	-	£999,738	14,461,728	13,555,839	12,649,952	11,744,065	10,838,037	9,929,802	9,021,568	8,113,333	7,205,099	6,296,864	5,388,630
17 Two hunded unit scheme (flats) with GF retail	-	£1,435,292	19,640,879	17,944,920	16,248,961	14,553,001	12,857,042	11,155,280	9,448,023	7,740,767	6,033,511	4,326,254	2,618,999
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	21,072,200	18,801,348	16,530,495	14,259,642	11,988,789	9,717,937	7,447,085	5,176,231	2,895,513	599,750	1,720,013
19 Five hundred unit scheme (flats)	-	£5,134,958	39,720,740	35,358,275	30,995,810	26,633,346	22,270,880	17,908,415	13,521,838	9,117,651	4,713,463	309,276	6 - 4,207,443
20 Two hundred unit Co-living scheme	-	£529,797	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21 Large retail supermarket	-	£3,565,943	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22 Comparison retail	-	£1,236,194	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23 Data Centre	-	£2,959,733	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,82
24 Office development	-	£1,782,971	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	24,378,940
25 Office development	-	£1,485,810	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	12,193,320
26 Hotel development (160 rooms)	-	£659,699	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27 Hotel development (100 rooms)	-	£416,027	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28 Light industrial scheme	-	£1,782,971	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

							F	Residual land valu	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£13,438	378,571	361,031	343,490	325,949	308,408	290,868	273,327	255,786	238,245	220,704	203,164
2 Two unit scheme (houses)	2	£17,917	757,142	2 722,060	686,979	651,898	616,816	581,735	546,653	511,572	476,491	441,409	9 406,328
3 Four unit scheme (houses)	4	£19,444	1,229,517	7 1,172,408	1,115,298	1,058,189	1,001,079	943,970	886,860	829,751	772,642	715,532	658,423
4 Seven unit scheme (flats)	7	£33,211	1,274,490	1,195,943	1,117,396	1,038,849	960,302	881,755	803,209	724,662	646,115	567,567	7 489,020
5 Nine unit scheme (flats)	9	£28,125	1,433,253	1,344,563	1,255,872	1,167,182	1,078,491	989,801	901,110	812,420	723,729	635,039	546,348
6 Ten unit scheme (houses)	10	£50,450	3,411,879	3,254,194	3,096,508	2,938,823	2,781,136	2,623,450	2,465,765	2,308,079	2,150,393	1,992,708	1,835,022
7 Ten unit scheme (flats)	10	£30,089	1,795,870	1,685,171	1,574,472	1,463,773	1,353,074	1,242,376	1,131,676	1,020,977	910,279	799,580	688,881
8 Twenty unit scheme (houses and flats)	20	£93,750	5,166,742	4,895,929	4,625,117	4,354,304	4,083,491	3,812,679	3,541,866	3,271,052	3,000,240	2,729,427	2,458,614
9 Twenty unit scheme (flats)	20	£56,000	3,527,057	3,309,579	3,092,099	2,874,621	2,657,142	2,439,664	2,222,185	2,004,504	1,786,398	1,568,292	2 1,350,187
10 Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	5,509,670	5,176,703	4,843,736	4,510,769	4,177,803	3,844,835	3,511,869	3,178,902	2,845,936	2,512,968	3 2,180,002
11 Fifty unit scheme (flats - lower density)	50	£180,208	8,145,304	7,636,999	7,128,694	6,620,388	6,112,083	5,603,778	5,095,472	4,587,167	4,078,862	3,570,556	3,062,252
12 Fifty unit scheme (flats - higher density)	50	£65,417	5,541,848	5,080,554	4,619,259	4,157,965	3,695,862	3,231,805	2,767,748	2,303,692	1,839,636	1,375,579	911,522
13 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	10,742,557	7 10,104,972	9,467,387	8,829,802	8,192,217	7,554,632	6,917,047	6,279,461	5,641,876	5,004,291	4,366,705
14 Seventy unit scheme (flats - higher density)	70	£34,576	8,070,412	7,399,919	6,729,426	6,058,933	5,387,483	4,712,975	4,038,467	3,363,959	2,689,451	2,014,943	1,340,435
15 One hundred unit scheme (flats - lower density)	100	£147,500	12,260,181	11,236,249	10,212,315	9,188,382	8,164,449	7,140,516	6,116,583	5,092,649	4,068,717	3,036,928	3 2,004,575
16 One hundred unit scheme (flats - higher density)	100	£140,179	14,461,728	13,555,839	12,649,952	11,744,065	10,838,037	9,929,802	9,021,568	8,113,333	7,205,099	6,296,864	5,388,630
17 Two hunded unit scheme (flats) with GF retail	200	£201,250	19,640,879	17,944,920	16,248,961	14,553,001	12,857,042	11,155,280	9,448,023	7,740,767	6,033,511	4,326,254	2,618,999
18 Three hundred unit scheme (flats) with GF retail	300	£191,667	21,072,200	18,801,348	16,530,495	14,259,642	11,988,789	9,717,937	7,447,085	5,176,231	2,895,513	599,750	- 1,720,013
19 Five hundred unit scheme (flats)	500	£720,000	39,720,740	35,358,275	30,995,810	26,633,346	22,270,880	17,908,415	13,521,838	9,117,651	4,713,463	309,276	6 - 4,207,443
20 Two hundred unit Co-living scheme	-	£74,286	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21 Large retail supermarket	-	£500,000	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22 Comparison retail	-	£173,333	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23 Data Centre	-	£415,000	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24 Office development	-	£250,000	- 24,378,940	24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	24,378,940
25 Office development	-	£208,333	- 12,193,320	12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	12,193,320
26 Hotel development (160 rooms)	-	£92,500	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27 Hotel development (100 rooms)	-	£58,333	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28 Light industrial scheme	-	£250,000	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

EALING LOCAL PLAN VIABILITY TESTING Sales value £8,136 psm AH tenure Rented 70% SO 30% Frst Hms 0%

								esidual land value					
Description	No of units		0% AH	5% AH	10% AH	15% AH	20% AH		30% AH	35% AH		45% AH	50% AH
One unit scheme (houses)	1	£273,460	415,653			357,470	338,075	318,680	299,285	279,890	260,495	241,100	
Two unit scheme (houses)	2	,					676,148	637,358	598,569	559,780	520,990	482,200	443
Four unit scheme (houses)	4	,				7	1,097,667	1,034,520	971,374	908,228	845,082	781,936	718
Seven unit scheme (flats)	7	,					1,096,414	1,009,360	922,306	835,252	748,198	661,144	57
Nine unit scheme (flats)	9	,					1,232,179	1,133,884	1,035,588	937,292	838,996	740,700	64
Ten unit scheme (houses)	10	, , , , , , , , , , , , , , , , , , , ,	3,749,727			3,225,992	3,051,415	2,876,836	2,702,259	2,527,680	2,353,102	2,178,524	2,00
Γen unit scheme (flats)	10	,				1,667,588	1,544,901	1,422,212	1,299,525	1,176,836	1,054,149	931,460	80
Twenty unit scheme (houses and flats)	20	,,	5,750,640			4,850,617	4,550,609	4,250,602	3,950,594	3,650,586	3,350,578	3,050,571	2,75
Twenty unit scheme (flats)	20	, , ,	3,998,134			3,275,036	3,034,004	2,792,971	2,551,939	2,310,906	2,069,874	1,828,841	1,58
Thirty unit scheme (flats with retail use on ground floor)	30	, , ,	6,236,937		5,498,277	5,128,947	4,759,617	4,390,287	4,020,957	3,651,626	3,282,296	2,912,966	2,5
Fifty unit scheme (flats - lower density)	50	, , , , , , , , , , , , , , , , , , , ,					7,022,044	6,456,866	5,891,688	5,326,510	4,761,333	4,196,155	3,6
Fifty unit scheme (flats - higher density)	50					5,035,381	4,522,473	4,009,567	3,496,659	2,981,630	2,465,424	1,949,218	1,4
Seventy unit scheme (Industrial/employment led scheme)	70	, , , , , , , , , , , , , , , , , , , ,			10,751,458		9,333,613	8,624,691	7,915,768	7,206,846	6,497,924	5,789,001	5,0
Seventy unit scheme (flats - higher density)	70						6,588,748	5,843,236	5,097,723	4,349,344	3,599,036	2,848,730	2,0
One hundred unit scheme (flats - lower density)	100		14,569,211	13,429,827	12,290,442		10,011,674	8,872,289	7,732,904	6,593,519	5,454,135	4,314,750	3,1
ne hundred unit scheme (flats - higher density)	100				14,477,408	13,469,996	12,462,583	11,455,170	10,447,757	9,440,344	8,432,932	7,423,332	6,4
wo hunded unit scheme (flats) with GF retail	200			21,674,343		17,889,854	15,997,608	14,105,364	12,213,119	10,320,182	8,414,510	6,508,837	4,6
hree hundred unit scheme (flats) with GF retail	300					18,755,087	16,219,796	13,684,506	11,149,216	8,613,925	6,078,634	3,543,344	Ş
ive hundred unit scheme (flats)	500				39,605,964	34,765,158	29,924,351	25,083,544	20,242,737	15,401,930	10,523,329	5,634,985	7
Γwo hundred unit Co-living scheme	-	£1,511,753		, ,		14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,8
_arge retail supermarket	-	£10,175,259	1,746,665		1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,7
Comparison retail	-	£3,527,423			7	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,6
Data Centre	-	£8,445,465			7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,1
Office development	-	£5,087,629					- 24,378,940		- 24,378,940	1 1 1		1	1
Office development	-	£4,239,691	- 12,193,320				- 12,193,320		- 12,193,320			, , , , , , , , , , , , , , , , , , , ,	1
lotel development (160 rooms)	-	£1,882,423			3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,7
lotel development (100 rooms)	-	£1,187,114			1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,7
ight industrial scheme	-	£5,087,629					3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,7
ndustrial Scheme new build (50% plot ratio)	-	£10,175,259					4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,5
ndustrial scheme intensification (60% plot ratio)	-	£10,175,259	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,4

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344					I	Residual land valu	ies				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	415,653	396,258	376,864	357,470	338,075	318,680	299,285	279,890	260,495	241,100	221,70
2 Two unit scheme (houses)	2	£238,519	831,308	792,518	753,728	714,938	676,148	637,358	598,569	559,780	520,990	482,200	443,41
3 Four unit scheme (houses)	4	£258,858	1,350,251	1,287,105	1,223,958	1,160,813	1,097,667	1,034,520	971,374	908,228	845,082	781,936	718,79
4 Seven unit scheme (flats)	7	£442,129	1,444,629	1,357,575	1,270,522	1,183,468	1,096,414	1,009,360	922,306	835,252	748,198	661,144	574,09
5 Nine unit scheme (flats)	9	£374,419	1,625,364	1,527,068	1,428,772	1,330,476	1,232,179	1,133,884	1,035,588	937,292	838,996	740,700	642,40
6 Ten unit scheme (houses)	10	£671,625	3,749,727	3,575,148	3,400,571	3,225,992	3,051,415	2,876,836	2,702,259	2,527,680	2,353,102	2,178,524	2,003,94
7 Ten unit scheme (flats)	10	£400,569	2,035,653	1,912,964	1,790,277	1,667,588	1,544,901	1,422,212	1,299,525	1,176,836	1,054,149	931,460	808,77
8 Twenty unit scheme (houses and flats)	20		5,750,640	5,450,632	5,150,625	4,850,617	4,550,609	4,250,602	3,950,594	3,650,586	3,350,578	3,050,571	2,750,56
9 Twenty unit scheme (flats)	20	£745,511	3,998,134	3,757,102	3,516,069	3,275,036	3,034,004	2,792,971	2,551,939	2,310,906	2,069,874	1,828,841	1,587,75
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	6,236,937	5,867,607	5,498,277	5,128,947	4,759,617	4,390,287	4,020,957	3,651,626	3,282,296	2,912,966	2,543,63
11 Fifty unit scheme (flats - lower density)	50		9,282,755	8,717,578	8,152,400	7,587,222	7,022,044	6,456,866	5,891,688	5,326,510	4,761,333	4,196,155	3,630,97
12 Fifty unit scheme (flats - higher density)	50	£870,872	6,574,102	6,061,195	5,548,287	5,035,381	4,522,473	4,009,567	3,496,659	2,981,630	2,465,424	1,949,218	1,433,01
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	12,169,303	11,460,381	10,751,458	10,042,536	9,333,613	8,624,691	7,915,768	7,206,846	6,497,924	5,789,001	5,080,07
14 Seventy unit scheme (flats - higher density)	70	£460,296	9,570,796	8,825,283	8,079,772	7,334,259	6,588,748	5,843,236	5,097,723	4,349,344	3,599,036	2,848,730	2,098,42
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	14,569,211	13,429,827	12,290,442	11,151,058	10,011,674	8,872,289	7,732,904	6,593,519	5,454,135	4,314,750	3,172,42
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	16,492,234	15,484,821	14,477,408	13,469,996	12,462,583	11,455,170	10,447,757	9,440,344	8,432,932	7,423,332	6,412,69
17 Two hunded unit scheme (flats) with GF retail	200	£2,679,179	23,566,587	21,674,343	19,782,098	17,889,854	15,997,608	14,105,364	12,213,119	10,320,182	8,414,510	6,508,837	4,603,16
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	26,308,773	23,791,315	21,273,858	18,755,087	16,219,796	13,684,506	11,149,216	8,613,925	6,078,634	3,543,344	982,69
19 Five hundred unit scheme (flats)	500	£9,585,136	49,279,742	44,446,771	39,605,964	34,765,158	29,924,351	25,083,544	20,242,737	15,401,930	10,523,329	5,634,985	746,64
20 Two hundred unit Co-living scheme	-	£988,943	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,98
21 Large retail supermarket	-	£6,656,344	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,66
22 Comparison retail	-	£2,307,533	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,48
23 Data Centre	-	£5,524,766	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,82
24 Office development	-	£3,328,172	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,94
25 Office development	-	£2,773,477	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,32
26 Hotel development (160 rooms)	-	£1,231,424	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,13
27 Hotel development (100 rooms)	-	£776,574	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,64
28 Light industrial scheme	-	£3,328,172	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,65
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,59
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,90

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					i i	Residual land valu	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£95,835	415,653	396,258	376,864	357,470	338,075	318,680	299,285	279,890	260,495	241,100	221,70
2 Two unit scheme (houses)	-	£127,780	831,308	792,518	753,728	714,938	676,148	637,358	598,569	559,780	520,990	482,200	443,410
3 Four unit scheme (houses)	-	£138,676	1,350,251	1,287,105	1,223,958	1,160,813	1,097,667	1,034,520	971,374	908,228	845,082	781,936	718,790
4 Seven unit scheme (flats)	-	£236,858	1,444,629	1,357,575	1,270,522	1,183,468	1,096,414	1,009,360	922,306	835,252	748,198	661,144	574,091
5 Nine unit scheme (flats)	-	£200,584	1,625,364	1,527,068	1,428,772	1,330,476	1,232,179	1,133,884	1,035,588	937,292	838,996	740,700	642,403
6 Ten unit scheme (houses)	-	£359,804	3,749,727	3,575,148	3,400,571	3,225,992	3,051,415	2,876,836	2,702,259	2,527,680	2,353,102	2,178,524	2,003,946
7 Ten unit scheme (flats)	-	£214,593	2,035,653	1,912,964	1,790,277	1,667,588	1,544,901	1,422,212	1,299,525	1,176,836	1,054,149	931,460	808,773
8 Twenty unit scheme (houses and flats)	-	£668,614	5,750,640	5,450,632	5,150,625	4,850,617	4,550,609	4,250,602	3,950,594	3,650,586	3,350,578	3,050,571	2,750,563
9 Twenty unit scheme (flats)	-	£399,386	3,998,134	3,757,102	3,516,069	3,275,036	3,034,004	2,792,971	2,551,939	2,310,906	2,069,874	1,828,841	1,587,757
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	6,236,937	5,867,607	5,498,277	5,128,947	4,759,617	4,390,287	4,020,957	3,651,626	3,282,296	2,912,966	2,543,635
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	9,282,755	8,717,578	8,152,400	7,587,222	7,022,044	6,456,866	5,891,688	5,326,510	4,761,333	4,196,155	3,630,977
12 Fifty unit scheme (flats - higher density)	-	£466,544	6,574,102	6,061,195	5,548,287	5,035,381	4,522,473	4,009,567	3,496,659	2,981,630	2,465,424	1,949,218	1,433,012
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	12,169,303	11,460,381	10,751,458	10,042,536	9,333,613	8,624,691	7,915,768	7,206,846	6,497,924	5,789,001	5,080,079
14 Seventy unit scheme (flats - higher density)	-	£246,590	9,570,796	8,825,283	8,079,772	7,334,259	6,588,748	5,843,236	5,097,723	4,349,344	3,599,036	2,848,730	2,098,423
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	14,569,211	13,429,827	12,290,442	11,151,058	10,011,674	8,872,289	7,732,904	6,593,519	5,454,135	4,314,750	3,172,424
16 One hundred unit scheme (flats - higher density)	-	£999,738	16,492,234	15,484,821	14,477,408	13,469,996	12,462,583	11,455,170	10,447,757	9,440,344	8,432,932	7,423,332	6,412,691
17 Two hunded unit scheme (flats) with GF retail	-	£1,435,292	23,566,587	21,674,343	19,782,098	17,889,854	15,997,608	14,105,364	12,213,119	10,320,182	8,414,510	6,508,837	4,603,165
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	26,308,773	23,791,315	21,273,858	18,755,087	16,219,796	13,684,506	11,149,216	8,613,925	6,078,634	3,543,344	982,692
19 Five hundred unit scheme (flats)	-	£5,134,958	49,279,742	44,446,771	39,605,964	34,765,158	29,924,351	25,083,544	20,242,737	15,401,930	10,523,329	5,634,985	746,642
20 Two hundred unit Co-living scheme	-	£529,797	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21 Large retail supermarket	-	£3,565,943	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22 Comparison retail	-	£1,236,194	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23 Data Centre	-	£2,959,733	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24 Office development	-	£1,782,971	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	24,378,940
25 Office development	-	£1,485,810	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	12,193,320
26 Hotel development (160 rooms)	-	£659,699	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27 Hotel development (100 rooms)	-	£416,027	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28 Light industrial scheme	-	£1,782,971	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UI	NDEVELOPED LAND)	£500,000	PER HA										
							F	Residual land value	s				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£13,438	415,653	396,258	376,864	357,470	338,075	318,680	299,285	279,890	260,495	241,100	221,70
2 Two unit scheme (houses)	2	£17,917	831,308	792,518	753,728	714,938	676,148	637,358	598,569	559,780	520,990	482,200	443,410
3 Four unit scheme (houses)	4	£19,444	1,350,251	1,287,105	1,223,958	1,160,813	1,097,667	1,034,520	971,374	908,228	845,082	781,936	718,790
4 Seven unit scheme (flats)	7	£33,211	1,444,629	1,357,575	1,270,522	1,183,468	1,096,414	1,009,360	922,306	835,252	748,198	661,144	574,09
5 Nine unit scheme (flats)	9	£28,125	1,625,364	1,527,068	1,428,772	1,330,476	1,232,179	1,133,884	1,035,588	937,292	838,996	740,700	642,403
6 Ten unit scheme (houses)	10	£50,450	3,749,727	3,575,148	3,400,571	3,225,992	3,051,415	2,876,836	2,702,259	2,527,680	2,353,102	2,178,524	2,003,946
7 Ten unit scheme (flats)	10	£30,089	2,035,653	1,912,964	1,790,277	1,667,588	1,544,901	1,422,212	1,299,525	1,176,836	1,054,149	931,460	808,773
8 Twenty unit scheme (houses and flats)	20	£93,750	5,750,640	5,450,632	5,150,625	4,850,617	4,550,609	4,250,602	3,950,594	3,650,586	3,350,578	3,050,571	2,750,563
9 Twenty unit scheme (flats)	20	£56,000	3,998,134	3,757,102	3,516,069	3,275,036	3,034,004	2,792,971	2,551,939	2,310,906	2,069,874	1,828,841	1,587,757
10 Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	6,236,937	5,867,607	5,498,277	5,128,947	4,759,617	4,390,287	4,020,957	3,651,626	3,282,296	2,912,966	2,543,635
11 Fifty unit scheme (flats - lower density)	50	£180,208	9,282,755	8,717,578	8,152,400	7,587,222	7,022,044	6,456,866	5,891,688	5,326,510	4,761,333	4,196,155	3,630,977
12 Fifty unit scheme (flats - higher density)	50	£65,417	6,574,102	6,061,195	5,548,287	5,035,381	4,522,473	4,009,567	3,496,659	2,981,630	2,465,424	1,949,218	1,433,012
13 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	12,169,303	11,460,381	10,751,458	10,042,536	9,333,613	8,624,691	7,915,768	7,206,846	6,497,924	5,789,001	5,080,079
14 Seventy unit scheme (flats - higher density)	70	£34,576	9,570,796	8,825,283	8,079,772	7,334,259	6,588,748	5,843,236	5,097,723	4,349,344	3,599,036	2,848,730	2,098,423
15 One hundred unit scheme (flats - lower density)	100	£147,500	14,569,211	13,429,827	12,290,442	11,151,058	10,011,674	8,872,289	7,732,904	6,593,519	5,454,135	4,314,750	3,172,424
16 One hundred unit scheme (flats - higher density)	100	£140,179	16,492,234	15,484,821	14,477,408	13,469,996	12,462,583	11,455,170	10,447,757	9,440,344	8,432,932	7,423,332	6,412,691
17 Two hunded unit scheme (flats) with GF retail	200		23,566,587	21,674,343	19,782,098	17,889,854	15,997,608	14,105,364	12,213,119	10,320,182	8,414,510	6,508,837	4,603,165
18 Three hundred unit scheme (flats) with GF retail	300	£191,667	26,308,773	23,791,315	21,273,858	18,755,087	16,219,796	13,684,506	11,149,216	8,613,925	6,078,634	3,543,344	982,692
19 Five hundred unit scheme (flats)	500	£720,000	49,279,742	44,446,771	39,605,964	34,765,158	29,924,351	25,083,544	20,242,737	15,401,930	10,523,329	5,634,985	746,642
20 Two hundred unit Co-living scheme	-	£74,286	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21 Large retail supermarket	-	£500,000	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22 Comparison retail	-	£173,333	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23 Data Centre	-	£415,000	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24 Office development	-	£250,000	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940
25 Office development	-	£208,333	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320
26 Hotel development (160 rooms)	-	£92,500	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27 Hotel development (100 rooms)	-	£58,333	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28 Light industrial scheme	-	£250,000	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

EALING LOCAL PLAN VIABILITY TESTING	Sales value £8,574 psm	AH tenure	Rented 70%	SO 30%	Frst Hms 0%
			rtoritod 1070	00 00 70	

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£10,175,259	PER HA										
							F	Residual land value	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£273,460	452,737	431,487	410,238	388,990	367,740	346,492	325,242	303,993	282,745	261,495	240,2
2 Two unit scheme (houses)	2	£364,613	905,472	862,975	820,477	777,979	735,480	692,983	650,485	607,986	565,489	522,991	480,4
3 Four unit scheme (houses)	4	£395,705	1,470,985	1,401,803	1,332,619	1,263,437	1,194,254	1,125,071	1,055,888	986,706	917,522	848,340	779,1
4 Seven unit scheme (flats)	7	£675,863	1,614,768	1,519,208	1,423,647	1,328,086	1,232,525	1,136,965	1,041,404	945,842	850,281	754,721	659,1
5 Nine unit scheme (flats)	9	£572,358	1,817,476	1,709,573	1,601,672	1,493,770	1,385,869	1,277,967	1,170,065	1,062,164	954,263	846,360	738,4
6 Ten unit scheme (houses)	10	£1,026,684	4,087,574	3,896,104	3,704,633	3,513,163	3,321,693	3,130,222	2,938,752	2,747,282	2,555,811	2,364,340	2,172,8
7 Ten unit scheme (flats)	10	£612,333	2,275,436	2,140,758	2,006,082	1,871,404	1,736,727	1,602,050	1,467,372	1,332,696	1,198,018	1,063,341	928,6
8 Twenty unit scheme (houses and flats)	20	£1,907,861	6,334,538	6,005,335	5,676,133	5,346,931	5,017,728	4,688,525	4,359,323	4,030,120	3,700,917	3,371,715	3,042,5
9 Twenty unit scheme (flats)	20	£1,139,629	4,469,210	4,204,624	3,940,038	3,675,452	3,410,866	3,146,279	2,881,693	2,617,106	2,352,520	2,087,933	1,823,3
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	6,964,205	6,558,511	6,152,818	5,747,124	5,341,430	4,935,737	4,530,043	4,124,350	3,718,656	3,312,963	2,907,20
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	10,420,206	9,798,156	9,176,106	8,554,055	7,932,005	7,309,955	6,687,904	6,065,854	5,443,804	4,821,753	4,199,7
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	7,606,355	7,041,835	6,477,315	5,912,796	5,348,276	4,783,757	4,219,237	3,654,717	3,090,197	2,522,858	1,954,50
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	13,596,049	12,815,788	12,035,529	11,255,269	10,475,009	9,694,750	8,914,490	8,134,230	7,353,970	6,573,711	5,793,4
14 Seventy unit scheme (flats - higher density)	70	£703,635	11,071,180	10,250,649	9,430,117	8,609,586	7,789,055	6,968,523	6,147,992	5,327,461	4,506,930	3,682,517	2,856,4
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	16,878,242	15,623,406	14,368,569	13,113,733	11,858,898	10,604,061	9,349,225	8,094,388	6,839,553	5,584,716	4,329,8
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	18,522,741	17,413,803	16,304,865	15,195,927	14,086,989	12,978,051	11,869,112	10,760,175	9,651,237	8,542,298	7,433,3
17 Two hunded unit scheme (flats) with GF retail	200	£4,095,542	27,492,296	25,403,766	23,315,236	21,226,706	19,138,175	17,049,645	14,961,115	12,872,585	10,784,056	8,691,419	6,587,3
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	31,540,727	28,761,672	25,982,618	23,203,562	20,424,507	17,645,453	14,851,346	12,051,618	9,251,889	6,452,161	3,652,43
19 Five hundred unit scheme (flats)	500	£14,652,373	58,747,629	53,465,723	48,183,818	42,896,971	37,577,822	32,258,673	26,939,524	21,620,376	16,301,227	10,960,695	5,588,19
20 Two hundred unit Co-living scheme	-	£1,511,753	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,98
21 Large retail supermarket	-	£10,175,259	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,66
22 Comparison retail	-	£3,527,423	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,48
23 Data Centre	-	£8,445,465	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,82
24 Office development	-	£5,087,629	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	24,378,940	- 24,378,94
25 Office development	-	£4,239,691	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	12,193,320	12,193,3
26 Hotel development (160 rooms)	-	£1,882,423	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,1
27 Hotel development (100 rooms)	-	£1,187,114	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,64
28 Light industrial scheme	-	£5,087,629	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,6
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,59
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,90

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344					R	esidual land valu	ies				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	452,737	431,487	410,238	388,990	367,740	346,492	325,242	303,993	282,745	261,495	240,246
2 Two unit scheme (houses)	2	£238,519	905,472	862,975	820,477	777,979	735,480	692,983	650,485	607,986	565,489	522,991	480,493
3 Four unit scheme (houses)	4	£258,858	1,470,985	1,401,803	1,332,619	1,263,437	1,194,254	1,125,071	1,055,888	986,706	917,522	848,340	779,157
4 Seven unit scheme (flats)	7	£442,129	1,614,768	1,519,208	1,423,647	1,328,086	1,232,525	1,136,965	1,041,404	945,842	850,281	754,721	659,160
5 Nine unit scheme (flats)	9	£374,419	1,817,476	1,709,573	1,601,672	1,493,770	1,385,869	1,277,967	1,170,065	1,062,164	954,263	846,360	738,459
6 Ten unit scheme (houses)	10	£671,625	4,087,574	3,896,104	3,704,633	3,513,163	3,321,693	3,130,222	2,938,752	2,747,282	2,555,811	2,364,340	2,172,869
7 Ten unit scheme (flats)	10	£400,569	2,275,436	2,140,758	2,006,082	1,871,404	1,736,727	1,602,050	1,467,372	1,332,696	1,198,018	1,063,341	928,663
8 Twenty unit scheme (houses and flats)	20		6,334,538	6,005,335	5,676,133	5,346,931	5,017,728	4,688,525	4,359,323	4,030,120	3,700,917	3,371,715	3,042,512
9 Twenty unit scheme (flats)	20		4,469,210	4,204,624	3,940,038	3,675,452	3,410,866	3,146,279	2,881,693	2,617,106	2,352,520	2,087,933	1,823,347
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	6,964,205	6,558,511	6,152,818	5,747,124	5,341,430	4,935,737	4,530,043	4,124,350	3,718,656	3,312,963	2,907,269
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	10,420,206	9,798,156	9,176,106	8,554,055	7,932,005	7,309,955	6,687,904	6,065,854	5,443,804	4,821,753	4,199,703
12 Fifty unit scheme (flats - higher density)	50	, .	7,606,355	7,041,835	6,477,315	5,912,796	5,348,276	4,783,757	4,219,237	3,654,717	3,090,197	2,522,858	1,954,503
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	13,596,049	12,815,788	12,035,529	11,255,269	10,475,009	9,694,750	8,914,490	8,134,230	7,353,970	6,573,711	5,793,451
14 Seventy unit scheme (flats - higher density)	70	£460,296	11,071,180	10,250,649	9,430,117	8,609,586	7,789,055	6,968,523	6,147,992	5,327,461	4,506,930	3,682,517	2,856,411
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	16,878,242	15,623,406	14,368,569	13,113,733	11,858,898	10,604,061	9,349,225	8,094,388	6,839,553	5,584,716	4,329,880
16 One hundred unit scheme (flats - higher density)	100		18,522,741	17,413,803	16,304,865	15,195,927	14,086,989	12,978,051	11,869,112	10,760,175	9,651,237	8,542,298	7,433,360
17 Two hunded unit scheme (flats) with GF retail	200	£2,679,179	27,492,296	25,403,766	23,315,236	21,226,706	19,138,175	17,049,645	14,961,115	12,872,585	10,784,056	8,691,419	6,587,329
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	31,540,727	28,761,672	25,982,618	23,203,562	20,424,507	17,645,453	14,851,346	12,051,618	9,251,889	6,452,161	3,652,433
19 Five hundred unit scheme (flats)	500	£9,585,136	58,747,629	53,465,723	48,183,818	42,896,971	37,577,822	32,258,673	26,939,524	21,620,376	16,301,227	10,960,695	5,588,197
20 Two hundred unit Co-living scheme	-	£988,943	, ,	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21 Large retail supermarket	-	£6,656,344	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22 Comparison retail	-	£2,307,533		8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23 Data Centre	-	£5,524,766		7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24 Office development	-	£3,328,172	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940
25 Office development	-	£2,773,477	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320
26 Hotel development (160 rooms)	-	£1,231,424		3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27 Hotel development (100 rooms)	-	£776,574	, , .	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28 Light industrial scheme	-	£3,328,172		3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344		4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	7 - 7	4,571,590
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943						Residual land value					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£95,835	452,737	431,487	410,238	388,990	367,740	346,492	325,242	303,993	282,745	261,495	240,246
2 Two unit scheme (houses)	-	£127,780	905,472	862,975	820,477	777,979	735,480	692,983	650,485	607,986	565,489	522,991	480,493
3 Four unit scheme (houses)	-	£138,676	1,470,985	1,401,803	1,332,619	1,263,437	1,194,254	1,125,071	1,055,888	986,706	917,522	848,340	779,157
4 Seven unit scheme (flats)	-	£236,858	1,614,768	1,519,208	1,423,647	1,328,086	1,232,525	1,136,965	1,041,404	945,842	850,281	754,721	659,160
5 Nine unit scheme (flats)	-	£200,584	1,817,476	1,709,573	1,601,672	1,493,770	1,385,869	1,277,967	1,170,065	1,062,164	954,263	846,360	738,459
6 Ten unit scheme (houses)	-	£359,804	4,087,574	3,896,104	3,704,633	3,513,163	3,321,693	3,130,222	2,938,752	2,747,282	2,555,811	2,364,340	2,172,869
7 Ten unit scheme (flats)	-	£214,593	2,275,436	2,140,758	2,006,082	1,871,404	1,736,727	1,602,050	1,467,372	1,332,696	1,198,018	1,063,341	928,663
8 Twenty unit scheme (houses and flats)	-	£668,614	6,334,538	6,005,335	5,676,133	5,346,931	5,017,728	4,688,525	4,359,323	4,030,120	3,700,917	3,371,715	3,042,512
9 Twenty unit scheme (flats)	-	£399,386	4,469,210	4,204,624	3,940,038	3,675,452	3,410,866	3,146,279	2,881,693	2,617,106	2,352,520	2,087,933	1,823,347
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	6,964,205	6,558,511	6,152,818	5,747,124	5,341,430	4,935,737	4,530,043	4,124,350	3,718,656	3,312,963	2,907,269
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	10,420,206	9,798,156	9,176,106	8,554,055	7,932,005	7,309,955	6,687,904	6,065,854	5,443,804	4,821,753	4,199,703
12 Fifty unit scheme (flats - higher density)	-	£466,544	7,606,355	7,041,835	6,477,315	5,912,796	5,348,276	4,783,757	4,219,237	3,654,717	3,090,197	2,522,858	1,954,503
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	13,596,049	12,815,788	12,035,529	11,255,269	10,475,009	9,694,750	8,914,490	8,134,230	7,353,970	6,573,711	5,793,451
14 Seventy unit scheme (flats - higher density)	-	£246,590	11,071,180	10,250,649	9,430,117	8,609,586	7,789,055	6,968,523	6,147,992	5,327,461	4,506,930	3,682,517	2,856,411
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	16,878,242	15,623,406	14,368,569	13,113,733	11,858,898	10,604,061	9,349,225	8,094,388	6,839,553	5,584,716	4,329,880
16 One hundred unit scheme (flats - higher density)	-	£999,738	18,522,741	17,413,803	16,304,865	15,195,927	14,086,989	12,978,051	11,869,112	10,760,175	9,651,237	8,542,298	7,433,360
17 Two hunded unit scheme (flats) with GF retail	-	£1,435,292	27,492,296	25,403,766	23,315,236	21,226,706	19,138,175	17,049,645	14,961,115	12,872,585	10,784,056	8,691,419	6,587,329
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	31,540,727	28,761,672	25,982,618	23,203,562	20,424,507	17,645,453	14,851,346	12,051,618	9,251,889	6,452,161	3,652,433
19 Five hundred unit scheme (flats)	-	£5,134,958	58,747,629	53,465,723	48,183,818	42,896,971	37,577,822	32,258,673	26,939,524	21,620,376	16,301,227	10,960,695	5,588,197
20 Two hundred unit Co-living scheme	-	£529,797	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21 Large retail supermarket	-	£3,565,943	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22 Comparison retail	-	£1,236,194	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23 Data Centre	-	£2,959,733	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24 Office development	-	£1,782,971	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940
25 Office development	-	£1,485,810	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	12,193,320
26 Hotel development (160 rooms)	-	£659,699	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27 Hotel development (100 rooms)	-	£416,027	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28 Light industrial scheme	-	£1,782,971	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	5.485.908	5,485,908	5,485,908	5,485,908	5.485.908	5,485,908	5.485.908	5.485.908	5.485.908	5,485,908	5,485,908

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)	£500,000 PER HA

							F	esidual land valu	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£13,438	452,737	431,487	410,238	388,990	367,740	346,492	325,242	303,993	282,745	261,495	240,240
2 Two unit scheme (houses)	2	£17,917	905,472	862,975	820,477	777,979	735,480	692,983	650,485	607,986	565,489	522,991	480,493
3 Four unit scheme (houses)	4	£19,444	1,470,985	1,401,803	1,332,619	1,263,437	1,194,254	1,125,071	1,055,888	986,706	917,522	848,340	779,15
4 Seven unit scheme (flats)	7	£33,211	1,614,768	1,519,208	1,423,647	1,328,086	1,232,525	1,136,965	1,041,404	945,842	850,281	754,721	659,160
5 Nine unit scheme (flats)	9	£28,125	1,817,476	1,709,573	1,601,672	1,493,770	1,385,869	1,277,967	1,170,065	1,062,164	954,263	846,360	738,459
6 Ten unit scheme (houses)	10	£50,450	4,087,574	3,896,104	3,704,633	3,513,163	3,321,693	3,130,222	2,938,752	2,747,282	2,555,811	2,364,340	2,172,869
7 Ten unit scheme (flats)	10	£30,089	2,275,436	2,140,758	2,006,082	1,871,404	1,736,727	1,602,050	1,467,372	1,332,696	1,198,018	1,063,341	928,66
8 Twenty unit scheme (houses and flats)	20	£93,750	6,334,538	6,005,335	5,676,133	5,346,931	5,017,728	4,688,525	4,359,323	4,030,120	3,700,917	3,371,715	3,042,512
9 Twenty unit scheme (flats)	20	£56,000	4,469,210	4,204,624	3,940,038	3,675,452	3,410,866	3,146,279	2,881,693	2,617,106	2,352,520	2,087,933	1,823,34
10 Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	6,964,205	6,558,511	6,152,818	5,747,124	5,341,430	4,935,737	4,530,043	4,124,350	3,718,656	3,312,963	2,907,269
11 Fifty unit scheme (flats - lower density)	50	£180,208	10,420,206	9,798,156	9,176,106	8,554,055	7,932,005	7,309,955	6,687,904	6,065,854	5,443,804	4,821,753	4,199,70
12 Fifty unit scheme (flats - higher density)	50	£65,417	7,606,355	7,041,835	6,477,315	5,912,796	5,348,276	4,783,757	4,219,237	3,654,717	3,090,197	2,522,858	1,954,50
13 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	13,596,049	12,815,788	12,035,529	11,255,269	10,475,009	9,694,750	8,914,490	8,134,230	7,353,970	6,573,711	5,793,45
14 Seventy unit scheme (flats - higher density)	70	£34,576	11,071,180	10,250,649	9,430,117	8,609,586	7,789,055	6,968,523	6,147,992	5,327,461	4,506,930		
15 One hundred unit scheme (flats - lower density)	100	£147,500	16,878,242	15,623,406	14,368,569	13,113,733	11,858,898	10,604,061	9,349,225	8,094,388	6,839,553	5,584,716	4,329,880
16 One hundred unit scheme (flats - higher density)	100	£140,179	18,522,741	17,413,803	16,304,865	15,195,927	14,086,989	12,978,051	11,869,112	10,760,175	9,651,237	8,542,298	7,433,360
17 Two hunded unit scheme (flats) with GF retail	200	£201,250	27,492,296	25,403,766	23,315,236	21,226,706	19,138,175	17,049,645	14,961,115	12,872,585	10,784,056	8,691,419	6,587,32
18 Three hundred unit scheme (flats) with GF retail	300	£191,667	31,540,727	28,761,672	25,982,618	23,203,562	20,424,507	17,645,453	14,851,346	12,051,618	9,251,889	6,452,161	3,652,433
19 Five hundred unit scheme (flats)	500	£720,000	58,747,629	53,465,723	48,183,818	42,896,971	37,577,822	32,258,673	26,939,524	21,620,376	16,301,227	10,960,695	5,588,19
20 Two hundred unit Co-living scheme	-	£74,286	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,98
21 Large retail supermarket	-	£500,000	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,66
22 Comparison retail	-	£173,333	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,48
23 Data Centre	-	£415,000	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,82
24 Office development	-	£250,000	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940
25 Office development	-	£208,333	3 - 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320
26 Hotel development (160 rooms)	-	£92,500		3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,13
27 Hotel development (100 rooms)	-	£58,333	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,64
28 Light industrial scheme	-	£250,000	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,90

EALING LOCAL PLAN VIABILITY TESTING	Sales value £9,012 psm	AH tenure	Rented 70%	SO 30%	Frst Hms 0%

							F	Residual land valu	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£273,460	489,819	466,716	443,612	420,510	397,407	374,303	351,200	328,097	304,994	281,891	258,78
2 Two unit scheme (houses)	2	£364,613	979,638			841,019	794,813	748,607	702,400	656,194	609,987	563,782	517,57
3 Four unit scheme (houses)	4	£395,705	1,591,719	1,516,499	1,441,280	1,366,060	1,290,840	1,215,622	1,140,402	1,065,183	989,963	914,743	839,52
4 Seven unit scheme (flats)	7	£675,863		1,680,840	1,576,773	1,472,704	1,368,636	1,264,568	1,160,501	1,056,433	952,365	848,297	744,23
5 Nine unit scheme (flats)	9	£572,358	2,009,586	1,892,079	1,774,572	1,657,064	1,539,558	1,422,050	1,304,543	1,187,036	1,069,529	952,022	834,5
6 Ten unit scheme (houses)	10	£1,026,684	4,425,422	4,217,059	4,008,696	3,800,333	3,591,971	3,383,607	3,175,245	2,966,882	2,758,520	2,550,156	
7 Ten unit scheme (flats)	10	£612,333	2,515,219	2,368,552	2,221,886	2,075,220	1,928,553	1,781,887	1,635,221	1,488,554	1,341,888	1,195,222	1,048,5
8 Twenty unit scheme (houses and flats)	20	£1,907,861	6,918,435	6,560,039	6,201,641	5,843,244	5,484,846	5,126,448	4,768,051	4,409,654	4,051,256	3,692,859	3,334,46
9 Twenty unit scheme (flats)	20	£1,139,629	4,940,288	4,652,147	4,364,007	4,075,867	3,787,727	3,499,586	3,211,446	2,923,307	2,635,166	2,347,026	2,058,88
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	7,691,472	7,249,415	6,807,358	6,365,301	5,923,244	5,481,187	5,039,130	4,597,073	4,155,016	3,712,959	3,270,90
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	11,557,658	10,878,736	10,199,813	9,520,889	8,841,966	8,163,043	7,484,120	6,805,197	6,126,275	5,447,352	4,768,42
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	8,638,608	8,022,476	7,406,344	6,790,212	6,174,079	5,557,947	4,941,814	4,325,682	3,709,549	3,093,417	2,475,99
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	15,020,829	14,170,246	13,319,600	12,468,002	11,616,405	10,764,809	9,913,211	9,061,614	8,210,018	7,358,421	6,506,82
14 Seventy unit scheme (flats - higher density)	70	£703,635	12,571,563	11,676,013	10,780,463	9,884,912	8,989,362	8,093,811	7,198,261	6,302,711	5,407,160	4,511,610	3,614,40
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	19,173,837	7 17,809,175	16,444,513	15,076,409	13,706,122	12,335,834	10,965,546	9,595,258	8,224,971	6,854,683	5,484,3
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	20,553,248	19,342,785	18,132,321	16,921,858	15,711,394	14,500,931	13,290,467	12,080,004	10,869,540	9,659,077	8,448,6
17 Two hunded unit scheme (flats) with GF retail	200	£4,095,542	31,410,070	29,133,189	26,848,374	24,563,559	22,278,743	19,993,928	17,709,112	15,424,296	13,139,480	10,854,665	8,569,8
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	36,772,682	33,732,029	30,691,376	27,650,723	24,610,070	21,569,419	18,528,766	15,488,113	12,425,145	9,360,978	6,296,8
19 Five hundred unit scheme (flats)	500	£14,652,373	68,201,700	62,460,216	56,704,915	50,949,615	45,194,314	39,433,802	33,636,312	27,838,820	22,041,329	16,243,839	10,429,75
20 Two hundred unit Co-living scheme	-	£1,511,753	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,98
21 Large retail supermarket	-	£10,175,259	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,66
22 Comparison retail	-	£3,527,423	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,48
23 Data Centre	-	£8,445,465	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,82
24 Office development	-	£5,087,629	- 24,378,940	24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	24,378,94
25 Office development	-	£4,239,691	- 12,193,320	12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	12,193,32
26 Hotel development (160 rooms)	-	£1,882,423	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,13
27 Hotel development (100 rooms)	-	£1,187,114	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,64
28 Light industrial scheme	-	£5,087,629	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,6
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,59
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259		5,485,908	5,485,908	5,485,908	5,485,908		5,485,908	5,485,908	5,485,908	5,485,908	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344					F	Residual land valu	ies				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	489,819	466,716	443,612	420,510	397,407	374,303	351,200	328,097	304,994	281,891	258,787
2 Two unit scheme (houses)	2	£238,519	979,638	933,432	887,226	841,019	794,813	748,607	702,400	656,194	609,987	563,782	517,575
3 Four unit scheme (houses)	4	£258,858	1,591,719	1,516,499	1,441,280	1,366,060	1,290,840	1,215,622	1,140,402	1,065,183	989,963	914,743	839,524
4 Seven unit scheme (flats)	7	£442,129	1,784,908	1,680,840	1,576,773	1,472,704	1,368,636	1,264,568	1,160,501	1,056,433	952,365	848,297	744,230
5 Nine unit scheme (flats)	9	£374,419	2,009,586	1,892,079	1,774,572	1,657,064	1,539,558	1,422,050	1,304,543	1,187,036	1,069,529	952,022	834,515
6 Ten unit scheme (houses)	10	£671,625	4,425,422	4,217,059	4,008,696	3,800,333	3,591,971	3,383,607	3,175,245	2,966,882	2,758,520	2,550,156	2,341,794
7 Ten unit scheme (flats)	10	£400,569	2,515,219	2,368,552	2,221,886	2,075,220	1,928,553	1,781,887	1,635,221	1,488,554	1,341,888	1,195,222	1,048,555
8 Twenty unit scheme (houses and flats)	20		6,918,435	6,560,039	6,201,641	5,843,244	5,484,846	5,126,448	4,768,051	4,409,654	4,051,256	3,692,859	3,334,461
9 Twenty unit scheme (flats)	20		4,940,288	4,652,147	4,364,007	4,075,867	3,787,727	3,499,586	3,211,446	2,923,307	2,635,166	2,347,026	2,058,886
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	7,691,472	7,249,415	6,807,358	6,365,301	5,923,244	5,481,187	5,039,130	4,597,073	4,155,016	3,712,959	3,270,902
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	11,557,658	10,878,736	10,199,813	9,520,889	8,841,966	8,163,043	7,484,120	6,805,197	6,126,275	5,447,352	4,768,429
12 Fifty unit scheme (flats - higher density)	50	, .	8,638,608	8,022,476	7,406,344	6,790,212	6,174,079	5,557,947	4,941,814	4,325,682	3,709,549	3,093,417	2,475,994
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	15,020,829	14,170,246	13,319,600	12,468,002	11,616,405	10,764,809	9,913,211	9,061,614	8,210,018	7,358,421	6,506,823
14 Seventy unit scheme (flats - higher density)	70	£460,296	12,571,563	11,676,013	10,780,463	9,884,912	8,989,362	8,093,811	7,198,261	6,302,711	5,407,160	4,511,610	3,614,400
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	19,173,837	17,809,175	16,444,513	15,076,409	13,706,122	12,335,834	10,965,546	9,595,258	8,224,971	6,854,683	5,484,395
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	20,553,248	19,342,785	18,132,321	16,921,858	15,711,394	14,500,931	13,290,467	12,080,004	10,869,540	9,659,077	8,448,614
17 Two hunded unit scheme (flats) with GF retail	200	£2,679,179	31,410,070	29,133,189	26,848,374	24,563,559	22,278,743	19,993,928	17,709,112	15,424,296	13,139,480	10,854,665	8,569,849
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	36,772,682	33,732,029	30,691,376	27,650,723	24,610,070	21,569,419	18,528,766	15,488,113	12,425,145	9,360,978	6,296,812
19 Five hundred unit scheme (flats)	500	£9,585,136	68,201,700	62,460,216	56,704,915	50,949,615	45,194,314	39,433,802	33,636,312	27,838,820	22,041,329	16,243,839	10,429,751
20 Two hundred unit Co-living scheme	-	£988,943	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21 Large retail supermarket	-	£6,656,344	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22 Comparison retail	-	£2,307,533		8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23 Data Centre	-	£5,524,766		7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24 Office development	-	£3,328,172	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940
25 Office development	-	£2,773,477	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320
26 Hotel development (160 rooms)	-	£1,231,424	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27 Hotel development (100 rooms)	-	£776,574	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28 Light industrial scheme	-	£3,328,172	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344		4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943						Residual land valu	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£95,835	489,819	466,716	443,612	420,510	397,407	374,303	351,200	328,097	304,994	281,891	258,787
2 Two unit scheme (houses)	-	£127,780	979,638	933,432	887,226	841,019	794,813	748,607	702,400	656,194	609,987	563,782	517,575
3 Four unit scheme (houses)	-	£138,676	1,591,719	1,516,499	1,441,280	1,366,060	1,290,840	1,215,622	1,140,402	1,065,183	989,963	914,743	839,524
4 Seven unit scheme (flats)	-	£236,858	1,784,908	1,680,840	1,576,773	1,472,704	1,368,636	1,264,568	1,160,501	1,056,433	952,365	848,297	744,230
5 Nine unit scheme (flats)	-	£200,584	2,009,586	1,892,079	1,774,572	1,657,064	1,539,558	1,422,050	1,304,543	1,187,036	1,069,529	952,022	834,515
6 Ten unit scheme (houses)	-	£359,804	4,425,422	4,217,059	4,008,696	3,800,333	3,591,971	3,383,607	3,175,245	2,966,882	2,758,520	2,550,156	2,341,794
7 Ten unit scheme (flats)	-	£214,593	2,515,219	2,368,552	2,221,886	2,075,220	1,928,553	1,781,887	1,635,221	1,488,554	1,341,888	1,195,222	1,048,555
8 Twenty unit scheme (houses and flats)	-	£668,614	6,918,435	6,560,039	6,201,641	5,843,244	5,484,846	5,126,448	4,768,051	4,409,654	4,051,256	3,692,859	3,334,461
9 Twenty unit scheme (flats)	-	£399,386	4,940,288	4,652,147	4,364,007	4,075,867	3,787,727	3,499,586	3,211,446	2,923,307	2,635,166	2,347,026	2,058,886
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	7,691,472	7,249,415	6,807,358	6,365,301	5,923,244	5,481,187	5,039,130	4,597,073	4,155,016	3,712,959	3,270,902
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	11,557,658	10,878,736	10,199,813	9,520,889	8,841,966	8,163,043	7,484,120	6,805,197	6,126,275	5,447,352	4,768,429
12 Fifty unit scheme (flats - higher density)	-	£466,544	8,638,608	8,022,476	7,406,344	6,790,212	6,174,079	5,557,947	4,941,814	4,325,682	3,709,549	3,093,417	2,475,994
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	15,020,829	14,170,246	13,319,600	12,468,002	11,616,405	10,764,809	9,913,211	9,061,614	8,210,018	7,358,421	6,506,823
14 Seventy unit scheme (flats - higher density)	-	£246,590	12,571,563	11,676,013	10,780,463	9,884,912	8,989,362	8,093,811	7,198,261	6,302,711	5,407,160	4,511,610	3,614,400
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	19,173,837	17,809,175	16,444,513	15,076,409	13,706,122	12,335,834	10,965,546	9,595,258	8,224,971	6,854,683	5,484,395
16 One hundred unit scheme (flats - higher density)	-	£999,738	20,553,248	19,342,785	18,132,321	16,921,858	15,711,394	14,500,931	13,290,467	12,080,004	10,869,540	9,659,077	8,448,614
17 Two hunded unit scheme (flats) with GF retail	-	£1,435,292	31,410,070	29,133,189	26,848,374	24,563,559	22,278,743	19,993,928	17,709,112	15,424,296	13,139,480	10,854,665	8,569,849
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	36,772,682	33,732,029	30,691,376	27,650,723	24,610,070	21,569,419	18,528,766	15,488,113	12,425,145	9,360,978	6,296,812
19 Five hundred unit scheme (flats)	-	£5,134,958	68,201,700	62,460,216	56,704,915	50,949,615	45,194,314	39,433,802	33,636,312	27,838,820	22,041,329	16,243,839	10,429,751
20 Two hundred unit Co-living scheme	-	£529,797	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21 Large retail supermarket	-	£3,565,943	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22 Comparison retail	-	£1,236,194	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23 Data Centre	-	£2,959,733	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24 Office development	-	£1,782,971	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	24,378,940
25 Office development	-	£1,485,810	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	12,193,320
26 Hotel development (160 rooms)	-	£659,699	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27 Hotel development (100 rooms)	-	£416,027	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28 Light industrial scheme	-	£1,782,971	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)	£500,000 PER HA

							F	Residual land valu	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£13,438	489,819	466,716	443,612	420,510	397,407	374,303	351,200	328,097	304,994	281,891	258,787
2 Two unit scheme (houses)	2	£17,917	979,638	933,432	887,226	841,019	794,813	748,607	702,400	656,194	609,987	563,782	517,575
3 Four unit scheme (houses)	4	£19,444	1,591,719	1,516,499	1,441,280	1,366,060	1,290,840	1,215,622	1,140,402	1,065,183	989,963	914,743	839,524
4 Seven unit scheme (flats)	7	£33,211	1,784,908	1,680,840	1,576,773	1,472,704	1,368,636	1,264,568	1,160,501	1,056,433	952,365	848,297	744,230
5 Nine unit scheme (flats)	9	£28,125	2,009,586	1,892,079	1,774,572	1,657,064	1,539,558	1,422,050	1,304,543	1,187,036	1,069,529	952,022	834,515
6 Ten unit scheme (houses)	10	£50,450	4,425,422	4,217,059	4,008,696	3,800,333	3,591,971	3,383,607	3,175,245	2,966,882	2,758,520	2,550,156	2,341,794
7 Ten unit scheme (flats)	10	£30,089	2,515,219	2,368,552	2,221,886	2,075,220	1,928,553	1,781,887	1,635,221	1,488,554	1,341,888	1,195,222	1,048,555
8 Twenty unit scheme (houses and flats)	20	£93,750	6,918,435	6,560,039	6,201,641	5,843,244	5,484,846	5,126,448	4,768,051	4,409,654	4,051,256	3,692,859	3,334,461
9 Twenty unit scheme (flats)	20	£56,000	4,940,288	4,652,147	4,364,007	4,075,867	3,787,727	3,499,586	3,211,446	2,923,307	2,635,166	2,347,026	2,058,886
10 Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	7,691,472	7,249,415	6,807,358	6,365,301	5,923,244	5,481,187	5,039,130	4,597,073	4,155,016	3,712,959	3,270,902
11 Fifty unit scheme (flats - lower density)	50	£180,208	11,557,658	10,878,736	10,199,813	9,520,889	8,841,966	8,163,043	7,484,120	6,805,197	6,126,275	5,447,352	4,768,429
12 Fifty unit scheme (flats - higher density)	50	£65,417	8,638,608	8,022,476	7,406,344	6,790,212	6,174,079	5,557,947	4,941,814	4,325,682	3,709,549	3,093,417	2,475,994
13 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	15,020,829	14,170,246	13,319,600	12,468,002	11,616,405	10,764,809	9,913,211	9,061,614	8,210,018	7,358,421	6,506,823
14 Seventy unit scheme (flats - higher density)	70		12,571,563	11,676,013	10,780,463	9,884,912	8,989,362	8,093,811	7,198,261	6,302,711	5,407,160	4,511,610	3,614,400
15 One hundred unit scheme (flats - lower density)	100	£147,500	19,173,837	17,809,175	16,444,513	15,076,409	13,706,122	12,335,834	10,965,546	9,595,258	8,224,971	6,854,683	5,484,395
16 One hundred unit scheme (flats - higher density)	100		20,553,248	19,342,785	18,132,321	16,921,858	15,711,394	14,500,931	13,290,467	12,080,004	10,869,540	9,659,077	8,448,614
17 Two hunded unit scheme (flats) with GF retail	200	£201,250	31,410,070	29,133,189	26,848,374	24,563,559	22,278,743	19,993,928	17,709,112	15,424,296	13,139,480	10,854,665	8,569,849
18 Three hundred unit scheme (flats) with GF retail	300	£191,667	36,772,682	33,732,029	30,691,376	27,650,723	24,610,070	21,569,419	18,528,766	15,488,113	12,425,145	9,360,978	6,296,812
19 Five hundred unit scheme (flats)	500	£720,000	68,201,700	62,460,216	56,704,915	50,949,615	45,194,314	39,433,802	33,636,312	27,838,820	22,041,329	16,243,839	10,429,751
20 Two hundred unit Co-living scheme	-	£74,286	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21 Large retail supermarket	-	£500,000	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22 Comparison retail	-	£173,333	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23 Data Centre	-	£415,000	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24 Office development	-	£250,000	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940
25 Office development	-	£208,333	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320
26 Hotel development (160 rooms)		£92,500	3,743,137		3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27 Hotel development (100 rooms)	-	£58,333	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28 Light industrial scheme	-	£250,000	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

EALING LOCAL PLAN VIABILITY TESTING	Sales value £9,450 psm	AH tenure	Rented 70%	SO 30%	Frst Hms 0%

EALING LOCAL PLAN VIABILITY TESTING SENCHMARK LAND VALUE 1 (SECONDARY OFFICES)	Sales value £9,450 psi	£10,175,259	PER HA	AH tenure	Rented 70%	SO 30%	Frst Hms 0%						
(**************************************		,,					F	Residual land valu	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£273,460	526,902	501,944	476,987	452,029	427,072	402,115	377,158	352,201	327,244	302,286	277,32
2 Two unit scheme (houses)	2	£364,613	1,053,803	1,003,889	953,974	904,060	854,145	804,230	754,316	704,402	654,487	604,573	554,68
3 Four unit scheme (houses)	4	£395,705	1,712,453	1,631,197	1,549,940	1,468,685	1,387,428	1,306,172	1,224,915	1,143,660	1,062,404	981,147	899,89
4 Seven unit scheme (flats)	7	£675,863	1,955,047	1,842,473	1,729,897	1,617,323	1,504,748	1,392,173	1,279,599	1,167,023	1,054,449	941,874	829,2
5 Nine unit scheme (flats)	9	£572,358	2,201,697	2,074,584	1,947,472	1,820,359	1,693,246	1,566,134	1,439,021	1,311,908	1,184,796	1,057,683	930,5
6 Ten unit scheme (houses)	10	£1,026,684	4,763,269			4,087,504	3,862,249	3,636,993	3,411,738	3,186,483	2,961,228	2,735,973	2,510,7
7 Ten unit scheme (flats)	10	£612,333	2,755,002	2,596,346	2,437,691	2,279,035	2,120,380	1,961,725	1,803,069	1,644,413	1,485,758	1,327,103	1,168,4
8 Twenty unit scheme (houses and flats)	20	£1,907,861	7,502,333	7,114,742	6,727,149	6,339,556	5,951,965	5,564,372	5,176,779	4,789,187	4,401,595	4,014,002	3,626,4
9 Twenty unit scheme (flats)	20	£1,139,629	5,411,364			4,476,282	4,164,588	3,852,895	3,541,200	3,229,506	2,917,812	2,606,118	2,294,4
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	8,418,739			6,983,479	6,505,058	6,026,638	5,548,217	5,069,798	4,591,377	4,112,957	3,634,5
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	12,691,565				9,751,927	9,016,132	8,280,336	7,544,541	6,808,746	6,072,949	
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	9,670,863	9,003,117	8,335,372	7,667,627	6,999,882	6,332,137	5,664,391	4,996,647	4,328,901	3,661,156	2,993,4
13 Seventy unit scheme (Industrial/employment led scheme)	70	, , , , , , , , , , , , , , , , , , , ,	16,437,759	15,516,329	14,594,900	13,673,471	12,752,042	11,830,612	10,909,184	9,987,755	9,066,064	8,143,130	1 1
14 Seventy unit scheme (flats - higher density)	70	£703,635	14,071,947	13,101,378	12,130,808	11,160,239	10,189,669	9,219,099	8,248,530	7,277,960	6,307,390	5,336,820	4,366,2
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	21,463,007	19,983,887	18,504,766	17,025,645	15,546,523	14,067,402	12,581,867	11,096,128	9,610,389	8,124,649	6,638,9
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	22,583,755	21,271,767	19,959,777	18,647,789	17,335,800	16,023,811	14,711,822	13,399,834	12,087,844	10,775,856	9,463,8
17 Two hunded unit scheme (flats) with GF retail	200		35,301,922		30,361,181	27,890,809	25,419,310	22,938,209	20,457,108	17,976,007	15,494,905	13,013,805	10,532,7
18 Three hundred unit scheme (flats) with GF retail	300		42,004,637	38,702,386	35,400,135	32,097,885	28,795,635	25,493,385	22,191,133	18,888,883	15,586,633	12,269,796	8,941,1
19 Five hundred unit scheme (flats)	500	£14,652,373	77,587,712	71,392,970	65,198,229	58,997,319	52,768,624	46,539,929	40,311,234	34,057,265	27,781,433	21,505,600	15,229,7
20 Two hundred unit Co-living scheme	-	£1,511,753	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,9
21 Large retail supermarket	-	£10,175,259	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,6
22 Comparison retail	-	£3,527,423	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,4
23 Data Centre	-	£8,445,465	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,8
24 Office development	-	£5,087,629			- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,9
25 Office development	-	£4,239,691	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,3
26 Hotel development (160 rooms)	-	£1,882,423	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,1
27 Hotel development (100 rooms)	-	£1,187,114		1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,6
28 Light industrial scheme	-	£5,087,629		3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,6
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,5
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,9

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344					F	Residual land valu	ies				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	526,902	501,944	476,987	452,029	427,072	402,115	377,158	352,201	327,244	302,286	277,329
2 Two unit scheme (houses)	2	£238,519	1,053,803	1,003,889	953,974	904,060	854,145	804,230	754,316	704,402	654,487	604,573	554,657
3 Four unit scheme (houses)	4	£258,858	1,712,453	1,631,197	1,549,940	1,468,685	1,387,428	1,306,172	1,224,915	1,143,660	1,062,404	981,147	899,891
4 Seven unit scheme (flats)	7	£442,129	1,955,047	1,842,473	1,729,897	1,617,323	1,504,748	1,392,173	1,279,599	1,167,023	1,054,449	941,874	829,299
5 Nine unit scheme (flats)	9	£374,419	2,201,697	2,074,584	1,947,472	1,820,359	1,693,246	1,566,134	1,439,021	1,311,908	1,184,796	1,057,683	930,570
6 Ten unit scheme (houses)	10	£671,625	4,763,269	, , -	4,312,759	4,087,504	3,862,249	3,636,993	3,411,738	3,186,483	2,961,228	2,735,973	2,510,718
7 Ten unit scheme (flats)	10	£400,569	2,755,002	2,596,346	2,437,691	2,279,035	2,120,380	1,961,725	1,803,069	1,644,413	1,485,758	1,327,103	1,168,447
8 Twenty unit scheme (houses and flats)	20		7,502,333	7,114,742	6,727,149	6,339,556	5,951,965	5,564,372	5,176,779	4,789,187	4,401,595	4,014,002	3,626,410
9 Twenty unit scheme (flats)	20		5,411,364	5,099,670	4,787,977	4,476,282	4,164,588	3,852,895	3,541,200	3,229,506	2,917,812	2,606,118	2,294,425
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	8,418,739	7,940,319	7,461,899	6,983,479	6,505,058	6,026,638	5,548,217	5,069,798	4,591,377	4,112,957	3,634,536
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	12,691,565	11,956,969	11,222,373	10,487,723	9,751,927	9,016,132	8,280,336	7,544,541	6,808,746	6,072,949	5,337,154
12 Fifty unit scheme (flats - higher density)	50	, .	9,670,863	9,003,117	8,335,372	7,667,627	6,999,882	6,332,137	5,664,391	4,996,647	4,328,901	3,661,156	2,993,412
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	16,437,759	15,516,329	14,594,900	13,673,471	12,752,042	11,830,612	10,909,184	9,987,755	9,066,064	8,143,130	7,220,197
14 Seventy unit scheme (flats - higher density)	70	£460,296	14,071,947	13,101,378	12,130,808	11,160,239	10,189,669	9,219,099	8,248,530	7,277,960	6,307,390	5,336,820	4,366,251
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	21,463,007	19,983,887	18,504,766	17,025,645	15,546,523	14,067,402	12,581,867	11,096,128	9,610,389	8,124,649	6,638,910
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	22,583,755	21,271,767	19,959,777	18,647,789	17,335,800	16,023,811	14,711,822	13,399,834	12,087,844	10,775,856	9,463,867
17 Two hunded unit scheme (flats) with GF retail	200	£2,679,179	35,301,922	32,831,551	30,361,181	27,890,809	25,419,310	22,938,209	20,457,108	17,976,007	15,494,905	13,013,805	10,532,703
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	42,004,637	38,702,386	35,400,135	32,097,885	28,795,635	25,493,385	22,191,133	18,888,883	15,586,633	12,269,796	8,941,191
19 Five hundred unit scheme (flats)	500	£9,585,136	77,587,712	71,392,970	65,198,229	58,997,319	52,768,624	46,539,929	40,311,234	34,057,265	27,781,433	21,505,600	15,229,767
20 Two hundred unit Co-living scheme	-	£988,943	, ,	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21 Large retail supermarket	-	£6,656,344	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22 Comparison retail	-	£2,307,533		8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23 Data Centre	-	£5,524,766		7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24 Office development	-	£3,328,172	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940
25 Office development	-	£2,773,477	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320
26 Hotel development (160 rooms)	-	£1,231,424		3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27 Hotel development (100 rooms)	-	£776,574		1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	, , .	1,769,647	1,769,647	1,769,647	1,769,647
28 Light industrial scheme	-	£3,328,172		3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344			4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943						Residual land value					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£95,835	526,902	501,944	476,987	452,029	427,072	402,115	377,158	352,201	327,244	302,286	277,329
2 Two unit scheme (houses)	-	£127,780	1,053,803	1,003,889	953,974	904,060	854,145	804,230	754,316	704,402	654,487	604,573	554,657
3 Four unit scheme (houses)	-	£138,676	1,712,453	1,631,197	1,549,940	1,468,685	1,387,428	1,306,172	1,224,915	1,143,660	1,062,404	981,147	899,891
4 Seven unit scheme (flats)	-	£236,858	1,955,047	1,842,473	1,729,897	1,617,323	1,504,748	1,392,173	1,279,599	1,167,023	1,054,449	941,874	829,299
5 Nine unit scheme (flats)	-	£200,584	2,201,697	2,074,584	1,947,472	1,820,359	1,693,246	1,566,134	1,439,021	1,311,908	1,184,796	1,057,683	930,570
6 Ten unit scheme (houses)	-	£359,804	4,763,269	, , .	4,312,759	4,087,504		3,636,993	3,411,738	3,186,483	2,961,228	2,735,973	, ,
7 Ten unit scheme (flats)	-	£214,593	2,755,002	2,596,346	2,437,691	2,279,035	2,120,380	1,961,725	1,803,069	1,644,413	1,485,758	1,327,103	1,168,447
8 Twenty unit scheme (houses and flats)	-	£668,614	7,502,333	7,114,742	6,727,149	6,339,556	5,951,965	5,564,372	5,176,779	4,789,187	4,401,595	4,014,002	3,626,410
9 Twenty unit scheme (flats)	-	£399,386	5,411,364	5,099,670	4,787,977	4,476,282	4,164,588	3,852,895	3,541,200	3,229,506	2,917,812	2,606,118	2,294,425
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	8,418,739	7,940,319	7,461,899	6,983,479	6,505,058	6,026,638	5,548,217	5,069,798	4,591,377	4,112,957	3,634,536
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	12,691,565	11,956,969	11,222,373	10,487,723	9,751,927	9,016,132	8,280,336	7,544,541	6,808,746	6,072,949	5,337,154
12 Fifty unit scheme (flats - higher density)	-	£466,544	9,670,863	9,003,117	8,335,372	7,667,627	6,999,882	6,332,137	5,664,391	4,996,647	4,328,901	3,661,156	2,993,412
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	16,437,759	15,516,329	14,594,900	13,673,471	12,752,042	11,830,612	10,909,184	9,987,755	9,066,064	8,143,130	7,220,197
14 Seventy unit scheme (flats - higher density)	-	£246,590	14,071,947	13,101,378	12,130,808	11,160,239	10,189,669	9,219,099	8,248,530	7,277,960	6,307,390	5,336,820	4,366,251
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	21,463,007	19,983,887	18,504,766	17,025,645	15,546,523	14,067,402	12,581,867	11,096,128	9,610,389	8,124,649	6,638,910
16 One hundred unit scheme (flats - higher density)	-	£999,738	22,583,755	21,271,767	19,959,777	18,647,789	17,335,800	16,023,811	14,711,822	13,399,834	12,087,844	10,775,856	9,463,867
17 Two hunded unit scheme (flats) with GF retail	-	£1,435,292	35,301,922	32,831,551	30,361,181	27,890,809	25,419,310	22,938,209	20,457,108	17,976,007	15,494,905	13,013,805	10,532,703
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	42,004,637	38,702,386	35,400,135	32,097,885	28,795,635	25,493,385	22,191,133	18,888,883	15,586,633	12,269,796	8,941,191
19 Five hundred unit scheme (flats)	-	£5,134,958	77,587,712	71,392,970	65,198,229	58,997,319	52,768,624	46,539,929	40,311,234	34,057,265	27,781,433	21,505,600	15,229,767
20 Two hundred unit Co-living scheme	-	£529,797	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21 Large retail supermarket	-	£3,565,943	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22 Comparison retail	-	£1,236,194	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23 Data Centre	-	£2,959,733	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24 Office development	-	£1,782,971	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940
25 Office development	-	£1,485,810	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320
26 Hotel development (160 rooms)	-	£659,699	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27 Hotel development (100 rooms)	-	£416,027	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28 Light industrial scheme	-	£1,782,971	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	5,485,908	5.485.908	5,485,908	5.485.908	5,485,908	5,485,908	5.485.908	5.485.908	5.485.908	5.485.908	5,485,908

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)	£500,000 PER HA

							F	Residual land value	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£13,438	526,902	501,944	476,987	452,029	427,072	402,115	377,158	352,201	327,244	302,286	277,329
2 Two unit scheme (houses)	2	£17,917	1,053,803	1,003,889	953,974	904,060	854,145	804,230	754,316	704,402	654,487	604,573	554,657
3 Four unit scheme (houses)	4	£19,444	1,712,453	1,631,197	1,549,940	1,468,685	1,387,428	1,306,172	1,224,915	1,143,660	1,062,404	981,147	899,891
4 Seven unit scheme (flats)	7	£33,211	1,955,047	1,842,473	1,729,897	1,617,323	1,504,748	1,392,173	1,279,599	1,167,023	1,054,449	941,874	829,299
5 Nine unit scheme (flats)	9	£28,125	2,201,697	2,074,584	1,947,472	1,820,359	1,693,246	1,566,134	1,439,021	1,311,908	1,184,796	1,057,683	930,570
6 Ten unit scheme (houses)	10	£50,450	4,763,269	4,538,014	4,312,759	4,087,504	3,862,249	3,636,993	3,411,738	3,186,483	2,961,228	2,735,973	2,510,718
7 Ten unit scheme (flats)	10	£30,089	2,755,002	2,596,346	2,437,691	2,279,035	2,120,380	1,961,725	1,803,069	1,644,413	1,485,758	1,327,103	1,168,447
8 Twenty unit scheme (houses and flats)	20	£93,750	7,502,333	7,114,742	6,727,149	6,339,556	5,951,965	5,564,372	5,176,779	4,789,187	4,401,595	4,014,002	3,626,410
9 Twenty unit scheme (flats)	20	£56,000	5,411,364	5,099,670	4,787,977	4,476,282	4,164,588	3,852,895	3,541,200	3,229,506	2,917,812	2,606,118	2,294,425
10 Thirty unit scheme (flats with retail use on ground floor)	30		8,418,739	7,940,319	7,461,899	6,983,479	6,505,058	6,026,638	5,548,217	5,069,798	4,591,377	4,112,957	3,634,536
11 Fifty unit scheme (flats - lower density)	50	£180,208	12,691,565	11,956,969	11,222,373	10,487,723	9,751,927	9,016,132	8,280,336	7,544,541	6,808,746	6,072,949	5,337,154
12 Fifty unit scheme (flats - higher density)	50	£65,417	9,670,863	9,003,117	8,335,372	7,667,627	6,999,882	6,332,137	5,664,391	4,996,647	4,328,901	3,661,156	2,993,412
13 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	16,437,759	15,516,329	14,594,900	13,673,471	12,752,042	11,830,612	10,909,184	9,987,755	9,066,064	8,143,130	7,220,197
14 Seventy unit scheme (flats - higher density)	70	£34,576	14,071,947	13,101,378	12,130,808	11,160,239	10,189,669	9,219,099	8,248,530	7,277,960	6,307,390	5,336,820	4,366,251
15 One hundred unit scheme (flats - lower density)	100	£147,500	21,463,007	19,983,887	18,504,766	17,025,645	15,546,523	14,067,402	12,581,867	11,096,128	9,610,389	8,124,649	6,638,910
16 One hundred unit scheme (flats - higher density)	100	£140,179	22,583,755	21,271,767	19,959,777	18,647,789	17,335,800	16,023,811	14,711,822	13,399,834	12,087,844	10,775,856	9,463,867
17 Two hunded unit scheme (flats) with GF retail	200	£201,250	35,301,922	32,831,551	30,361,181	27,890,809	25,419,310	22,938,209	20,457,108	17,976,007	15,494,905	13,013,805	10,532,703
18 Three hundred unit scheme (flats) with GF retail	300	£191,667	42,004,637	38,702,386	35,400,135	32,097,885	28,795,635	25,493,385	22,191,133	18,888,883	15,586,633	12,269,796	8,941,191
19 Five hundred unit scheme (flats)	500	£720,000	77,587,712	71,392,970	65,198,229	58,997,319	52,768,624	46,539,929	40,311,234	34,057,265	27,781,433	21,505,600	15,229,767
20 Two hundred unit Co-living scheme	-	£74,286	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21 Large retail supermarket	-	£500,000	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22 Comparison retail	-	£173,333	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23 Data Centre	-	£415,000	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24 Office development	-	£250,000	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940
25 Office development	-	£208,333	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320
26 Hotel development (160 rooms)	-	£92,500	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27 Hotel development (100 rooms)	-	£58,333	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28 Light industrial scheme	-	£250,000	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

EALING LOCAL PLAN VIABILITY TESTING	Sales value £9,888 psm	AH tenure	Rented 70%	SO 30%	Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£10,175,259	PER HA	7									
							ı	Residual land valu	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£273,460	563,984	537,173	510,361	483,550	456,739	429,927	403,116	376,304	349,494	322,682	295,870
2 Two unit scheme (houses)	2	£364,613	1,127,968	1,074,345	1,020,723	967,100	913,477	859,855	806,231	752,609	698,986	645,363	591,741
3 Four unit scheme (houses)	4	£395,705	1,833,187	1,745,894	1,658,601	1,571,308	1,484,015	1,396,722	1,309,429	1,222,136	1,134,844	1,047,551	960,258
4 Seven unit scheme (flats)	7	£675,863	2,125,186	2,004,105	1,883,023	1,761,941	1,640,860	1,519,778	1,398,696	1,277,614	1,156,532	1,035,450	914,368
5 Nine unit scheme (flats)	9	£572,358	2,393,808	2,257,090	2,120,372	1,983,654	1,846,935	1,710,217	1,573,498	1,436,781	1,300,062	1,163,344	1,026,626
6 Ten unit scheme (houses)	10	£1,026,684	5,101,117	4,858,969	4,616,821	4,374,674	4,132,526	3,890,379	3,648,231	3,406,083	3,163,936	2,921,788	2,679,641
7 Ten unit scheme (flats)	10	£612,333	2,994,785	2,824,140	2,653,495	2,482,851	2,312,206	2,141,562	1,970,917	1,800,273	1,629,628	1,458,984	1,288,338
8 Twenty unit scheme (houses and flats)	20	£1,907,861	8,086,231	7,669,444	7,252,657	6,835,870	6,419,083	6,002,295	5,585,508	5,168,721	4,751,933	4,335,146	3,918,359
9 Twenty unit scheme (flats)	20	£1,139,629	5,882,441	5,547,193	5,211,945	4,876,697	4,541,450	4,206,202	3,870,954	3,535,706	3,200,458	2,865,210	2,529,962
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	9,146,007	8,631,223	8,116,439		7,086,872	6,572,088	6,057,305	5,542,521	5,027,737	4,512,954	3,998,170
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	13,821,191	13,030,114	12,239,037	11,447,960	10,656,883	9,865,806	9,074,729	8,283,652	7,491,216	6,698,548	5,905,880
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	10,703,116	9,983,758	9,264,401	8,545,042	7,825,684	7,106,327	6,386,969	5,667,611	4,948,254	4,228,896	3,509,538
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	17,854,688	16,862,412	15,870,137	14,877,861	13,885,586	12,893,310	11,901,034	10,908,759	9,916,483	8,924,208	7,931,932
14 Seventy unit scheme (flats - higher density)	70	£703,635	15,572,331	14,526,742	13,481,154	12,435,564	11,389,976	10,344,387	9,298,798	8,253,210	7,207,621	6,162,032	5,116,443
15 One hundred unit scheme (flats - lower density)	100	, , , , , , , , , , , , , , , , , , , ,	23,752,178	, , , , , , , , , , , , , , , , , , , ,			17,377,859	15,784,280	14,190,700	12,596,998	10,995,807	9,394,616	7,793,42
16 One hundred unit scheme (flats - higher density)	100		24,614,262				18,960,205		16,133,177	14,719,663	13,306,149		10,479,12
17 Two hunded unit scheme (flats) with GF retail	200	£4,095,542	39,193,774	36,528,811	33,863,847	31,198,884	28,533,920	25,868,956	23,203,993	20,527,718	17,850,331	15,172,944	12,495,558
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	47,206,926	43,659,573	40,108,895	36,545,046	32,981,198	29,417,351	25,853,502	22,289,654	18,725,806	15,161,958	11,585,571
19 Five hundred unit scheme (flats)	500	£14,652,373	86,973,724	80,309,681	73,645,639	66,981,597	60,317,554	53,640,844	46,938,755	40,236,666	33,521,536	26,767,362	20,013,186
20 Two hundred unit Co-living scheme	-	£1,511,753	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21 Large retail supermarket	-	£10,175,259	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22 Comparison retail	-	£3,527,423	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094
23 Data Centre	-	£8,445,465	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267
24 Office development	-	£5,087,629	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446
25 Office development	-	£4,239,691	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427
26 Hotel development (160 rooms)	-	£1,882,423	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27 Hotel development (100 rooms)	-	£1,187,114	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28 Light industrial scheme	-	£5,087,629	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344					F	Residual land valu	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	563,984	537,173	510,361	483,550	456,739	429,927	403,116	376,304	349,494	322,682	295,870
2 Two unit scheme (houses)	2	£238,519	1,127,968	1,074,345	1,020,723	967,100	913,477	859,855	806,231	752,609	698,986	645,363	591,741
3 Four unit scheme (houses)	4	£258,858	1,833,187	1,745,894	1,658,601	1,571,308	1,484,015	1,396,722	1,309,429	1,222,136	1,134,844	1,047,551	960,258
4 Seven unit scheme (flats)	7	£442,129	2,125,186	2,004,105	1,883,023	1,761,941	1,640,860	1,519,778	1,398,696	1,277,614	1,156,532	1,035,450	914,368
5 Nine unit scheme (flats)	9	£374,419	2,393,808	2,257,090	2,120,372	1,983,654	1,846,935	1,710,217	1,573,498	1,436,781	1,300,062	1,163,344	1,026,626
6 Ten unit scheme (houses)	10	£671,625	5,101,117	4,858,969	4,616,821	4,374,674	4,132,526	3,890,379	3,648,231	3,406,083	3,163,936	2,921,788	2,679,641
7 Ten unit scheme (flats)	10	£400,569	2,994,785	2,824,140	2,653,495	2,482,851	2,312,206	2,141,562	1,970,917	1,800,273	1,629,628	1,458,984	1,288,338
8 Twenty unit scheme (houses and flats)	20	£1,248,065	8,086,231	7,669,444	7,252,657	6,835,870	6,419,083	6,002,295	5,585,508	5,168,721	4,751,933	4,335,146	3,918,359
9 Twenty unit scheme (flats)	20		5,882,441	5,547,193	5,211,945	4,876,697	4,541,450	4,206,202	3,870,954	3,535,706	3,200,458	2,865,210	2,529,962
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	9,146,007	8,631,223	8,116,439	7,601,656	7,086,872	6,572,088	6,057,305	5,542,521	5,027,737	4,512,954	3,998,170
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	13,821,191	13,030,114	12,239,037	11,447,960	10,656,883	9,865,806	9,074,729	8,283,652	7,491,216	6,698,548	5,905,880
12 Fifty unit scheme (flats - higher density)	50		10,703,116	9,983,758	9,264,401	8,545,042	77	7,106,327	6,386,969	5,667,611	4,948,254	4,228,896	3,509,538
13 Seventy unit scheme (Industrial/employment led scheme)	70		17,854,688	16,862,412	15,870,137	14,877,861	13,885,586	12,893,310	11,901,034	10,908,759	9,916,483	8,924,208	7,931,932
14 Seventy unit scheme (flats - higher density)	70	£460,296	15,572,331	14,526,742	13,481,154	12,435,564		10,344,387	9,298,798	8,253,210	7,207,621	6,162,032	5,116,443
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	23,752,178	22,158,598	20,565,019	18,971,440	17,377,859	15,784,280	14,190,700	12,596,998	10,995,807	9,394,616	7,793,425
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	24,614,262	23,200,748	21,787,234	20,373,719	18,960,205	17,546,691	16,133,177	14,719,663	13,306,149	11,892,635	10,479,121
17 Two hunded unit scheme (flats) with GF retail	200		39,193,774	36,528,811	33,863,847	31,198,884	28,533,920	25,868,956	23,203,993	20,527,718	17,850,331	15,172,944	12,495,558
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	47,206,926	43,659,573	40,108,895	36,545,046	32,981,198	29,417,351	25,853,502	22,289,654	18,725,806	15,161,958	11,585,571
19 Five hundred unit scheme (flats)	500		86,973,724	80,309,681	73,645,639	66,981,597	60,317,554	53,640,844	46,938,755	40,236,666	33,521,536	26,767,362	20,013,186
20 Two hundred unit Co-living scheme	-	£988,943	14,896,988	14,896,988	14,896,988	14,896,988	, ,	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21 Large retail supermarket	-	£6,656,344	1,746,665	1,746,665	1,746,665	1,746,665	, , , , , , , , , , , , , , , , , , , ,	, , , , , , , , , , , , , , , , , , , ,	1,746,665	1,746,665	1,746,665	, -,	1,746,665
22 Comparison retail	-	£2,307,533	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094
23 Data Centre	-	£5,524,766	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267
24 Office development	-	£3,328,172	49,246,446	49,246,446	49,246,446	49,246,446		49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446
25 Office development	-	£2,773,477	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427
26 Hotel development (160 rooms)	-	£1,231,424	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27 Hotel development (100 rooms)	-	£776,574	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28 Light industrial scheme	-	£3,328,172	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590		4,571,590	4,571,590	4,571,590	7 - 7	4,571,590
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943						Residual land value	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£95,835	563,984	537,173	510,361	483,550	456,739	429,927	403,116	376,304	349,494	322,682	295,870
2 Two unit scheme (houses)	-	£127,780	1,127,968	1,074,345	1,020,723	967,100	913,477	859,855	806,231	752,609	698,986	645,363	591,741
3 Four unit scheme (houses)	-	£138,676	1,833,187	1,745,894	1,658,601	1,571,308	1,484,015	1,396,722	1,309,429	1,222,136	1,134,844	1,047,551	960,258
4 Seven unit scheme (flats)	-	£236,858	2,125,186	2,004,105	1,883,023	1,761,941	1,640,860	1,519,778	1,398,696	1,277,614	1,156,532	1,035,450	914,368
5 Nine unit scheme (flats)	-	£200,584	2,393,808	2,257,090	2,120,372	1,983,654	1,846,935	1,710,217	1,573,498	1,436,781	1,300,062	1,163,344	1,026,626
6 Ten unit scheme (houses)	-	£359,804	5,101,117	4,858,969	4,616,821	4,374,674	4,132,526	3,890,379	3,648,231	3,406,083	3,163,936	2,921,788	2,679,641
7 Ten unit scheme (flats)	-	£214,593	2,994,785	2,824,140	2,653,495	2,482,851	2,312,206	2,141,562	1,970,917	1,800,273	1,629,628	1,458,984	1,288,338
8 Twenty unit scheme (houses and flats)	-	£668,614	8,086,231	7,669,444	7,252,657	6,835,870	6,419,083	6,002,295	5,585,508	5,168,721	4,751,933	4,335,146	3,918,359
9 Twenty unit scheme (flats)	-	£399,386	5,882,441	5,547,193	5,211,945	4,876,697	4,541,450	4,206,202	3,870,954	3,535,706	3,200,458	2,865,210	2,529,962
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	9,146,007	8,631,223	8,116,439	7,601,656	7,086,872	6,572,088	6,057,305	5,542,521	5,027,737	4,512,954	3,998,170
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	13,821,191	13,030,114	12,239,037	11,447,960	10,656,883	9,865,806	9,074,729	8,283,652	7,491,216	6,698,548	5,905,880
12 Fifty unit scheme (flats - higher density)	-	£466,544	10,703,116	9,983,758	9,264,401	8,545,042	7,825,684	7,106,327	6,386,969	5,667,611	4,948,254	4,228,896	3,509,538
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	17,854,688	16,862,412	15,870,137	14,877,861	13,885,586	12,893,310	11,901,034	10,908,759	9,916,483	8,924,208	7,931,932
14 Seventy unit scheme (flats - higher density)	-	£246,590	15,572,331	14,526,742	13,481,154	12,435,564	11,389,976	10,344,387	9,298,798	8,253,210	7,207,621	6,162,032	5,116,443
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	23,752,178	22,158,598	20,565,019	18,971,440	17,377,859	15,784,280	14,190,700	12,596,998	10,995,807	9,394,616	7,793,425
16 One hundred unit scheme (flats - higher density)	-	£999,738	24,614,262	23,200,748	21,787,234	20,373,719	18,960,205	17,546,691	16,133,177	14,719,663	13,306,149	11,892,635	10,479,121
17 Two hunded unit scheme (flats) with GF retail	-	£1,435,292	39,193,774	36,528,811	33,863,847	31,198,884	28,533,920	25,868,956	23,203,993	20,527,718	17,850,331	15,172,944	12,495,558
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	47,206,926	43,659,573	40,108,895	36,545,046	32,981,198	29,417,351	25,853,502	22,289,654	18,725,806	15,161,958	11,585,571
19 Five hundred unit scheme (flats)	-	£5,134,958	86,973,724	80,309,681	73,645,639	66,981,597	60,317,554	53,640,844	46,938,755	40,236,666	33,521,536	26,767,362	20,013,186
20 Two hundred unit Co-living scheme	-	£529,797	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21 Large retail supermarket	-	£3,565,943	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22 Comparison retail	-	£1,236,194	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094
23 Data Centre	-	£2,959,733	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267
24 Office development	-	£1,782,971	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446
25 Office development	-	£1,485,810	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427
26 Hotel development (160 rooms)	-	£659,699	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27 Hotel development (100 rooms)	-	£416,027	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28 Light industrial scheme	-	£1,782,971	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)	£500,000 PER HA

							F	Residual land valu	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£13,438	563,984	537,173	510,361	483,550	456,739	429,927	403,116	376,304	349,494	322,682	295,870
2 Two unit scheme (houses)	2	£17,917	1,127,968	1,074,345	1,020,723	967,100	913,477	859,855	806,231	752,609	698,986	645,363	591,741
3 Four unit scheme (houses)	4	£19,444	1,833,187	1,745,894	1,658,601	1,571,308	1,484,015	1,396,722	1,309,429	1,222,136	1,134,844	1,047,551	960,258
4 Seven unit scheme (flats)	7	£33,211	2,125,186	2,004,105	1,883,023	1,761,941	1,640,860	1,519,778	1,398,696	1,277,614	1,156,532	1,035,450	914,368
5 Nine unit scheme (flats)	9	£28,125	2,393,808	2,257,090	2,120,372	1,983,654	1,846,935	1,710,217	1,573,498	1,436,781	1,300,062	1,163,344	1,026,626
6 Ten unit scheme (houses)	10	£50,450	5,101,117	4,858,969	4,616,821	4,374,674	4,132,526	3,890,379	3,648,231	3,406,083	3,163,936	2,921,788	2,679,641
7 Ten unit scheme (flats)	10	£30,089	2,994,785	2,824,140	2,653,495	2,482,851	2,312,206	2,141,562	1,970,917	1,800,273	1,629,628	1,458,984	1,288,338
8 Twenty unit scheme (houses and flats)	20	£93,750	8,086,231	7,669,444	7,252,657	6,835,870	6,419,083	6,002,295	5,585,508	5,168,721	4,751,933	4,335,146	3,918,359
9 Twenty unit scheme (flats)	20	£56,000	5,882,441	5,547,193	5,211,945	4,876,697	4,541,450	4,206,202	3,870,954	3,535,706	3,200,458	2,865,210	2,529,962
10 Thirty unit scheme (flats with retail use on ground floor)	30		9,146,007	8,631,223	8,116,439	7,601,656	7,086,872	6,572,088	6,057,305	5,542,521	5,027,737	4,512,954	3,998,170
11 Fifty unit scheme (flats - lower density)	50	£180,208	13,821,191	13,030,114	12,239,037	11,447,960	10,656,883	9,865,806	9,074,729	8,283,652	7,491,216	6,698,548	5,905,880
12 Fifty unit scheme (flats - higher density)	50	£65,417	10,703,116	9,983,758	9,264,401	8,545,042	7,825,684	7,106,327	6,386,969	5,667,611	4,948,254	4,228,896	3,509,538
13 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	17,854,688	16,862,412	15,870,137	14,877,861	13,885,586	12,893,310	11,901,034	10,908,759	9,916,483	8,924,208	7,931,932
14 Seventy unit scheme (flats - higher density)	70	£34,576	15,572,331	14,526,742	13,481,154	12,435,564	11,389,976	10,344,387	9,298,798	8,253,210	7,207,621	6,162,032	5,116,443
15 One hundred unit scheme (flats - lower density)	100	£147,500	23,752,178	22,158,598	20,565,019	18,971,440	17,377,859	15,784,280	14,190,700	12,596,998	10,995,807	9,394,616	7,793,425
16 One hundred unit scheme (flats - higher density)	100	£140,179	24,614,262	23,200,748	21,787,234	20,373,719	18,960,205	17,546,691	16,133,177	14,719,663	13,306,149	11,892,635	10,479,121
17 Two hunded unit scheme (flats) with GF retail	200		39,193,774	36,528,811	33,863,847	31,198,884	28,533,920	25,868,956	23,203,993	20,527,718	17,850,331	15,172,944	12,495,558
18 Three hundred unit scheme (flats) with GF retail	300		47,206,926	43,659,573	40,108,895	36,545,046	32,981,198	29,417,351	25,853,502	22,289,654	18,725,806	15,161,958	11,585,571
19 Five hundred unit scheme (flats)	500	£720,000	86,973,724	80,309,681	73,645,639	66,981,597	60,317,554	53,640,844	46,938,755	40,236,666	33,521,536	26,767,362	20,013,186
20 Two hundred unit Co-living scheme	-	£74,286	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21 Large retail supermarket	-	£500,000	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22 Comparison retail	-	£173,333	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094
23 Data Centre	-	£415,000	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267
24 Office development	-	£250,000	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446
25 Office development	-	£208,333	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427
26 Hotel development (160 rooms)	-	£92,500	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27 Hotel development (100 rooms)	-	£58,333	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28 Light industrial scheme	-	£250,000	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

EALING LOCAL PLAN VIABILITY TESTING	Sales value £10,326 psm	AH tenure	Rented 70%	SO 30%	Frst Hms 0%
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)	£10.175.259 PER HA				

ENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£10,175,259	PER NA					Decidual land					
Description	No of write	DLV	00/ 411	F0/ ALL	400/ 411	450/ ALL		Residual land valu		1050/ ALL	400/ 811	1450/ ALL	1500/ ALL
Description	No of units		0% AH	5% AH	10% AH	15% AH			30% AH		40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£273,460	601,066		543,735		486,404	457,739	429,073	400,408	371,742		314,4
2 Two unit scheme (houses)	2	,	1,202,134				972,809		858,147	800,816	743,485		628,82
3 Four unit scheme (houses)	4	£395,705	1,953,921	1,860,592	1 1	7	1,580,603		1,393,943	1,300,613	1,207,284	, , , , , , , , , , , , , , , , , , , ,	1,020,62
4 Seven unit scheme (flats)	7	£675,863	2,295,326		2,036,148		1,776,971	1,647,382	1,517,793	1,388,205	1,258,616	, , , , , ,	999,4
5 Nine unit scheme (flats)	9	,	2,585,919				2,000,624	1,854,300	1,707,977	1,561,653	1,415,329	, , , , , , , , , , , , , , , , , , , ,	1,122,68
6 Ten unit scheme (houses)	10		5,438,965				4,402,804	4,143,764	3,884,725	3,625,685	3,366,645	, , ,	2,848,5
7 Ten unit scheme (flats)	10		3,234,568			7 7	2,504,032		2,138,765	1,956,131	1,773,497	,	1,408,2
8 Twenty unit scheme (houses and flats)	20	, , , , , , , , , , , , , , , , , , , ,	8,670,129		7,778,165		6,886,200	6,440,219	5,994,236	5,548,254	5,102,272	,	4,210,30
9 Twenty unit scheme (flats)	20		6,353,519				4,918,311	4,559,510	4,200,708	3,841,906	3,483,105	, , , , , , , , , , , , , , , , , , , ,	2,765,50
10 Thirty unit scheme (flats with retail use on ground floor)	30		9,873,274			- 7	7,668,686	7,117,539	6,566,392	6,015,244	5,464,098	7 - 7 - 7	4,361,80
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	14,950,817	14,103,259			11,560,584	10,713,026	9,865,468	9,017,909	8,170,351	7,322,793	6,474,60
12 Fifty unit scheme (flats - higher density)	50	,,	11,735,369		10,193,428		8,651,488	7,880,517	7,109,547	6,338,576	5,567,606	, , , , , , , , , , , , , , , , , , , ,	4,025,6
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	19,271,618	18,208,496	17,145,374	16,082,252	15,019,130	13,956,008	12,892,885	11,829,763	10,766,641	9,703,519	8,640,3
14 Seventy unit scheme (flats - higher density)	70	£703,635	17,072,714	15,952,106	14,831,498	13,710,891	12,590,283	11,469,675	10,349,067	9,228,459	8,107,851	6,987,243	5,866,6
15 One hundred unit scheme (flats - lower density)	100	, , , , , , , , , , , , , , , , , , , ,	26,041,348	24,333,310	22,625,272		19,209,196	17,501,157	15,793,119	14,085,081	12,377,043	10,664,582	8,947,9
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	26,644,769	25,129,729	23,614,690	22,099,650	20,584,612	19,069,572	17,554,532	16,039,493	14,524,453	13,009,413	11,494,3
17 Two hunded unit scheme (flats) with GF retail	200	£4,095,542	43,085,627	40,226,071	37,366,515	34,506,958	31,647,402	28,787,846	25,928,289	23,068,734	20,205,756	17,332,084	14,458,4
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	52,393,758	48,587,063	44,780,369	40,973,674	37,166,762	33,341,316	29,515,871	25,690,424	21,864,978	18,039,533	14,214,0
19 Five hundred unit scheme (flats)	500	£14,652,373	96,340,055	89,226,393	82,093,050	74,959,707	67,826,363	60,693,021	53,559,677	46,390,792	39,215,308	32,029,122	24,796,6
20 Two hundred unit Co-living scheme	-	£1,511,753	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,98
21 Large retail supermarket	-	£10,175,259	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,6
22 Comparison retail	-	£3,527,423	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,0
23 Data Centre	-	£8,445,465	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,20
24 Office development	-	£5,087,629	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,44
25 Office development	-	£4,239,691	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,42
26 Hotel development (160 rooms)	-	£1,882,423	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,1
27 Hotel development (100 rooms)	-	£1,187,114	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,6
28 Light industrial scheme	-	£5,087,629	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,6
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,59
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	5,485,908	5,485,908			5,485,908		5,485,908	5,485,908	5,485,908	5,485,908	5,485,90

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344					F	Residual land valu	es				
Description	No of units		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	601,066	572,401	543,735	515,070	486,404	457,739	429,073	400,408	371,742	343,077	314,411
2 Two unit scheme (houses)	2	£238,519	1,202,134	1,144,803	1,087,472	1,030,141	972,809	915,478	858,147	800,816	743,485	686,154	628,823
3 Four unit scheme (houses)	4	£258,858	1,953,921	1,860,592	1,767,262	1,673,933	1,580,603	1,487,274	1,393,943	1,300,613	1,207,284	1,113,954	1,020,625
4 Seven unit scheme (flats)	7	£442,129	2,295,326	2,165,737	2,036,148	1,906,560	1,776,971	1,647,382	1,517,793	1,388,205	1,258,616	1,129,027	999,439
5 Nine unit scheme (flats)	9	£374,419	2,585,919	2,439,596	2,293,272	2,146,948	2,000,624	1,854,300	1,707,977	1,561,653	1,415,329	1,269,005	1,122,681
6 Ten unit scheme (houses)	10	£671,625	5,438,965	5,179,925	4,920,885	4,661,844	4,402,804	4,143,764	3,884,725	3,625,685	3,366,645	3,107,605	2,848,565
7 Ten unit scheme (flats)	10	£400,569	3,234,568	3,051,935	2,869,300	2,686,666	2,504,032	2,321,399	2,138,765	1,956,131	1,773,497	1,590,863	1,408,230
8 Twenty unit scheme (houses and flats)	20	£1,248,065	8,670,129	8,224,147	7,778,165	7,332,183	6,886,200	6,440,219	5,994,236	5,548,254	5,102,272	4,656,290	4,210,308
9 Twenty unit scheme (flats)	20		6,353,519	5,994,716	5,635,915	5,277,113	4,918,311	4,559,510	4,200,708	3,841,906	3,483,105	3,124,303	2,765,501
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	9,873,274	9,322,127	8,770,980	8,219,833	7,668,686	7,117,539	6,566,392	6,015,244	5,464,098	4,912,950	4,361,804
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	14,950,817	14,103,259	13,255,700	12,408,142	11,560,584	10,713,026	9,865,468	9,017,909	8,170,351	7,322,793	6,474,606
12 Fifty unit scheme (flats - higher density)	50	£870,872	11,735,369	10,964,398	10,193,428	9,422,458	8,651,488	7,880,517	7,109,547	6,338,576	5,567,606	4,796,635	4,025,665
13 Seventy unit scheme (Industrial/employment led scheme)	70		19,271,618	18,208,496	17,145,374	16,082,252	15,019,130	-,,	12,892,885	11,829,763	10,766,641	9,703,519	8,640,397
14 Seventy unit scheme (flats - higher density)	70	£460,296	17,072,714	15,952,106	14,831,498	13,710,891	12,590,283	11,469,675	10,349,067	9,228,459	8,107,851	6,987,243	5,866,635
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	26,041,348	24,333,310	22,625,272	20,917,234	19,209,196	17,501,157	15,793,119	14,085,081	12,377,043	10,664,582	8,947,940
16 One hundred unit scheme (flats - higher density)	100	£1,866,154		25,129,729	23,614,690	22,099,650	20,584,612	.,,	17,554,532	16,039,493	14,524,453	13,009,413	11,494,374
17 Two hunded unit scheme (flats) with GF retail	200	£2,679,179	43,085,627	40,226,071	37,366,515	. , ,	31,647,402	28,787,846	25,928,289	23,068,734	20,205,756	17,332,084	14,458,412
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	52,393,758	48,587,063	44,780,369	40,973,674	37,166,762	33,341,316	29,515,871	25,690,424	21,864,978	18,039,533	14,214,087
19 Five hundred unit scheme (flats)	500			89,226,393	82,093,050	74,959,707	67,826,363	60,693,021	53,559,677	46,390,792	39,215,308	32,029,122	24,796,607
20 Two hundred unit Co-living scheme	-	£988,943	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21 Large retail supermarket	-	£6,656,344	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22 Comparison retail	-	£2,307,533	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094
23 Data Centre	-	£5,524,766	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267
24 Office development	-	£3,328,172		49,246,446	49,246,446	,,		10,-10,110	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446
25 Office development	-	£2,773,477	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427
26 Hotel development (160 rooms)	•	£1,231,424	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27 Hotel development (100 rooms)	-	£776,574	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28 Light industrial scheme	-	£3,328,172	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344		4,571,590	4,571,590	4,571,590	4,571,590		4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943						Residual land value	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£95,835	601,066	572,401	543,735	515,070	486,404	457,739	429,073	400,408	371,742	343,077	314,411
2 Two unit scheme (houses)	-	£127,780	1,202,134	1,144,803	1,087,472	1,030,141	972,809	915,478	858,147	800,816	743,485	686,154	628,823
3 Four unit scheme (houses)	-	£138,676	1,953,921	1,860,592	1,767,262	1,673,933	1,580,603	1,487,274	1,393,943	1,300,613	1,207,284	1,113,954	1,020,625
4 Seven unit scheme (flats)	-	£236,858	2,295,326	2,165,737	2,036,148	1,906,560	1,776,971	1,647,382	1,517,793	1,388,205	1,258,616	1,129,027	999,439
5 Nine unit scheme (flats)	-	£200,584	2,585,919	2,439,596	2,293,272	2,146,948	2,000,624	1,854,300	1,707,977	1,561,653	1,415,329	1,269,005	1,122,681
6 Ten unit scheme (houses)	-	£359,804	5,438,965	5,179,925	4,920,885	4,661,844	4,402,804	4,143,764	3,884,725	3,625,685	3,366,645	3,107,605	2,848,565
7 Ten unit scheme (flats)	-	£214,593	3,234,568	3,051,935	2,869,300	2,686,666	2,504,032	2,321,399	2,138,765	1,956,131	1,773,497	1,590,863	1,408,230
8 Twenty unit scheme (houses and flats)	-	£668,614	8,670,129	8,224,147	7,778,165	7,332,183	6,886,200	6,440,219	5,994,236	5,548,254	5,102,272	4,656,290	4,210,308
9 Twenty unit scheme (flats)	-	£399,386	6,353,519	5,994,716	5,635,915	5,277,113	4,918,311	4,559,510	4,200,708	3,841,906	3,483,105	3,124,303	3 2,765,501
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	9,873,274	9,322,127	8,770,980	8,219,833	7,668,686	7,117,539	6,566,392	6,015,244	5,464,098	4,912,950	4,361,804
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	14,950,817	14,103,259	13,255,700	12,408,142	11,560,584	10,713,026	9,865,468	9,017,909	8,170,351	7,322,793	6,474,606
12 Fifty unit scheme (flats - higher density)	-	£466,544	11,735,369	10,964,398	10,193,428	9,422,458	8,651,488	7,880,517	7,109,547	6,338,576	5,567,606	4,796,635	4,025,665
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	19,271,618	18,208,496	17,145,374	16,082,252	15,019,130	13,956,008	12,892,885	11,829,763	10,766,641	9,703,519	8,640,397
14 Seventy unit scheme (flats - higher density)	-	£246,590	17,072,714	15,952,106	14,831,498	13,710,891	12,590,283	11,469,675	10,349,067	9,228,459	8,107,851	6,987,243	5,866,635
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	26,041,348	24,333,310	22,625,272	20,917,234	19,209,196	17,501,157	15,793,119	14,085,081	12,377,043	10,664,582	8,947,940
16 One hundred unit scheme (flats - higher density)	-	£999,738	26,644,769	25,129,729	23,614,690	22,099,650	20,584,612	19,069,572	17,554,532	16,039,493	14,524,453	13,009,413	11,494,374
17 Two hunded unit scheme (flats) with GF retail	-	£1,435,292	43,085,627	40,226,071	37,366,515	34,506,958	31,647,402	28,787,846	25,928,289	23,068,734	20,205,756	17,332,084	14,458,412
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	52,393,758	48,587,063	44,780,369	40,973,674	37,166,762	33,341,316	29,515,871	25,690,424	21,864,978	18,039,533	, , , , , , ,
19 Five hundred unit scheme (flats)	-	£5,134,958	96,340,055	89,226,393	82,093,050	74,959,707	67,826,363	60,693,021	53,559,677	46,390,792	39,215,308	32,029,122	24,796,607
20 Two hundred unit Co-living scheme	-	£529,797	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21 Large retail supermarket	-	£3,565,943	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22 Comparison retail	-	£1,236,194	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094
23 Data Centre	-	£2,959,733	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267
24 Office development	-	£1,782,971	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446
25 Office development	-	£1,485,810	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427
26 Hotel development (160 rooms)	-	£659,699	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27 Hotel development (100 rooms)	-	£416,027	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28 Light industrial scheme	-	£1,782,971	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)	£500,000 PER HA

							F	Residual land valu	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£13,438	601,066	572,401	543,735	515,070	486,404	457,739	429,073	400,408	371,742	343,077	314,411
2 Two unit scheme (houses)	2	£17,917	1,202,134	1,144,803	1,087,472	1,030,141	972,809	915,478	858,147	800,816	743,485	686,154	628,823
3 Four unit scheme (houses)	4	£19,444	1,953,921	1,860,592	1,767,262	1,673,933	1,580,603	1,487,274	1,393,943	1,300,613	1,207,284	1,113,954	1,020,625
4 Seven unit scheme (flats)	7	£33,211	2,295,326	2,165,737	2,036,148	1,906,560	1,776,971	1,647,382	1,517,793	1,388,205	1,258,616	1,129,027	999,439
5 Nine unit scheme (flats)	9	£28,125	2,585,919	2,439,596	2,293,272	2,146,948	2,000,624	1,854,300	1,707,977	1,561,653	1,415,329	1,269,005	1,122,681
6 Ten unit scheme (houses)	10	£50,450	5,438,965	5,179,925	4,920,885	4,661,844	4,402,804	4,143,764	3,884,725	3,625,685	3,366,645	3,107,605	2,848,565
7 Ten unit scheme (flats)	10	£30,089	3,234,568	3,051,935	2,869,300	2,686,666	2,504,032	2,321,399	2,138,765	1,956,131	1,773,497	1,590,863	1,408,230
8 Twenty unit scheme (houses and flats)	20	£93,750	8,670,129	8,224,147	7,778,165	7,332,183	6,886,200	6,440,219	5,994,236	5,548,254	5,102,272	4,656,290	4,210,308
9 Twenty unit scheme (flats)	20	£56,000	6,353,519	5,994,716	5,635,915	5,277,113	4,918,311	4,559,510	4,200,708	3,841,906	3,483,105	3,124,303	2,765,501
10 Thirty unit scheme (flats with retail use on ground floor)	30		9,873,274	9,322,127	8,770,980	8,219,833	7,668,686	7,117,539	6,566,392	6,015,244	5,464,098	4,912,950	4,361,804
11 Fifty unit scheme (flats - lower density)	50	£180,208	14,950,817	14,103,259	13,255,700	12,408,142	11,560,584	10,713,026	9,865,468	9,017,909	8,170,351	7,322,793	6,474,606
12 Fifty unit scheme (flats - higher density)	50	£65,417	11,735,369	10,964,398	10,193,428	9,422,458	8,651,488	7,880,517	7,109,547	6,338,576	5,567,606	4,796,635	4,025,665
13 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	19,271,618	18,208,496	17,145,374	16,082,252	15,019,130	13,956,008	12,892,885	11,829,763	10,766,641	9,703,519	8,640,397
14 Seventy unit scheme (flats - higher density)	70	£34,576	17,072,714	15,952,106	14,831,498	13,710,891	12,590,283	11,469,675	10,349,067	9,228,459	8,107,851	6,987,243	5,866,635
15 One hundred unit scheme (flats - lower density)	100	£147,500	26,041,348	24,333,310	22,625,272	20,917,234	19,209,196	17,501,157	15,793,119	14,085,081	12,377,043	10,664,582	8,947,940
16 One hundred unit scheme (flats - higher density)	100	£140,179	26,644,769	25,129,729	23,614,690	22,099,650	20,584,612	19,069,572	17,554,532	16,039,493	14,524,453	13,009,413	11,494,374
17 Two hunded unit scheme (flats) with GF retail	200		43,085,627	40,226,071	37,366,515	34,506,958	31,647,402	28,787,846	25,928,289	23,068,734	20,205,756	17,332,084	14,458,412
18 Three hundred unit scheme (flats) with GF retail	300	£191,667	52,393,758	48,587,063	44,780,369	40,973,674	37,166,762	33,341,316	29,515,871	25,690,424	21,864,978	18,039,533	14,214,087
19 Five hundred unit scheme (flats)	500	£720,000	96,340,055	89,226,393	82,093,050	74,959,707	67,826,363	60,693,021	53,559,677	46,390,792	39,215,308	32,029,122	24,796,607
20 Two hundred unit Co-living scheme	-	£74,286	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21 Large retail supermarket	-	£500,000	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22 Comparison retail	-	£173,333	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094
23 Data Centre	-	£415,000	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267
24 Office development	-	£250,000	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446
25 Office development	-	£208,333	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427
26 Hotel development (160 rooms)	-	£92,500	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27 Hotel development (100 rooms)	-	£58,333	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28 Light industrial scheme	-	£250,000	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

EALING LOCAL PLAN VIABILITY TESTING	Sales value £10,764 psm	AH tenure	Rented 70%	SO 30%	Frst Hms 0%
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)	£10.175.259 PER HA				

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£10,175,259	PER HA										
								Residual land value					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£273,460	638,150	607,630	577,110	546,590	516,071	485,552	455,031	424,512	393,992	363,473	332,95
2 Two unit scheme (houses)	2	,	1,276,298	1,215,259	1,154,221	1,093,181	1,032,142	971,102	910,063	849,024	787,985	726,945	
3 Four unit scheme (houses)	4	£395,705	2,074,655			1,776,556	1,677,190	1,577,824	1,478,458	1,379,091	1,279,725	1,180,358	
4 Seven unit scheme (flats)	7	£675,863	2,465,464	2,327,369	2,189,274	2,051,177	1,913,082	1,774,987	1,636,890	1,498,795	1,360,700	1,222,604	1,084,50
5 Nine unit scheme (flats)	9	£572,358	2,778,030	2,622,101	2,466,172	2,310,243	2,154,312	1,998,383	1,842,454	1,686,525	1,530,596	1,374,665	1,218,73
6 Ten unit scheme (houses)	10	£1,026,684	5,776,812	5,500,879	5,224,948	4,949,015	4,673,082	4,397,150	4,121,218	3,845,286	3,569,353	3,293,421	3,017,48
7 Ten unit scheme (flats)	10	£612,333	3,474,351	3,279,729	3,085,105	2,890,482	2,695,859	2,501,236	2,306,613	2,111,990	1,917,367	1,722,744	1,528,12
8 Twenty unit scheme (houses and flats)	20	£1,907,861	9,254,027	8,778,850				6,878,142	6,402,965	5,927,787	5,452,611	4,977,434	4,502,25
9 Twenty unit scheme (flats)	20	£1,139,629	6,824,595	6,442,239	6,059,884	5,677,529	5,295,173	4,912,817	4,530,461	4,148,106	3,765,751	3,383,395	3,001,04
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	10,599,797	10,012,878	9,425,520	8,838,010	8,250,499	7,662,990	7,075,479	6,487,969	5,900,458	5,312,948	4,725,43
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	16,080,443	15,176,403	14,272,364	13,368,325	12,464,285	11,560,246	10,656,206	9,752,167	8,848,127	7,944,087	7,040,04
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	12,767,623	11,945,039	11,122,456	10,299,873	9,477,290	8,654,708	7,832,124	7,009,541	6,186,958	5,364,375	4,541,79
13 Seventy unit scheme (Industrial/employment led scheme)	70	, , , , , , , , , , , , , , , , , , , ,	20,688,547	19,554,579	18,420,610	17,286,642	16,152,673	15,018,705	13,884,736	12,750,767	11,616,798	10,482,830	9,348,86
14 Seventy unit scheme (flats - higher density)	70	£703,635	18,573,098	17,377,472	16,181,844	14,986,217	13,790,590	12,594,962	11,399,336	10,203,708	9,008,081	7,812,454	6,616,82
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	28,330,518	26,508,022	24,685,525	22,863,029	21,040,532	19,218,036	17,395,539	15,573,042	13,750,545	11,928,049	10,102,45
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	28,675,275	27,058,711	25,442,146	23,825,582	22,209,017	20,592,451	18,975,887	17,359,322	15,742,757	14,126,193	12,509,62
17 Two hunded unit scheme (flats) with GF retail	200	£4,095,542	46,977,480	43,923,330	40,869,181	37,815,033	34,760,884	31,706,735	28,652,586	25,598,438	22,544,289	19,490,140	16,421,26
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	57,580,591	53,514,555	49,448,518	45,382,482	41,316,444	37,250,408	33,178,238	29,091,194	25,004,151	20,917,107	16,830,06
19 Five hundred unit scheme (flats)	500	£14,652,373	105,661,030	98,089,094	90,517,159	82,937,817	75,335,173	67,732,530	60,129,886	52,527,242	44,896,040	37,247,162	29,580,020
20 Two hundred unit Co-living scheme	-	£1,511,753	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,98
21 Large retail supermarket	-	£10,175,259	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,66
22 Comparison retail	-	£3,527,423	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,09
23 Data Centre	-	£8,445,465	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,26
24 Office development	-	£5,087,629	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,440
25 Office development	-	£4,239,691	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,42
26 Hotel development (160 rooms)	-	£1,882,423	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,13
27 Hotel development (100 rooms)	-	£1,187,114	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,64
28 Light industrial scheme	-	£5,087,629	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,65
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,90

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344					1	Residual land value	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	638,150	607,630	577,110	546,590	516,071	485,552	455,031	424,512	393,992	363,473	332,953
2 Two unit scheme (houses)	2	£238,519	1,276,298	1,215,259	1,154,221	1,093,181	1,032,142	971,102	910,063	849,024	787,985	726,945	665,906
3 Four unit scheme (houses)	4	£258,858	2,074,655	1,975,289	1,875,922	1,776,556	1,677,190	1,577,824	1,478,458	1,379,091	1,279,725	1,180,358	1,080,992
4 Seven unit scheme (flats)	7	£442,129	2,465,464	2,327,369	2,189,274	2,051,177	1,913,082	1,774,987	1,636,890	1,498,795	1,360,700	1,222,604	1,084,508
5 Nine unit scheme (flats)	9	£374,419	2,778,030	2,622,101	2,466,172	2,310,243	2,154,312	1,998,383	1,842,454	1,686,525	1,530,596	1,374,665	1,218,736
6 Ten unit scheme (houses)	10	£671,625	5,776,812	5,500,879	5,224,948	4,949,015	4,673,082	4,397,150	4,121,218	3,845,286	3,569,353	3,293,421	3,017,489
7 Ten unit scheme (flats)	10	£400,569	3,474,351	3,279,729	3,085,105	2,890,482	2,695,859	2,501,236	2,306,613	2,111,990	1,917,367	1,722,744	1,528,121
8 Twenty unit scheme (houses and flats)	20	£1,248,065	9,254,027	8,778,850	8,303,673	7,828,496	7,353,319	6,878,142	6,402,965	5,927,787	5,452,611	4,977,434	4,502,257
9 Twenty unit scheme (flats)	20	£745,511	6,824,595	6,442,239	6,059,884	5,677,529	5,295,173	4,912,817	4,530,461	4,148,106	3,765,751	3,383,395	3,001,040
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	10,599,797	10,012,878	9,425,520	8,838,010	8,250,499	7,662,990	7,075,479	6,487,969	5,900,458	5,312,948	4,725,438
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	16,080,443	15,176,403	14,272,364	13,368,325	12,464,285	11,560,246	10,656,206	9,752,167	8,848,127	7,944,087	7,040,047
12 Fifty unit scheme (flats - higher density)	50	£870,872	12,767,623	11,945,039	11,122,456	10,299,873	9,477,290	8,654,708	7,832,124	7,009,541	6,186,958	5,364,375	4,541,792
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	20,688,547	19,554,579	18,420,610	17,286,642		15,018,705	13,884,736	12,750,767	11,616,798	10,482,830	9,348,861
14 Seventy unit scheme (flats - higher density)	70	£460,296	18,573,098	17,377,472	16,181,844	14,986,217	13,790,590	12,594,962	11,399,336	10,203,708	9,008,081	7,812,454	6,616,827
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	28,330,518	26,508,022	24,685,525	22,863,029	21,040,532	19,218,036	17,395,539	15,573,042	13,750,545	11,928,049	10,102,455
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	28,675,275	27,058,711	25,442,146	23,825,582	22,209,017	20,592,451	18,975,887	17,359,322	15,742,757	14,126,193	12,509,627
17 Two hunded unit scheme (flats) with GF retail	200	£2,679,179	46,977,480	43,923,330	40,869,181	37,815,033	- / /	31,706,735	28,652,586	25,598,438	22,544,289	19,490,140	16,421,267
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	57,580,591	53,514,555	49,448,518	45,382,482	41,316,444	37,250,408	33,178,238	29,091,194	25,004,151	20,917,107	16,830,063
19 Five hundred unit scheme (flats)	500	£9,585,136	105,661,030	98,089,094	90,517,159	82,937,817	75,335,173	67,732,530	60,129,886	52,527,242	44,896,040	37,247,162	29,580,026
20 Two hundred unit Co-living scheme	-	£988,943	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21 Large retail supermarket	-	£6,656,344	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22 Comparison retail	-	£2,307,533	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094
23 Data Centre	-	£5,524,766	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267
24 Office development	-	£3,328,172	49,246,446	49,246,446	49,246,446	49,246,446		49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446
25 Office development	-	£2,773,477	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427
26 Hotel development (160 rooms)	-	£1,231,424	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27 Hotel development (100 rooms)	-	£776,574	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28 Light industrial scheme	-	£3,328,172	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590		4,571,590	4,571,590	4,571,590	7 - 7	4,571,590
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943						Residual land value	s				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£95,835	638,150	607,630	577,110	546,590	516,071	485,552	455,031	424,512	393,992	363,473	332,953
2 Two unit scheme (houses)	-	£127,780	1,276,298	1,215,259	1,154,221	1,093,181	1,032,142	971,102	910,063	849,024	787,985	726,945	665,906
3 Four unit scheme (houses)	-	£138,676	2,074,655	1,975,289	1,875,922	1,776,556	1,677,190	1,577,824	1,478,458	1,379,091	1,279,725	1,180,358	1,080,992
4 Seven unit scheme (flats)	-	£236,858	2,465,464	2,327,369	2,189,274	2,051,177	1,913,082	1,774,987	1,636,890	1,498,795	1,360,700	1,222,604	1,084,508
5 Nine unit scheme (flats)	-	£200,584	2,778,030	2,622,101	2,466,172	2,310,243	2,154,312	1,998,383	1,842,454	1,686,525	1,530,596	1,374,665	1,218,736
6 Ten unit scheme (houses)	-	£359,804	5,776,812	5,500,879	5,224,948	4,949,015	4,673,082	4,397,150	4,121,218	3,845,286	3,569,353	3,293,421	3,017,489
7 Ten unit scheme (flats)	-	£214,593	3,474,351	3,279,729	3,085,105	2,890,482	2,695,859	2,501,236	2,306,613	2,111,990	1,917,367	1,722,744	1,528,121
8 Twenty unit scheme (houses and flats)	-	£668,614	9,254,027	8,778,850	8,303,673	7,828,496	7,353,319	6,878,142	6,402,965	5,927,787	5,452,611	4,977,434	4,502,257
9 Twenty unit scheme (flats)	-	£399,386	6,824,595	6,442,239	6,059,884	5,677,529	5,295,173	4,912,817	4,530,461	4,148,106	3,765,751	3,383,395	3,001,040
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	10,599,797	10,012,878	9,425,520	8,838,010	8,250,499	7,662,990	7,075,479	6,487,969	5,900,458	5,312,948	4,725,438
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	16,080,443	15,176,403	14,272,364	13,368,325	12,464,285	11,560,246	10,656,206	9,752,167	8,848,127	7,944,087	7,040,047
12 Fifty unit scheme (flats - higher density)	-	£466,544	12,767,623	11,945,039	11,122,456	10,299,873	9,477,290	8,654,708	7,832,124	7,009,541	6,186,958	5,364,375	4,541,792
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	20,688,547	19,554,579	18,420,610	17,286,642	16,152,673	15,018,705	13,884,736	12,750,767	11,616,798	10,482,830	9,348,861
14 Seventy unit scheme (flats - higher density)	-	£246,590	18,573,098	17,377,472	16,181,844	14,986,217	13,790,590	12,594,962	11,399,336	10,203,708	9,008,081	7,812,454	6,616,827
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	28,330,518	26,508,022	24,685,525	22,863,029	21,040,532	19,218,036	17,395,539	15,573,042	13,750,545	11,928,049	10,102,455
16 One hundred unit scheme (flats - higher density)	-	£999,738	28,675,275	27,058,711	25,442,146	23,825,582	22,209,017	20,592,451	18,975,887	17,359,322	15,742,757	14,126,193	12,509,627
17 Two hunded unit scheme (flats) with GF retail	-	£1,435,292	46,977,480	43,923,330	40,869,181	37,815,033	34,760,884	31,706,735	28,652,586	25,598,438	22,544,289	19,490,140	16,421,267
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	57,580,591	53,514,555	49,448,518	45,382,482	41,316,444	37,250,408	33,178,238	29,091,194	25,004,151	20,917,107	16,830,063
19 Five hundred unit scheme (flats)	-	£5,134,958	105,661,030	98,089,094	90,517,159	82,937,817	75,335,173	67,732,530	60,129,886	52,527,242	44,896,040	37,247,162	29,580,026
20 Two hundred unit Co-living scheme	-	£529,797	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21 Large retail supermarket	-	£3,565,943	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22 Comparison retail	-	£1,236,194	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094
23 Data Centre	-	£2,959,733	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267
24 Office development	-	£1,782,971	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446
25 Office development	-	£1,485,810	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427
26 Hotel development (160 rooms)	-	£659,699	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27 Hotel development (100 rooms)	-	£416,027	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28 Light industrial scheme	-	£1,782,971	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)	£500,000 PER HA

								Residual land valu	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£13,438	638,150	607,630	577,110	546,590	516,071	485,552	455,031	424,512	393,992	363,473	332,9
2 Two unit scheme (houses)	2	£17,917	1,276,298	1,215,259	1,154,221	1,093,181	1,032,142	971,102	910,063	849,024	787,985	726,945	665,9
3 Four unit scheme (houses)	4	£19,444	2,074,655	1,975,289	1,875,922	1,776,556	1,677,190	1,577,824	1,478,458	1,379,091	1,279,725	1,180,358	1,080,9
4 Seven unit scheme (flats)	7	£33,211	2,465,464	2,327,369	2,189,274	2,051,177	1,913,082	1,774,987	1,636,890	1,498,795	1,360,700	1,222,604	1,084,5
5 Nine unit scheme (flats)	9	£28,125	2,778,030	2,622,101	2,466,172	2,310,243	2,154,312	1,998,383	1,842,454	1,686,525	1,530,596	1,374,665	1,218,7
6 Ten unit scheme (houses)	10	£50,450	5,776,812	5,500,879	5,224,948	4,949,015	4,673,082	4,397,150	4,121,218	3,845,286	3,569,353	3,293,421	3,017,4
7 Ten unit scheme (flats)	10	£30,089	3,474,351	3,279,729	3,085,105	2,890,482	2,695,859	2,501,236	2,306,613	2,111,990	1,917,367	1,722,744	1,528,1
8 Twenty unit scheme (houses and flats)	20	£93,750	9,254,027	8,778,850	8,303,673	7,828,496	7,353,319	6,878,142	6,402,965	5,927,787	5,452,611	4,977,434	4,502,2
9 Twenty unit scheme (flats)	20	£56,000	6,824,595	6,442,239	6,059,884	5,677,529	5,295,173	4,912,817	4,530,461	4,148,106	3,765,751	3,383,395	3,001,04
10 Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	10,599,797	10,012,878	9,425,520	8,838,010	8,250,499	7,662,990	7,075,479	6,487,969	5,900,458	5,312,948	4,725,43
11 Fifty unit scheme (flats - lower density)	50	£180,208	16,080,443	15,176,403	14,272,364	13,368,325	12,464,285	11,560,246	10,656,206	9,752,167	8,848,127	7,944,087	7,040,04
12 Fifty unit scheme (flats - higher density)	50	£65,417	12,767,623	11,945,039	11,122,456	10,299,873	9,477,290	8,654,708	7,832,124	7,009,541	6,186,958	5,364,375	4,541,79
13 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	20,688,547	19,554,579	18,420,610	17,286,642	16,152,673	15,018,705	13,884,736	12,750,767	11,616,798	10,482,830	9,348,80
14 Seventy unit scheme (flats - higher density)	70	£34,576	18,573,098	17,377,472	16,181,844	14,986,217	13,790,590	12,594,962	11,399,336	10,203,708	9,008,081	7,812,454	6,616,8
15 One hundred unit scheme (flats - lower density)	100	£147,500	28,330,518	26,508,022	24,685,525	22,863,029	21,040,532	19,218,036	17,395,539	15,573,042	13,750,545	11,928,049	10,102,4
16 One hundred unit scheme (flats - higher density)	100	£140,179	28,675,275	27,058,711	25,442,146	23,825,582	22,209,017	20,592,451	18,975,887	17,359,322	15,742,757	14,126,193	12,509,6
17 Two hunded unit scheme (flats) with GF retail	200		46,977,480	43,923,330	40,869,181	37,815,033	34,760,884	31,706,735	28,652,586	25,598,438	22,544,289	19,490,140	16,421,20
18 Three hundred unit scheme (flats) with GF retail	300	£191,667	57,580,591	53,514,555	49,448,518	45,382,482	41,316,444	37,250,408	33,178,238	29,091,194	25,004,151	20,917,107	7 16,830,0
19 Five hundred unit scheme (flats)	500	£720,000	105,661,030	98,089,094	90,517,159	82,937,817	75,335,173	67,732,530	60,129,886	52,527,242	44,896,040	37,247,162	29,580,02
Two hundred unit Co-living scheme	-	£74,286	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,98
21 Large retail supermarket	-	£500,000	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,66
22 Comparison retail	-	£173,333	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,09
23 Data Centre	-	£415,000	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,26
24 Office development	-	£250,000	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,44
25 Office development	-	£208,333	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,42
26 Hotel development (160 rooms)	-	£92,500	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,1
27 Hotel development (100 rooms)	-	£58,333	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,6
28 Light industrial scheme	-	£250,000	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,6
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,59
30 Industrial scheme intensification (60% plot ratio)	_	£500.000	5.485.908	5.485.908	5.485.908	5,485,908	5,485,908	5.485.908	5.485.908	5.485.908	5.485.908	5.485.908	5,485,90



Appendix 9 - Appraisal results - downside

EALING LOCAL PLAN VIABILITY TESTING	Sales value £7,260 psm	AH tenure	Rented 70%	SO 30%	Frst Hms 0%
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)	£10.175.259 PER HA				

							R	esidual land valu	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£273,460	306,649	291,862	277,075	262,288	247,501	232,713	217,926	203,139	188,352	2 173,565	5 158,7
2 Two unit scheme (houses)	2	£364,613	613,299	583,725	554,150	524,575	495,001	465,427	435,853	406,277	376,703	347,129	9 317,5
3 Four unit scheme (houses)	4	£395,705	995,353	947,208	899,064	850,920	802,775	754,631	706,487	658,341	610,197	562,053	513,9
4 Seven unit scheme (flats)	7	£675,863	944,505	878,533	812,560	746,588	680,616	614,644	548,671	482,700	416,727	350,754	4 284,7
5 Nine unit scheme (flats)	9	£572,358	1,060,653	986,161	911,669	837,178	762,686	688,194	613,702	539,210	464,719	390,227	7 315,7
6 Ten unit scheme (houses)	10	£1,026,684	2,756,624	2,623,907	2,491,191	2,358,475	2,225,760	2,093,044	1,960,328	1,827,612	1,694,896	1,562,180	1,429,4
7 Ten unit scheme (flats)	10	,	1,330,810	1,237,834	1,144,857	1,051,879	958,903	865,926	772,949	679,972	586,995	494,018	3 401,0
8 Twenty unit scheme (houses and flats)	20	£1,907,861	4,034,272	3,806,614	3,578,956	3,351,299	3,123,641	2,895,983	2,668,325	2,440,668	2,213,010	1,985,351	1,757,6
9 Twenty unit scheme (flats)	20	£1,139,629	2,609,705	2,426,647	2,243,590	2,060,532	1,877,473	1,694,415	1,511,357	1,328,299	1,145,242	962,184	4 779,1
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	4,059,364	3,779,993	3,500,624	3,221,254	2,941,883	2,662,513	2,383,144	2,103,774	1,824,403	1,545,033	.,,.
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	5,939,217	5,514,056	5,088,895	4,663,735	4,238,575	3,813,415	3,388,254	2,963,095	2,536,707	2,109,244	
12 Fifty unit scheme (flats - higher density)	50		3,529,226	3,141,296	2,753,366	2,365,436	1,977,506	1,589,575	1,201,645	813,714	425,784	37,854	4 - 359,4
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	7,845,970	7,312,676	6,779,383	6,246,089	5,712,796	5,179,502	4,646,208	4,112,915	3,579,622	3,046,328	2,511,3
14 Seventy unit scheme (flats - higher density)	70	£703,635	5,145,276	4,581,418	4,017,560	3,453,703	2,889,845	2,325,987	1,762,130	1,198,271	634,414	70,556	6 - 506,4
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	7,781,816	6,926,228		5,211,254	4,349,002	3,486,749	2,624,496	1,762,244	899,991	37,739	9 - 836,3
16 One hundred unit scheme (flats - higher density)	100		10,498,639	9,739,727	8,980,816	8,221,905	7,462,993	6,704,082	5,945,170	5,186,259	4,427,348	3,668,436	3 2,909,5
17 Two hunded unit scheme (flats) with GF retail	200	£4,095,542	11,958,184	10,537,374	9,116,564	7,695,754	6,274,944	4,854,135	3,433,325	2,002,644	566,622	2 - 881,702	2 - 2,338,0
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	10,777,854	8,888,760	6,999,666	5,105,689	3,196,385	1,287,082	- 631,026	- 2,567,349	- 4,507,546	6,473,410	0 - 8,439,2
19 Five hundred unit scheme (flats)	500	£14,652,373	21,008,699	17,317,492	13,626,285	9,935,078	6,243,872	2,552,665	- 1,187,955	- 4,978,761	- 8,769,566	6 - 12,599,421	1 - 16,450,8
20 Two hundred unit Co-living scheme	-	£1,511,753	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,8
21 Large retail supermarket	-	£10,175,259	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,6
22 Comparison retail	-	£3,527,423	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,8
23 Data Centre	-	£8,445,465	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,9
24 Office development	-	£5,087,629	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	1 - 29,400,7
25 Office development	-	£4,239,691	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	14,704,230	0 - 14,704,2
26 Hotel development (160 rooms)	-	£1,882,423	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	7 2,089,2
27 Hotel development (100 rooms)	-	£1,187,114	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,4
28 Light industrial scheme	-	£5,087,629	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	1 3,862,8
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	5 4,635,4

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344						Residual land valu	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	306,649	291,862	277,075	262,288	247,501	232,713	217,926	203,139	188,352	173,565	158,777
2 Two unit scheme (houses)	2	£238,519	613,299	583,725	554,150	524,575	495,001	465,427	435,853	406,277	376,703	347,129	317,555
3 Four unit scheme (houses)	4	£258,858	995,353	947,208	899,064	850,920	802,775	754,631	706,487	658,341	610,197	562,053	513,909
4 Seven unit scheme (flats)	7	£442,129	944,505	878,533	812,560	746,588	680,616	614,644	548,671	482,700	416,727	350,754	1 284,783
5 Nine unit scheme (flats)	9	£374,419	1,060,653	986,161	911,669	837,178	762,686	688,194	613,702	539,210	464,719	390,227	315,735
6 Ten unit scheme (houses)	10	£671,625	2,756,624	2,623,907	2,491,191	2,358,475	2,225,760	2,093,044	1,960,328	1,827,612	1,694,896	1,562,180	1,429,464
7 Ten unit scheme (flats)	10	£400,569	1,330,810	1,237,834	1,144,857	1,051,879	958,903	865,926	772,949	679,972	586,995	494,018	3 401,041
8 Twenty unit scheme (houses and flats)	20	£1,248,065	4,034,272	3,806,614	3,578,956	3,351,299	3,123,641	2,895,983	2,668,325	2,440,668	2,213,010	1,985,351	1 1,757,693
9 Twenty unit scheme (flats)	20	£745,511	2,609,705	2,426,647	2,243,590	2,060,532	1,877,473	1,694,415	1,511,357	1,328,299	1,145,242	962,184	,
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	4,059,364	3,779,993	3,500,624	3,221,254	2,941,883	2,662,513	2,383,144	2,103,774	1,824,403	1,545,033	1,265,663
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	5,939,217	5,514,056	5,088,895	4,663,735	4,238,575	3,813,415	3,388,254	2,963,095	2,536,707	2,109,244	1,681,779
12 Fifty unit scheme (flats - higher density)	50	£870,872	3,529,226	3,141,296	2,753,366	2,365,436	1,977,506	1,589,575	1,201,645	813,714	425,784	37,854	4 - 359,447
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	7,845,970	7,312,676	6,779,383	6,246,089	5,712,796	5,179,502	4,646,208	4,112,915	3,579,622	3,046,328	3 2,511,322
14 Seventy unit scheme (flats - higher density)	70		5,145,276	4,581,418	4,017,560	3,453,703	2,889,845	2,325,987	1,762,130	1,198,271	634,414	70,556	506,480
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	7,781,816	6,926,228	6,070,640	5,211,254	4,349,002	3,486,749	2,624,496	1,762,244	899,991	37,739	9 - 836,317
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	10,498,639	9,739,727	8,980,816	8,221,905	7,462,993	6,704,082	5,945,170	5,186,259	4,427,348	3,668,436	2,909,525
17 Two hunded unit scheme (flats) with GF retail	200		11,958,184	10,537,374	9,116,564	7,695,754	6,274,944	4,854,135	3,433,325	2,002,644	566,622	2 - 881,702	2 - 2,338,044
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	10,777,854	8,888,760	6,999,666	5,105,689	3,196,385	1,287,082	- 631,026	- 2,567,349	- 4,507,546	6,473,410	0 - 8,439,273
19 Five hundred unit scheme (flats)	500	£9,585,136	21,008,699	17,317,492	13,626,285	9,935,078	6,243,872	2,552,665	- 1,187,955	- 4,978,761	- 8,769,566	6 - 12,599,421	1 - 16,450,882
20 Two hundred unit Co-living scheme	-	£988,943	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21 Large retail supermarket	-	£6,656,344	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1 1,140,651
22 Comparison retail	-	£2,307,533	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23 Data Centre	-	£5,524,766		5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24 Office development	-	£3,328,172	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	1 - 29,400,761
25 Office development	-	£2,773,477	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	14,704,230	0 - 14,704,230
26 Hotel development (160 rooms)	-	£1,231,424	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	7 2,089,277
27 Hotel development (100 rooms)	-	£776,574	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28 Light industrial scheme	-	£3,328,172	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	1 3,862,871
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943						Residual land valu	ī. T				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£95,835	306,649	291,862	277,075	262,288	247,501	232,713	217,926	203,139	188,352	2 173,565	158,77
2 Two unit scheme (houses)	-	£127,780	613,299	583,725	554,150	524,575	495,001	465,427	435,853	406,277	376,703	347,129	317,55
3 Four unit scheme (houses)	-	£138,676	995,353	947,208	899,064	850,920	802,775	754,631	706,487	658,341	610,197	562,053	
4 Seven unit scheme (flats)	-	£236,858	944,505	878,533	812,560	746,588	680,616	614,644	548,671	482,700	416,727	350,754	284,78
5 Nine unit scheme (flats)	-	£200,584	1,060,653	986,161	911,669	837,178	762,686	688,194	613,702	539,210	464,719	390,227	315,73
6 Ten unit scheme (houses)	-	£359,804	2,756,624	2,623,907	2,491,191	2,358,475	2,225,760	2,093,044	1,960,328	1,827,612	1,694,896	1,562,180	1,429,46
7 Ten unit scheme (flats)	-	£214,593	1,330,810	1,237,834	1,144,857	1,051,879	958,903	865,926	772,949	679,972	586,995	494,018	401,04
8 Twenty unit scheme (houses and flats)	-	£668,614	4,034,272	3,806,614	3,578,956	3,351,299	3,123,641	2,895,983	2,668,325	2,440,668	2,213,010	1,985,351	1,757,69
9 Twenty unit scheme (flats)	-	£399,386	2,609,705	2,426,647	2,243,590	2,060,532	1,877,473	1,694,415	1,511,357	1,328,299	1,145,242	962,184	779,12
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	4,059,364	3,779,993	3,500,624	3,221,254	2,941,883	2,662,513	2,383,144	2,103,774	1,824,403	1,545,033	1,265,66
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	5,939,217	5,514,056	5,088,895	4,663,735	4,238,575	3,813,415	3,388,254	2,963,095	2,536,707	2,109,244	1,681,77
12 Fifty unit scheme (flats - higher density)	-	£466,544	3,529,226	3,141,296	2,753,366	2,365,436	1,977,506	1,589,575	1,201,645	813,714	425,784	37,854	- 359,44
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	7,845,970	7,312,676	6,779,383	6,246,089	5,712,796	5,179,502	4,646,208	4,112,915	3,579,622	3,046,328	2,511,32
14 Seventy unit scheme (flats - higher density)	-	£246,590	5,145,276	4,581,418	4,017,560	3,453,703	2,889,845	2,325,987	1,762,130	1,198,271	634,414	70,556	506,480
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	7,781,816	6,926,228	6,070,640	5,211,254	4,349,002	3,486,749	2,624,496	1,762,244	899,991	37,739	9 - 836,31
16 One hundred unit scheme (flats - higher density)	-	£999,738	10,498,639	9,739,727	8,980,816	8,221,905	7,462,993	6,704,082	5,945,170	5,186,259	4,427,348	3,668,436	2,909,52
17 Two hunded unit scheme (flats) with GF retail	-	£1,435,292	11,958,184	10,537,374	9,116,564	7,695,754	6,274,944	4,854,135	3,433,325	2,002,644	566,622	881,702	2 - 2,338,04
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	10,777,854	8,888,760	6,999,666	5,105,689	3,196,385	1,287,082	- 631,026	- 2,567,349	- 4,507,546	6,473,410	8,439,27
19 Five hundred unit scheme (flats)	-	£5,134,958	21,008,699	17,317,492	13,626,285	9,935,078	6,243,872	2,552,665	- 1,187,955	- 4,978,761	- 8,769,566	6 - 12,599,421	16,450,88
20 Two hundred unit Co-living scheme	-	£529,797	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,83
21 Large retail supermarket	-	£3,565,943	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,65
22 Comparison retail	-	£1,236,194	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,86
23 Data Centre	-	£2,959,733	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,93
24 Office development	-	£1,782,971	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,76
25 Office development	-	£1,485,810	- 14,704,230	14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	14,704,230	14,704,23
26 Hotel development (160 rooms)	-	£659,699	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,27
27 Hotel development (100 rooms)	-	£416,027	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,41
28 Light industrial scheme	-	£1,782,971	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,14
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,87
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,44

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)	£500,000 PER HA

								Residual land value					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£13,438	306,649	291,862	277,075	262,288	247,501	232,713	217,926	203,139	188,352	173,565	158,7
2 Two unit scheme (houses)	2	£17,917	613,299	583,725	554,150	524,575	495,001	465,427	435,853	406,277	376,703	347,129	317,5
3 Four unit scheme (houses)	4	£19,444	995,353	947,208	899,064	850,920	802,775	754,631	706,487	658,341	610,197	562,053	513,9
4 Seven unit scheme (flats)	7	£33,211	944,505	878,533	812,560	746,588	680,616	614,644	548,671	482,700	416,727	350,754	284,7
5 Nine unit scheme (flats)	9	£28,125	1,060,653	986,161	911,669	837,178	762,686	688,194	613,702	539,210	464,719	390,227	315,7
6 Ten unit scheme (houses)	10	£50,450	2,756,624	2,623,907	2,491,191	2,358,475	2,225,760	2,093,044	1,960,328	1,827,612	1,694,896	1,562,180	1,429,4
7 Ten unit scheme (flats)	10	£30,089	1,330,810	1,237,834	1,144,857	1,051,879	958,903	865,926	772,949	679,972	586,995	494,018	401,0
8 Twenty unit scheme (houses and flats)	20	£93,750	4,034,272	3,806,614	3,578,956	3,351,299	3,123,641	2,895,983	2,668,325	2,440,668	2,213,010	1,985,351	1,757,69
9 Twenty unit scheme (flats)	20	£56,000	2,609,705	2,426,647	2,243,590	2,060,532	1,877,473	1,694,415	1,511,357	1,328,299	1,145,242	962,184	779,1
10 Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	4,059,364	3,779,993	3,500,624	3,221,254	2,941,883	2,662,513	2,383,144	2,103,774	1,824,403	1,545,033	1,265,60
11 Fifty unit scheme (flats - lower density)	50	£180,208	5,939,217	5,514,056	5,088,895	4,663,735	4,238,575	3,813,415	3,388,254	2,963,095	2,536,707	2,109,244	1,681,7
12 Fifty unit scheme (flats - higher density)	50	£65,417	3,529,226	3,141,296	2,753,366	2,365,436	1,977,506	1,589,575	1,201,645	813,714	425,784	37,854	- 359,4
13 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	7,845,970	7,312,676	6,779,383	6,246,089	5,712,796	5,179,502	4,646,208	4,112,915	3,579,622	3,046,328	2,511,3
14 Seventy unit scheme (flats - higher density)	70	£34,576	5,145,276	4,581,418	4,017,560	3,453,703	2,889,845	2,325,987	1,762,130	1,198,271	634,414	70,556	- 506,4
15 One hundred unit scheme (flats - lower density)	100	£147,500	7,781,816	6,926,228	6,070,640	5,211,254	4,349,002	3,486,749	2,624,496	1,762,244	899,991	37,739	- 836,3
16 One hundred unit scheme (flats - higher density)	100	£140,179	10,498,639	9,739,727	8,980,816	8,221,905	7,462,993	6,704,082	5,945,170	5,186,259	4,427,348	3,668,436	2,909,5
17 Two hunded unit scheme (flats) with GF retail	200	£201,250	11,958,184	10,537,374	9,116,564	7,695,754	6,274,944	4,854,135	3,433,325	2,002,644	566,622	- 881,702	- 2,338,0
18 Three hundred unit scheme (flats) with GF retail	300	£191,667	10,777,854	8,888,760	6,999,666	5,105,689	3,196,385	1,287,082	- 631,026	- 2,567,349	- 4,507,546	- 6,473,410	- 8,439,2
19 Five hundred unit scheme (flats)	500	£720,000	21,008,699	17,317,492	13,626,285	9,935,078	6,243,872	2,552,665	- 1,187,955	- 4,978,761	- 8,769,566	- 12,599,421	- 16,450,88
20 Two hundred unit Co-living scheme	-	£74,286	12,954,838			12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,8
21 Large retail supermarket	-	£500,000	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,65
22 Comparison retail	-	£173,333	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,86
23 Data Centre	-	£415,000	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,93
24 Office development	-	£250,000	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,76
25 Office development	-	£208,333	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,23
26 Hotel development (160 rooms)	-	£92,500	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,2
27 Hotel development (100 rooms)	-	£58,333	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,4
28 Light industrial scheme	-	£250,000	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,1
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,8
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,4

ING LOCAL PLAN VIABILITY TESTING ICHMARK LAND VALUE 1 (SECONDARY OFFICES)	Sales value £7,698 psm	£10,175,259	PER HA	AH tenure	Rented 70%	SO 30%	% Frst Hms 0%						
							F	Residual land valu	ies				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
One unit scheme (houses)	1	£273,460	341,630	325,094	308,557	292,022	275,485	258,949	242,412	225,877	209,340	192,804	176,26
Two unit scheme (houses)	2	£364,613	683,260	650,187	617,115	584,042	550,970	517,897	484,825	451,753	418,681	385,608	352,5
Four unit scheme (houses)	4	£395,705	1,109,244	1,055,405	1,001,565	947,727	893,888	840,049	786,210	732,371	678,532	624,693	570,8
Seven unit scheme (flats)	7	£675,863	1,105,001	1,031,004	957,006	883,009	809,012	735,015	661,018	587,021	513,025	439,028	365,0
Nine unit scheme (flats)	9	£572,358	1,241,876	1,158,322	1,074,769	991,216	907,664	824,111	740,558	657,005	573,451	489,898	406,3
Ten unit scheme (houses)	10	£1,026,684	3,075,321	2,926,671	2,778,020	2,629,370	2,480,718	2,332,067	2,183,417	2,034,766	1,886,115	1,737,464	1,588,8
Ten unit scheme (flats)	10	,			1,348,430	1,244,143	1,139,857	1,035,569	931,283		722,710	618,424	514,13
Twenty unit scheme (houses and flats)	20	,,	4,585,075	4,329,876	4,074,679	3,819,480	3,564,282	3,309,085	3,053,886	2,798,689	2,543,490	2,288,293	2,033,0
Twenty unit scheme (flats)	20	£1,139,629	3,057,779	2,852,447	2,646,979	2,441,510	2,236,041	2,030,573	1,825,105	1,619,636	1,414,167	1,208,699	1,003,2
Thirty unit scheme (flats with retail use on ground floor)	30					3,804,392		3,177,047	2,863,375	2,549,703	2,236,031	1,922,358	1,608,6
Fifty unit scheme (flats - lower density)	50	£3,667,333	7,012,197	6,533,387	6,054,578	5,575,768	5,096,959	4,618,149	4,139,340	3,660,531	3,181,722	2,702,913	
Fifty unit scheme (flats - higher density)	50	£1,331,263	4,513,091			3,201,720	2,764,597	2,327,473			1,016,104	578,980	141,8
Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	9,191,846	8,591,259	7,990,672	7,390,084	6,789,497	6,188,910	5,588,322	4,987,735	4,387,148	3,786,560	3,185,9
Seventy unit scheme (flats - higher density)	70	£703,635	6,575,326	5,939,966	5,304,606	4,669,245	4,033,885	3,398,525	2,763,165	2,127,804	1,492,444	857,084	221,7
One hundred unit scheme (flats - lower density)	100	£3,001,701	9,959,969	8,995,473	8,030,977	7,066,482	6,101,986	5,137,491	4,166,813	3,194,395	2,221,978	1,249,559	277,1
One hundred unit scheme (flats - higher density)	100		12,430,673	11,575,159	10,719,647	9,864,133	9,008,621	8,153,107	7,297,595	6,442,081	5,586,568	4,731,055	3,875,5
Two hunded unit scheme (flats) with GF retail	200		15,693,880	14,093,607	12,485,627	10,877,647	9,269,667	7,661,687	6,053,707	4,445,727	2,837,747	1,216,199	- 415,2
Three hundred unit scheme (flats) with GF retail	300	£3,900,516	15,766,843	13,628,299	11,489,756	9,351,212	7,212,669	5,074,125	2,915,403	753,412	- 1,428,512	- 3,621,097	- 5,838,0
Five hundred unit scheme (flats)	500	£14,652,373	30,034,767	25,926,112	21,817,457	17,699,202	13,551,283	9,403,363	5,255,443	1,107,523	- 3,134,632	- 7,395,016	- 11,682,5
Two hundred unit Co-living scheme	-	£1,511,753	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,8
Large retail supermarket	-	£10,175,259	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,6
Comparison retail	-	£3,527,423	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,8
Data Centre	-	£8,445,465	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,9
Office development	-	£5,087,629	9 - 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,7
Office development	-	£4,239,691	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,2
Hotel development (160 rooms)	-	£1,882,423	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,2
Hotel development (100 rooms)	-	£1,187,114	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,4
Light industrial scheme	-	£5,087,629		-,,	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,1
Industrial Scheme new build (50% plot ratio)	-	£10,175,259	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,8
Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4.635.445	4.635.445	4.635.445	4.635.445	4.635.445	4.635.445	4.635.445	4.635.445	4.635.445	4.635.445	4,635,4

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344						esidual land valu					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	341,630	325,094	308,557	292,022		258,949	242,412				,
2 Two unit scheme (houses)	2	£238,519	683,260	650,187	617,115	584,042	550,970	517,897	484,825	451,753	418,681	385,608	352,53
3 Four unit scheme (houses)	4	£258,858	1,109,244	1,055,405	1,001,565	947,727	893,888	840,049	786,210	732,371	678,532	624,693	570,85
4 Seven unit scheme (flats)	7	£442,129		1,031,004			809,012	735,015	661,018			439,028	
5 Nine unit scheme (flats)	9	£374,419	1,241,876	1,158,322	1,074,769	991,216	907,664	824,111	740,558	657,005	573,451	489,898	3 406,34
6 Ten unit scheme (houses)	10	£671,625	3,075,321	2,926,671	2,778,020	2,629,370	2,480,718	2,332,067	2,183,417	2,034,766	1,886,115	1,737,464	1,588,81
7 Ten unit scheme (flats)	10	£400,569	1,557,002	1,452,716	1,348,430	1,244,143	1,139,857	1,035,569	931,283	826,997	722,710	618,424	514,13
8 Twenty unit scheme (houses and flats)	20	, ,	4,585,075	4,329,876	4,074,679	3,819,480	3,564,282	3,309,085	3,053,886	2,798,689	2,543,490	2,288,293	3 2,033,09
9 Twenty unit scheme (flats)	20	£745,511	3,057,779	2,852,447	2,646,979	2,441,510	2,236,041	2,030,573	1,825,105	1,619,636	1,414,167	1,208,699	9 1,003,23
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	4,745,409	4,431,736	4,118,064	3,804,392	3,490,720	3,177,047	2,863,375	2,549,703	2,236,031	1,922,358	1,608,68
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	7,012,197	6,533,387	6,054,578	5,575,768	5,096,959	4,618,149	4,139,340	3,660,531	3,181,722	2,702,913	2,223,84
12 Fifty unit scheme (flats - higher density)	50		4,513,091	4,075,967	3,638,844	3,201,720	2,764,597	2,327,473	1,890,350	1,453,227	1,016,104	578,980	141,85
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	9,191,846	8,591,259	7,990,672	7,390,084	6,789,497	6,188,910	5,588,322	4,987,735	4,387,148	3,786,560	3,185,97
14 Seventy unit scheme (flats - higher density)	70	£460,296	6,575,326	5,939,966	5,304,606	4,669,245	4,033,885	3,398,525	2,763,165	2,127,804	1,492,444	857,084	221,72
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	9,959,969	8,995,473	8,030,977	7,066,482	6,101,986	5,137,491	4,166,813	3,194,395	2,221,978	1,249,559	9 277,14
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	12,430,673	11,575,159	10,719,647	9,864,133	9,008,621	8,153,107	7,297,595	6,442,081	5,586,568	4,731,055	5 3,875,542
17 Two hunded unit scheme (flats) with GF retail	200		15,693,880	14,093,607	12,485,627	10,877,647	9,269,667	7,661,687	6,053,707	4,445,727	2,837,747	1,216,199	9 - 415,21
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	15,766,843	13,628,299	11,489,756	9,351,212	7,212,669	5,074,125	2,915,403	753,412	1,428,512	- 3,621,097	7 - 5,838,05
19 Five hundred unit scheme (flats)	500	£9,585,136	30,034,767	25,926,112	21,817,457	17,699,202	13,551,283	9,403,363	5,255,443	1,107,523	- 3,134,632	- 7,395,016	6 - 11,682,56
20 Two hundred unit Co-living scheme	-	£988,943	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21 Large retail supermarket	-	£6,656,344	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,65
22 Comparison retail	-	£2,307,533	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7 7,375,86
23 Data Centre	-	£5,524,766	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24 Office development	-	£3,328,172	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	1 - 29,400,76
25 Office development	-	£2,773,477	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	0 - 14,704,230
26 Hotel development (160 rooms)	-	£1,231,424	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	7 2,089,27
27 Hotel development (100 rooms)	-	£776,574	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,41
28 Light industrial scheme	-	£3,328,172	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	3 2,885,14
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	1 3,862,87
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	5 4,635,445

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					R	tesidual land valu	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£95,835	341,630	325,094	308,557	292,022	275,485	258,949	242,412	225,877	209,340	192,804	176,267
2 Two unit scheme (houses)	-	£127,780	683,260	650,187	617,115	584,042	550,970	517,897	484,825	451,753	418,681	385,608	352,536
3 Four unit scheme (houses)	-	£138,676	1,109,244	1,055,405	1,001,565	947,727	893,888	840,049	786,210	732,371	678,532	624,693	570,854
4 Seven unit scheme (flats)	-	£236,858	1,105,001	1,031,004	957,006	883,009	809,012	735,015	661,018	587,021	513,025	439,028	365,031
5 Nine unit scheme (flats)	-	£200,584	1,241,876	1,158,322	1,074,769	991,216	907,664	824,111	740,558	657,005	573,451	489,898	406,345
6 Ten unit scheme (houses)	-	£359,804	3,075,321	2,926,671	2,778,020	2,629,370	2,480,718	2,332,067	2,183,417	2,034,766	1,886,115	1,737,464	1,588,813
7 Ten unit scheme (flats)	-	£214,593	1,557,002	1,452,716	1,348,430	1,244,143	1,139,857	1,035,569	931,283	826,997	722,710	618,424	514,137
8 Twenty unit scheme (houses and flats)	-	£668,614	4,585,075	4,329,876	4,074,679	3,819,480	3,564,282	3,309,085	3,053,886	2,798,689	2,543,490	2,288,293	2,033,095
9 Twenty unit scheme (flats)	-	£399,386	3,057,779	2,852,447	2,646,979	2,441,510	2,236,041	2,030,573	1,825,105	1,619,636	1,414,167	1,208,699	1,003,231
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	4,745,409	4,431,736	4,118,064	3,804,392	3,490,720	3,177,047	2,863,375	2,549,703	2,236,031	1,922,358	, ,
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	7,012,197	6,533,387	6,054,578	5,575,768	5,096,959	4,618,149	4,139,340	3,660,531	3,181,722	2,702,913	2,223,844
12 Fifty unit scheme (flats - higher density)	-	£466,544	4,513,091	4,075,967	3,638,844	3,201,720	2,764,597	2,327,473	1,890,350	1,453,227	1,016,104	578,980	141,857
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	9,191,846	8,591,259	7,990,672	7,390,084	6,789,497	6,188,910	5,588,322	4,987,735	4,387,148	3,786,560	3,185,973
14 Seventy unit scheme (flats - higher density)	-	£246,590	6,575,326	5,939,966	5,304,606	4,669,245	4,033,885	3,398,525	2,763,165	2,127,804	1,492,444	857,084	
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	9,959,969	8,995,473	8,030,977	7,066,482	6,101,986	5,137,491	4,166,813	3,194,395	2,221,978	1,249,559	277,141
16 One hundred unit scheme (flats - higher density)	-	£999,738	,,	, , , , , , , , , , , , , , , , , , , ,	10,719,647	9,864,133	9,008,621	8,153,107	7,297,595	6,442,081	5,586,568	4,731,055	3,875,542
17 Two hunded unit scheme (flats) with GF retail	-	£1,435,292	15,693,880	14,093,607	12,485,627	10,877,647	9,269,667	7,661,687	6,053,707	4,445,727	2,837,747	1,216,199	- 415,215
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945		13,628,299	11,489,756	9,351,212	7,212,669	5,074,125	2,915,403	753,412	- 1,428,512	2 - 3,621,097	- 5,838,055
19 Five hundred unit scheme (flats)	-	£5,134,958		25,926,112	21,817,457	17,699,202	13,551,283	9,403,363	5,255,443	1,107,523	- 3,134,632	7,395,016	- 11,682,567
20 Two hundred unit Co-living scheme	-	£529,797	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21 Large retail supermarket	-	£3,565,943		1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22 Comparison retail	-	£1,236,194	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23 Data Centre	-	£2,959,733	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24 Office development	-	£1,782,971		,,	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761
25 Office development	-	£1,485,810	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	14,704,230	- 14,704,230
26 Hotel development (160 rooms)	-	£659,699	2,089,277	7 7	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	77	2,089,277
27 Hotel development (100 rooms)	-	£416,027				987,416		987,416	987,416				
28 Light industrial scheme	-	£1,782,971	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	- / / -	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

								Residual land valu	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£13,438	341,630	325,094	308,557	292,022	275,485	258,949	242,412	225,877	209,340	192,804	176,267
2 Two unit scheme (houses)	2	£17,917	683,260	650,187	617,115	584,042	550,970	517,897	484,825	451,753	418,681	385,608	352,536
3 Four unit scheme (houses)	4	£19,444	1,109,244	1,055,405	1,001,565	947,727	893,888	840,049	786,210	732,371	678,532	624,693	570,854
4 Seven unit scheme (flats)	7	£33,211	1,105,001	1,031,004	957,006	883,009	809,012	735,015	661,018	587,021	513,025	439,028	365,031
5 Nine unit scheme (flats)	9	£28,125	1,241,876	1,158,322	1,074,769	991,216	907,664	824,111	740,558	657,005	573,451	489,898	3 406,345
6 Ten unit scheme (houses)	10	£50,450	3,075,321	2,926,671	2,778,020	2,629,370	2,480,718	2,332,067	2,183,417	2,034,766	1,886,115	1,737,464	1,588,813
7 Ten unit scheme (flats)	10	£30,089	1,557,002	1,452,716	1,348,430	1,244,143	1,139,857	1,035,569	931,283	826,997	722,710	618,424	514,137
8 Twenty unit scheme (houses and flats)	20	£93,750	4,585,075	4,329,876	4,074,679	3,819,480	3,564,282	3,309,085	3,053,886	2,798,689	2,543,490	2,288,293	2,033,095
9 Twenty unit scheme (flats)	20	£56,000	3,057,779	2,852,447	2,646,979	2,441,510	2,236,041	2,030,573	1,825,105	1,619,636	1,414,167	1,208,699	1,003,231
10 Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	4,745,409	4,431,736	4,118,064	3,804,392	3,490,720	3,177,047	2,863,375	2,549,703	2,236,031	1,922,358	1,608,686
11 Fifty unit scheme (flats - lower density)	50	£180,208	7,012,197	6,533,387	6,054,578	5,575,768	5,096,959	4,618,149	4,139,340	3,660,531	3,181,722	2,702,913	3 2,223,844
12 Fifty unit scheme (flats - higher density)	50	£65,417	4,513,091	4,075,967	3,638,844	3,201,720	2,764,597	2,327,473	1,890,350	1,453,227	1,016,104	578,980	141,857
13 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	9,191,846	8,591,259	7,990,672	7,390,084	6,789,497	6,188,910	5,588,322	4,987,735	4,387,148	3,786,560	3,185,973
14 Seventy unit scheme (flats - higher density)	70	£34,576	6,575,326	5,939,966	5,304,606	4,669,245	4,033,885	3,398,525	2,763,165	2,127,804	1,492,444	857,084	221,724
15 One hundred unit scheme (flats - lower density)	100	£147,500	9,959,969	8,995,473	8,030,977	7,066,482	6,101,986	5,137,491	4,166,813	3,194,395	2,221,978	1,249,559	277,141
16 One hundred unit scheme (flats - higher density)	100	£140,179	12,430,673	11,575,159	10,719,647	9,864,133	9,008,621	8,153,107	7,297,595	6,442,081	5,586,568	4,731,055	3,875,542
17 Two hunded unit scheme (flats) with GF retail	200	£201,250	15,693,880	14,093,607	12,485,627	10,877,647	9,269,667	7,661,687	6,053,707	4,445,727	2,837,747	1,216,199	9 - 415,215
18 Three hundred unit scheme (flats) with GF retail	300	£191,667	15,766,843	13,628,299	11,489,756	9,351,212	7,212,669	5,074,125	2,915,403	753,412	- 1,428,512	- 3,621,097	7 - 5,838,055
19 Five hundred unit scheme (flats)	500	£720,000	30,034,767	25,926,112	21,817,457	17,699,202	13,551,283	9,403,363	5,255,443	1,107,523	- 3,134,632	- 7,395,016	6 - 11,682,567
20 Two hundred unit Co-living scheme	-	£74,286	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21 Large retail supermarket	-	£500,000	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22 Comparison retail	-	£173,333	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23 Data Centre	-	£415,000	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24 Office development	-	£250,000	29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761
25 Office development	-	£208,333	- 14,704,230	14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	14,704,230
26 Hotel development (160 rooms)	-	£92,500	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27 Hotel development (100 rooms)	-	£58,333	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28 Light industrial scheme	-	£250,000	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4.635.445	4.635.445	4.635.445	4,635,445

EALING LOCAL PLAN VIABILITY TESTING	Sales value £8,136 psm	AH tenure	Rented 70%	SO 30%	Frst Hms 0%

ALING LOCAL PLAN VIABILITY TESTING ENCHMARK LAND VALUE 1 (SECONDARY OFFICES)	Sales value £8,136 psn	£10,175,259	DED HA	AH tenure	Rented 70%	SO 30%	Frst Hms 0%)					
ENGINARIA EAND VALUE I (SECONDARI OI I ICES)		210,173,233						Residual land valu	AS				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	∣30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£273,460				321,755			266,899				
2 Two unit scheme (houses)	2			716,651	680,080	643,510	606,940	570,369	533,798	497,228	460,657	424,086	387
3 Four unit scheme (houses)	4	£395,705	1,223,134	1,163,601	1,104,068	1,044,534	985,000	925,467	865,933	806,400	746,867	687,333	627
4 Seven unit scheme (flats)	7	£675,863	1,265,497	1,183,474	1,101,453	1,019,431	937,409	855,387	773,365	691,344	609,322	527,300	445
5 Nine unit scheme (flats)	9	£572,358	1,423,098	1,330,483	1,237,869	1,145,256	1,052,641	960,027	867,413	774,799	682,185	589,571	496
6 Ten unit scheme (houses)	10	£1,026,684	3,394,020	3,229,434	3,064,848	2,900,263	2,735,677	2,571,091	2,406,505	2,241,919	2,077,334	1,912,748	1,748
7 Ten unit scheme (flats)	10	£612,333	1,783,195	1,667,598	1,552,002	1,436,406	1,320,810	1,205,214	1,089,618	974,022	858,425	742,829	627
8 Twenty unit scheme (houses and flats)	20	£1,907,861	5,135,876	4,853,138	4,570,400	4,287,662	4,004,924	3,722,186	3,439,448	3,156,710	2,873,972	2,591,234	2,308
9 Twenty unit scheme (flats)	20	£1,139,629	3,502,155	3,275,055	3,047,955	2,820,855	2,593,756	2,366,657	2,138,851	1,910,973	1,683,093	1,455,215	1,227
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	5,431,455	5,083,480	4,735,505	4,387,531	4,039,556	3,691,581	3,343,607	2,995,633	2,647,658	2,299,683	1,951
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	8,085,176	7,552,717	7,020,259	6,487,801	5,955,343	5,422,885	4,890,427	4,357,968	3,825,510	3,293,051	2,76
2 Fifty unit scheme (flats - higher density)	50	£1,331,263	5,487,280	5,004,067	4,520,853	4,037,640	3,551,689	3,065,372	2,579,056	2,092,739	1,606,422	1,120,106	63
3 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	10,537,723	9,869,842	9,201,960	8,534,079	7,866,198	7,198,317	6,530,435	5,862,554	5,194,674	4,526,792	3,85
4 Seventy unit scheme (flats - higher density)	70	£703,635	7,991,098	7,288,746	6,586,394	5,884,041	5,177,925	4,471,063	3,764,200	3,057,337	2,350,475	1,643,612	93
5 One hundred unit scheme (flats - lower density)	100	£3,001,701	12,138,121	11,064,718	9,991,315	8,917,912	7,844,508	6,771,105	5,697,702	4,624,298	3,543,963	2,461,379	1,37
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	14,354,390	13,405,303	12,456,215	11,506,362	10,554,248	9,602,132	8,650,018	7,697,903	6,745,788	5,793,674	4,84
Two hunded unit scheme (flats) with GF retail	200	£4,095,542	19,397,077	7 17,614,559	15,832,040	14,049,522	12,264,390	10,469,240	8,674,090	6,878,939	5,083,789	3,288,638	1,48
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	20,755,831	18,367,838	15,979,846	13,591,853	11,203,859	8,815,866	6,427,874	4,038,349	1,623,671	- 802,201	- 3,25
19 Five hundred unit scheme (flats)	500	£14,652,373	39,059,351	34,499,467	29,939,584	25,379,699	20,819,816	16,254,060	11,649,427	7,044,794	2,440,161	- 2,229,660	- 6,95
20 Two hundred unit Co-living scheme	-	£1,511,753	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,95
21 Large retail supermarket	-	£10,175,259	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,14
22 Comparison retail	-	£3,527,423	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,37
23 Data Centre	-	£8,445,465	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,10
4 Office development	-	£5,087,629	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,40
25 Office development	-	£4,239,691	- 14,704,230	14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,70
P6 Hotel development (160 rooms)	-	£1,882,423	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,08
7 Hotel development (100 rooms)	-	£1,187,114	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	98
8 Light industrial scheme	-	£5,087,629	2,885,148	3 2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,88
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,86
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,63

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344						Residual land valu	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	376,611	358,326	340,040	321,755	303,469	285,185	266,899	248,614	230,329	212,043	
2 Two unit scheme (houses)	2	£238,519	753,222	716,651	680,080	643,510	606,940	570,369	533,798	497,228	460,657	424,086	387,516
3 Four unit scheme (houses)	4	£258,858	1,223,134	1,163,601	1,104,068	1,044,534	985,000	925,467	865,933	806,400	746,867	687,333	627,799
4 Seven unit scheme (flats)	7	£442,129	1,265,497	1,183,474	1,101,453	1,019,431	937,409	855,387	773,365	691,344	609,322	527,300	445,278
5 Nine unit scheme (flats)	9	£374,419	1,423,098	1,330,483	1,237,869	1,145,256	1,052,641	960,027	867,413	774,799	682,185	589,571	496,956
6 Ten unit scheme (houses)	10	£671,625	3,394,020	3,229,434	3,064,848	2,900,263	2,735,677	2,571,091	2,406,505	2,241,919	2,077,334	1,912,748	1,748,163
7 Ten unit scheme (flats)	10	£400,569	1,783,195	1,667,598	1,552,002	1,436,406	1,320,810	1,205,214	1,089,618	974,022	858,425	742,829	627,233
8 Twenty unit scheme (houses and flats)	20	£1,248,065	5,135,876	4,853,138	4,570,400	4,287,662	4,004,924	3,722,186	3,439,448	3,156,710	2,873,972	2,591,234	2,308,496
9 Twenty unit scheme (flats)	20	£745,511	3,502,155	3,275,055	3,047,955	2,820,855	2,593,756	2,366,657	2,138,851	1,910,973	1,683,093	1,455,215	1,227,336
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	5,431,455	5,083,480	4,735,505	4,387,531	4,039,556	3,691,581	3,343,607	2,995,633	2,647,658	2,299,683	1,951,709
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	8,085,176	7,552,717	7,020,259	6,487,801	5,955,343	5,422,885	4,890,427	4,357,968	3,825,510	3,293,051	2,760,593
12 Fifty unit scheme (flats - higher density)	50	£870,872	5,487,280	5,004,067	4,520,853	4,037,640	3,551,689	3,065,372	2,579,056	2,092,739	1,606,422	1,120,106	633,789
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	10,537,723	9,869,842	9,201,960	8,534,079	7,866,198	7,198,317	6,530,435	5,862,554	5,194,674	4,526,792	3,858,911
14 Seventy unit scheme (flats - higher density)	70	£460,296	7,991,098	7,288,746	6,586,394	5,884,041	5,177,925	4,471,063	3,764,200	3,057,337	2,350,475	1,643,612	936,749
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	12,138,121	11,064,718	9,991,315	8,917,912	7,844,508	6,771,105	5,697,702	4,624,298	3,543,963	2,461,379	1,378,795
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	14,354,390	13,405,303	12,456,215	11,506,362	10,554,248	9,602,132	8,650,018	7,697,903	6,745,788	5,793,674	4,841,558
17 Two hunded unit scheme (flats) with GF retail	200	£2,679,179	19,397,077	17,614,559	15,832,040	14,049,522	12,264,390	10,469,240	8,674,090	6,878,939	5,083,789	3,288,638	1,486,575
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	20,755,831	18,367,838	15,979,846	13,591,853	11,203,859	8,815,866	6,427,874	4,038,349	1,623,671	- 802,201	- 3,251,050
19 Five hundred unit scheme (flats)	500	£9,585,136	39,059,351	34,499,467	29,939,584	25,379,699	20,819,816	16,254,060	11,649,427	7,044,794	2,440,161	- 2,229,660	0 - 6,959,621
20 Two hundred unit Co-living scheme	-	£988,943	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21 Large retail supermarket	-	£6,656,344	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22 Comparison retail	-	£2,307,533	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23 Data Centre	-	£5,524,766	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24 Office development	-	£3,328,172	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761
25 Office development	-	£2,773,477	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	14,704,230
26 Hotel development (160 rooms)	-	£1,231,424	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27 Hotel development (100 rooms)	-	£776,574	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28 Light industrial scheme	-	£3,328,172	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943						esidual land valu					
Description	No of units	BLV		5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)		1 £95,835		358,326	340,040	321,755	303,469	285,185	266,899	248,614	230,329		
2 Two unit scheme (houses)	-	£127,780	753,222	716,651	680,080	643,510	606,940	570,369	533,798	497,228	460,657	424,086	387,516
3 Four unit scheme (houses)	-	£138,676		1,163,601	1,104,068	1,044,534	985,000	925,467	865,933	806,400	746,867	687,333	
4 Seven unit scheme (flats)	-	£236,858	1,265,497	1,183,474	1,101,453	1,019,431	937,409	855,387	773,365	691,344	609,322	527,300	
5 Nine unit scheme (flats)	-	£200,584		1,330,483	1,237,869	1,145,256	1,052,641	960,027	867,413	774,799	682,185	589,571	496,956
6 Ten unit scheme (houses)	-	£359,804	3,394,020	3,229,434	3,064,848	2,900,263	2,735,677	2,571,091	2,406,505	2,241,919	2,077,334	1,912,748	, -, -,
7 Ten unit scheme (flats)	-	£214,593	1,783,195	1,667,598	1,552,002	1,436,406	1,320,810	1,205,214	1,089,618	974,022	858,425	742,829	
8 Twenty unit scheme (houses and flats)	-	£668,614	5,135,876	4,853,138	4,570,400	4,287,662	4,004,924	3,722,186	3,439,448	3,156,710	2,873,972	2,591,234	2,308,496
9 Twenty unit scheme (flats)	-	£399,386	3,502,155	3,275,055	3,047,955	2,820,855	2,593,756	2,366,657	2,138,851	1,910,973	1,683,093	1,455,215	1,227,336
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	5,431,455	5,083,480	4,735,505	4,387,531	4,039,556	3,691,581	3,343,607	2,995,633	2,647,658	2,299,683	1,951,709
11 Fifty unit scheme (flats - lower density)	-	£1,285,225		7,552,717	7,020,259	6,487,801	5,955,343	5,422,885	4,890,427	4,357,968	3,825,510	3,293,051	, ,
12 Fifty unit scheme (flats - higher density)	-	£466,544	5,487,280	5,004,067	4,520,853	4,037,640	3,551,689	3,065,372	2,579,056	2,092,739	1,606,422	1,120,106	633,789
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	10,537,723	9,869,842	9,201,960	8,534,079	7,866,198	7,198,317	6,530,435	5,862,554	5,194,674	4,526,792	3,858,911
14 Seventy unit scheme (flats - higher density)	-	£246,590	7,991,098	7,288,746	6,586,394	5,884,041	5,177,925	4,471,063	3,764,200	3,057,337	2,350,475	1,643,612	
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	12,138,121	11,064,718	9,991,315	8,917,912	7,844,508	6,771,105	5,697,702	4,624,298	3,543,963	2,461,379	1,378,795
16 One hundred unit scheme (flats - higher density)	-	£999,738	14,354,390	13,405,303	12,456,215	11,506,362	10,554,248	9,602,132	8,650,018	7,697,903	6,745,788	5,793,674	4,841,558
17 Two hunded unit scheme (flats) with GF retail	-	£1,435,292	19,397,077	17,614,559	15,832,040	14,049,522	12,264,390	10,469,240	8,674,090	6,878,939	5,083,789	3,288,638	1,486,575
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	20,755,831	18,367,838	15,979,846	13,591,853	11,203,859	8,815,866	6,427,874	4,038,349	1,623,671	- 802,201	- 3,251,050
19 Five hundred unit scheme (flats)	-	£5,134,958	39,059,351	34,499,467	29,939,584	25,379,699	20,819,816	16,254,060	11,649,427	7,044,794	2,440,161	- 2,229,660	6,959,621
20 Two hundred unit Co-living scheme	-	£529,797	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21 Large retail supermarket	-	£3,565,943	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22 Comparison retail	-	£1,236,194	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23 Data Centre	-	£2,959,733	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24 Office development	-	£1,782,971	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761
25 Office development	-	£1,485,810	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230
26 Hotel development (160 rooms)	-	£659,699	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27 Hotel development (100 rooms)	-	£416,027	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28 Light industrial scheme	-	£1,782,971	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	- / / -
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)	£500,000 PER HA

								Residual land value	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£13,438	376,611	358,326	340,040	321,755	303,469	285,185	266,899	248,614	230,329	212,043	193,7
2 Two unit scheme (houses)	2	£17,917	753,222	716,651	680,080	643,510	606,940	570,369	533,798	497,228	460,657	424,086	
3 Four unit scheme (houses)	4	£19,444	1,223,134	1,163,601	1,104,068	1,044,534	985,000	925,467	865,933	806,400	746,867	687,333	627,7
4 Seven unit scheme (flats)	7	£33,211	1,265,497	1,183,474	1,101,453	1,019,431	937,409	/	773,365	691,344	609,322		445,2
5 Nine unit scheme (flats)	9	£28,125	1,423,098	1,330,483	1,237,869	1,145,256	1,052,641	960,027	867,413	774,799	682,185	589,571	496,9
6 Ten unit scheme (houses)	10	£50,450	3,394,020	3,229,434	3,064,848	2,900,263	2,735,677	2,571,091	2,406,505	2,241,919	2,077,334	1,912,748	1,748,1
7 Ten unit scheme (flats)	10		1,783,195	1,667,598	1,552,002	1,436,406	1,320,810	1,205,214	1,089,618	974,022	858,425	742,829	627,2
8 Twenty unit scheme (houses and flats)	20	£93,750	5,135,876	4,853,138	4,570,400	4,287,662	4,004,924	3,722,186	3,439,448	3,156,710	2,873,972	2,591,234	2,308,49
9 Twenty unit scheme (flats)	20	£56,000	3,502,155	3,275,055	3,047,955	2,820,855	2,593,756	2,366,657	2,138,851	1,910,973	1,683,093	1,455,215	1,227,3
10 Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	5,431,455	5,083,480	4,735,505	4,387,531	4,039,556	3,691,581	3,343,607	2,995,633	2,647,658	2,299,683	1,951,70
11 Fifty unit scheme (flats - lower density)	50	£180,208	8,085,176	7,552,717	7,020,259	6,487,801	5,955,343	5,422,885	4,890,427	4,357,968	3,825,510	3,293,051	2,760,59
12 Fifty unit scheme (flats - higher density)	50		5,487,280	5,004,067	4,520,853	4,037,640	3,551,689	3,065,372	2,579,056	2,092,739	1,606,422	1,120,106	633,7
13 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	10,537,723	9,869,842	9,201,960	8,534,079	7,866,198	7,198,317	6,530,435	5,862,554	5,194,674	4,526,792	3,858,9
14 Seventy unit scheme (flats - higher density)	70	£34,576	7,991,098	7,288,746	6,586,394	5,884,041	5,177,925	4,471,063	3,764,200	3,057,337	2,350,475	1,643,612	936,7
15 One hundred unit scheme (flats - lower density)	100		12,138,121	11,064,718	9,991,315	8,917,912	7,844,508	6,771,105	5,697,702	4,624,298	3,543,963	2,461,379	1,378,7
16 One hundred unit scheme (flats - higher density)	100	£140,179	14,354,390	13,405,303	12,456,215	11,506,362	10,554,248	9,602,132	8,650,018	7,697,903	6,745,788	5,793,674	4,841,5
17 Two hunded unit scheme (flats) with GF retail	200		19,397,077	17,614,559		14,049,522	12,264,390	10,469,240	8,674,090	6,878,939	5,083,789	3,288,638	1,486,5
18 Three hundred unit scheme (flats) with GF retail	300	£191,667	20,755,831	18,367,838	15,979,846	13,591,853	11,203,859	8,815,866	6,427,874	4,038,349	1,623,671	- 802,201	- 3,251,0
19 Five hundred unit scheme (flats)	500	£720,000	39,059,351	34,499,467	29,939,584	25,379,699	20,819,816	16,254,060	11,649,427	7,044,794	2,440,161	- 2,229,660	- 6,959,6
20 Two hundred unit Co-living scheme	-	£74,286	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,8
21 Large retail supermarket	-	£500,000	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,6
22 Comparison retail	-	£173,333	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,80
23 Data Centre	-	£415,000	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,93
24 Office development	-	£250,000	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,76
25 Office development	-	£208,333	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,2
26 Hotel development (160 rooms)	-	£92,500	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,2
27 Hotel development (100 rooms)	-	£58,333	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,4
28 Light industrial scheme	-	£250,000	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,1
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,8
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,4

EALING LOCAL PLAN VIABILITY TESTING	Sales value £8,574 psm	AH tenure	Rented 70%	SO 30%	Frst Hms 0%

CHMARK LAND VALUE 1 (SECONDARY OFFICES)		£10,175,259	PER HA										
								Residual land valu					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
One unit scheme (houses)	1	£273,460				351,489		311,420		271,351	251,317	231,282	
Two unit scheme (houses)	2	,				702,977	662,908	622,840		542,703	502,634		
Four unit scheme (houses)	4	£395,705	1,337,026	1,271,797	1,206,569	1,141,341	1,076,113	1,010,885			815,201	749,973	
Seven unit scheme (flats)	7	£675,863	1,425,992	1,335,946	1,245,899	1,155,852	1,065,805	975,759	885,712	795,666	705,619	615,573	
Nine unit scheme (flats)	9	20. 2,000				1,299,294	1,197,619	1,095,943			790,919	689,243	
Ten unit scheme (houses)	10	£1,026,684	3,712,718	3,532,197	3,351,677	3,171,156	2,990,635	2,810,115	2,629,594	2,449,073	2,268,553	2,088,032	
Ten unit scheme (flats)	10	£612,333	2,009,386	1,882,481	1,755,575	1,628,669	1,501,763	1,374,857	1,247,952		994,141	867,235	
Twenty unit scheme (houses and flats)	20	£1,907,861	5,686,678	5,376,400	5,066,122	4,755,844	4,445,565	4,135,288	3,825,009	3,514,731	3,204,453	2,894,175	2,58
Twenty unit scheme (flats)	20		3,946,531	3,697,212	3,447,894	3,198,576	2,949,257	2,699,938	2,450,619	2,201,301	1,951,983	1,701,730	1,4
Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	6,117,500	5,735,223	5,352,946	4,970,669	4,588,393	4,206,116	3,823,838	3,441,562	3,059,285	2,677,008	2,29
Fifty unit scheme (flats - lower density)	50	£3,667,333				7,399,834	6,813,727	6,227,619	5,641,513		4,469,298	3,883,190	
Fifty unit scheme (flats - higher density)	50	£1,331,263	6,461,026	5,929,125	5,397,224	4,865,323	4,333,423	3,801,522	3,267,761	2,732,251	2,196,741	1,661,231	1,1
Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	11,883,599	11,148,425	10,413,249	9,678,074	8,942,900	8,207,724	7,472,550	6,737,374	6,002,199	5,267,024	4,5
Seventy unit scheme (flats - higher density)	70		9,406,439	8,633,320	7,860,200	7,087,081	6,313,962	5,540,842	4,765,236	3,986,870	3,208,505	2,430,140	1,6
One hundred unit scheme (flats - lower density)	100					10,769,341	9,587,030	8,404,719	7,222,408		4,857,786	3,673,199	2,4
One hundred unit scheme (flats - higher density)	100	£2,852,706	16,269,807	15,224,949	14,180,091	13,135,232	12,090,375	11,045,517	10,000,658	8,953,725	7,905,009	6,856,292	5,8
Two hunded unit scheme (flats) with GF retail	200			21,132,596		17,197,239	15,229,560	13,261,883	11,294,204	9,312,152	7,329,830	5,347,510	
Three hundred unit scheme (flats) with GF retail	300	£3,900,516	25,699,369	23,081,378	20,463,387	17,832,493	15,195,050	12,557,608	9,920,166	7,282,723	4,645,281	1,988,554	- (
Five hundred unit scheme (flats)	500	£14,652,373	48,083,935	43,072,823	38,061,709	33,050,596	28,039,483	23,028,370	18,017,256	12,982,066	7,920,719	2,859,373	- 2,2
Two hundred unit Co-living scheme	-	£1,511,753	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,9
Large retail supermarket	-	£10,175,259	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,1
Comparison retail	-	£3,527,423	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,3
Data Centre	-	£8,445,465	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,1
Office development	-	£5,087,629	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,4
Office development	-	£4,239,691	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,7
Hotel development (160 rooms)	-	£1,882,423	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,0
Hotel development (100 rooms)	-	£1,187,114	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	9
ight industrial scheme	-	£5,087,629		2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	
ndustrial Scheme new build (50% plot ratio)	-	£10,175,259	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,8
ndustrial scheme intensification (60% plot ratio)	-	£10,175,259	4,635,445	4,635,445	4,635,445	4.635.445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,6

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344						Residual land valu	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	411,592	391,557	371,523	351,489	331,455	311,420	291,386	271,351	251,317	231,282	2 211,248
2 Two unit scheme (houses)	2	£238,519	823,183	783,115	743,046	702,977	662,908	622,840	582,771	542,703	502,634	462,566	6 422,497
3 Four unit scheme (houses)	4	£258,858	1,337,026	1,271,797	1,206,569	1,141,341	1,076,113	1,010,885	945,657	880,429	815,201	749,973	3 684,745
4 Seven unit scheme (flats)	7	£442,129	1,425,992	1,335,946	1,245,899	1,155,852	1,065,805	975,759	885,712	795,666	705,619		
5 Nine unit scheme (flats)	9	£374,419	1,604,320	1,502,645	1,400,969	1,299,294	1,197,619	1,095,943	994,269	892,593	790,919	689,243	3 587,568
6 Ten unit scheme (houses)	10	£671,625	3,712,718	3,532,197	3,351,677	3,171,156	2,990,635	2,810,115	2,629,594	2,449,073	2,268,553	2,088,032	2 1,907,511
7 Ten unit scheme (flats)	10	£400,569	2,009,386	1,882,481	1,755,575	1,628,669	1,501,763	1,374,857	1,247,952	1,121,046	994,141	867,235	5 740,330
8 Twenty unit scheme (houses and flats)	20	£1,248,065	5,686,678	5,376,400	5,066,122	4,755,844	4,445,565	4,135,288	3,825,009	3,514,731	3,204,453	2,894,175	5 2,583,896
9 Twenty unit scheme (flats)	20	£745,511	3,946,531	3,697,212	3,447,894	3,198,576	2,949,257	2,699,938	2,450,619	2,201,301	1,951,983	1,701,730	0 1,451,441
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	6,117,500	5,735,223	5,352,946	4,970,669	4,588,393	4,206,116	3,823,838	3,441,562	3,059,285	2,677,008	8 2,294,731
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	9,158,156	8,572,049	7,985,942	7,399,834	6,813,727	6,227,619	5,641,513	5,055,405	4,469,298	3,883,190	0 3,297,083
12 Fifty unit scheme (flats - higher density)	50	£870,872	6,461,026	5,929,125	5,397,224	4,865,323	4,333,423	3,801,522	3,267,761	2,732,251	2,196,741	1,661,231	1 1,125,722
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	11,883,599	11,148,425	10,413,249	9,678,074	8,942,900	8,207,724	7,472,550	6,737,374	6,002,199	5,267,024	4 4,531,849
14 Seventy unit scheme (flats - higher density)	70		9,406,439	8,633,320	7,860,200	7,087,081	6,313,962	5,540,842	4,765,236	3,986,870	3,208,505	2,430,140	0 1,651,774
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	14,316,274	13,133,963	11,951,652	10,769,341	9,587,030	8,404,719	7,222,408	6,040,097	4,857,786	3,673,199	9 2,480,450
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	16,269,807	15,224,949	14,180,091	13,135,232	12,090,375	11,045,517	10,000,658	8,953,725	7,905,009	6,856,292	2 5,807,575
17 Two hunded unit scheme (flats) with GF retail	200		23,100,274	21,132,596	19,164,917	17,197,239	15,229,560	13,261,883	11,294,204	9,312,152	7,329,830	5,347,510	0 3,365,190
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	25,699,369	23,081,378	20,463,387	17,832,493	15,195,050	12,557,608	9,920,166	7,282,723	4,645,281	1,988,554	4 - 688,417
19 Five hundred unit scheme (flats)	500	£9,585,136	48,083,935	43,072,823	38,061,709	33,050,596	28,039,483	23,028,370	18,017,256	12,982,066	7,920,719	2,859,373	3 - 2,263,843
20 Two hundred unit Co-living scheme	-	£988,943	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	8 12,954,838
21 Large retail supermarket	-	£6,656,344	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1 1,140,651
22 Comparison retail	-	£2,307,533	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7 7,375,867
23 Data Centre	-	£5,524,766	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	9 5,100,939
24 Office development	-	£3,328,172	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	1 - 29,400,761
25 Office development	-	£2,773,477	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	0 - 14,704,230
26 Hotel development (160 rooms)	-	£1,231,424	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	7 2,089,277
27 Hotel development (100 rooms)	-	£776,574	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	6 987,416
28 Light industrial scheme	-	£3,328,172	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	1 3,862,871
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	5 4,635,445

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943						esidual land valu	ī. T				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£95,835	411,592	391,557	371,523	351,489	331,455	311,420	291,386	271,351	251,317	7 231,282	2 211,24
2 Two unit scheme (houses)	-	£127,780	823,183	783,115	743,046	702,977	662,908	622,840	582,771	542,703	502,634	462,566	6 422,49
3 Four unit scheme (houses)	-	£138,676	1,337,026	1,271,797	1,206,569	1,141,341	1,076,113	1,010,885	945,657	880,429	815,201	749,973	
4 Seven unit scheme (flats)	-	£236,858	1,425,992	1,335,946	1,245,899	1,155,852	1,065,805	975,759	885,712	795,666	705,619	615,573	525,52
5 Nine unit scheme (flats)	-	£200,584	1,604,320	1,502,645	1,400,969	1,299,294	1,197,619	1,095,943	994,269	892,593	790,919	689,243	587,56
6 Ten unit scheme (houses)	-	£359,804	3,712,718	3,532,197	3,351,677	3,171,156	2,990,635	2,810,115	2,629,594	2,449,073	2,268,553	3 2,088,032	2 1,907,51
7 Ten unit scheme (flats)	-	£214,593	2,009,386	1,882,481	1,755,575	1,628,669	1,501,763	1,374,857	1,247,952	1,121,046	994,141	867,235	740,33
8 Twenty unit scheme (houses and flats)	-	£668,614	5,686,678	5,376,400	5,066,122	4,755,844	4,445,565	4,135,288	3,825,009	3,514,731	3,204,453	3 2,894,175	5 2,583,89
9 Twenty unit scheme (flats)	-	£399,386	3,946,531	3,697,212	3,447,894	3,198,576	2,949,257	2,699,938	2,450,619	2,201,301	1,951,983	1,701,730	1,451,44
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	6,117,500	5,735,223	5,352,946	4,970,669	4,588,393	4,206,116	3,823,838	3,441,562	3,059,285	2,677,008	3 2,294,73
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	9,158,156	8,572,049	7,985,942	7,399,834	6,813,727	6,227,619	5,641,513	5,055,405	4,469,298	3,883,190	3,297,08
12 Fifty unit scheme (flats - higher density)	-	£466,544	6,461,026	5,929,125	5,397,224	4,865,323	4,333,423	3,801,522	3,267,761	2,732,251	2,196,741	1,661,231	1,125,72
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	11,883,599	11,148,425	10,413,249	9,678,074	8,942,900	8,207,724	7,472,550	6,737,374	6,002,199	5,267,024	4,531,84
14 Seventy unit scheme (flats - higher density)	-	£246,590	9,406,439	8,633,320	7,860,200	7,087,081	6,313,962	5,540,842	4,765,236	3,986,870	3,208,505	2,430,140	1,651,77
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	14,316,274	13,133,963	11,951,652	10,769,341	9,587,030	8,404,719	7,222,408	6,040,097	4,857,786	3,673,199	9 2,480,45
16 One hundred unit scheme (flats - higher density)	-	£999,738	16,269,807	15,224,949	14,180,091	13,135,232	12,090,375	11,045,517	10,000,658	8,953,725	7,905,009	6,856,292	5,807,57
17 Two hunded unit scheme (flats) with GF retail	-	£1,435,292	23,100,274	21,132,596	19,164,917	17,197,239	15,229,560	13,261,883	11,294,204	9,312,152	7,329,830	5,347,510	3,365,19
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	25,699,369	23,081,378	20,463,387	17,832,493	15,195,050	12,557,608	9,920,166	7,282,723	4,645,281	1,988,554	4 - 688,41
19 Five hundred unit scheme (flats)	-	£5,134,958	48,083,935	43,072,823	38,061,709	33,050,596	28,039,483	23,028,370	18,017,256	12,982,066	7,920,719	2,859,373	3 - 2,263,84
20 Two hundred unit Co-living scheme	-	£529,797	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,83
21 Large retail supermarket	-	£3,565,943	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1 1,140,65
22 Comparison retail	-	£1,236,194	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7 7,375,86
23 Data Centre	-	£2,959,733	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,93
24 Office development	-	£1,782,971	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	1 - 29,400,761	1 - 29,400,76
25 Office development	-	£1,485,810	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	14,704,230	14,704,23
26 Hotel development (160 rooms)	-	£659,699	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	7 2,089,277	7 2,089,27
27 Hotel development (100 rooms)	-	£416,027	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,41
28 Light industrial scheme	-	£1,782,971	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	3 2,885,148	3 2,885,14
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	1 3,862,87
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,635,445	4.635,445	4.635.445	4.635.445	4.635.445	4.635.445	4.635.445	4.635.445	4.635.445	4.635.445	5 4,635,44

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)	£500,000 PER HA

							ı	Residual land value	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£13,438	411,592	391,557	371,523	351,489	331,455	311,420	291,386	271,351	251,317	231,282	211,2
2 Two unit scheme (houses)	2	£17,917	823,183	783,115	743,046	702,977	662,908	622,840	582,771	542,703	502,634	462,566	422,4
3 Four unit scheme (houses)	4	£19,444	1,337,026	1,271,797	1,206,569	1,141,341	1,076,113	1,010,885	945,657	880,429	815,201	749,973	684,7
4 Seven unit scheme (flats)	7	£33,211	1,425,992	1,335,946	1,245,899	1,155,852	1,065,805	975,759	885,712	795,666	705,619	615,573	
5 Nine unit scheme (flats)	9	£28,125	1,604,320	1,502,645	1,400,969	1,299,294	1,197,619	1,095,943	994,269	892,593	790,919	689,243	587,
6 Ten unit scheme (houses)	10	£50,450	3,712,718	3,532,197	3,351,677	3,171,156	2,990,635	2,810,115	2,629,594	2,449,073	2,268,553	2,088,032	1,907,
7 Ten unit scheme (flats)	10	,	2,009,386	1,882,481	1,755,575	1,628,669	1,501,763	1,374,857	1,247,952	1,121,046	994,141	867,235	740,3
8 Twenty unit scheme (houses and flats)	20	£93,750	5,686,678	5,376,400	5,066,122	4,755,844	4,445,565	4,135,288	3,825,009	3,514,731	3,204,453	2,894,175	2,583,8
9 Twenty unit scheme (flats)	20	£56,000	3,946,531	3,697,212	3,447,894	3,198,576	2,949,257	2,699,938	2,450,619	2,201,301	1,951,983	1,701,730	1,451,4
10 Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	6,117,500	5,735,223	5,352,946	4,970,669	4,588,393	4,206,116	3,823,838	3,441,562	3,059,285	2,677,008	2,294,7
11 Fifty unit scheme (flats - lower density)	50	£180,208	9,158,156	8,572,049	7,985,942	7,399,834	6,813,727	6,227,619	5,641,513	5,055,405	4,469,298	3,883,190	3,297,0
12 Fifty unit scheme (flats - higher density)	50		6,461,026	5,929,125	5,397,224	4,865,323	4,333,423	3,801,522	3,267,761	2,732,251	2,196,741	1,661,231	1,125,
13 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	11,883,599	11,148,425	10,413,249	9,678,074	8,942,900	8,207,724	7,472,550	6,737,374	6,002,199	5,267,024	4,531,
14 Seventy unit scheme (flats - higher density)	70	£34,576	9,406,439	8,633,320	7,860,200	7,087,081	6,313,962	5,540,842	4,765,236	3,986,870	3,208,505	2,430,140	1,651,
15 One hundred unit scheme (flats - lower density)	100		14,316,274	13,133,963	11,951,652	10,769,341	9,587,030	8,404,719	7,222,408	6,040,097	4,857,786	3,673,199	2,480,4
16 One hundred unit scheme (flats - higher density)	100	£140,179	16,269,807	15,224,949	14,180,091	13,135,232	12,090,375	11,045,517	10,000,658	8,953,725	7,905,009	6,856,292	5,807,
17 Two hunded unit scheme (flats) with GF retail	200		23,100,274	21,132,596	19,164,917	17,197,239	15,229,560	13,261,883	11,294,204	9,312,152	7,329,830	5,347,510	3,365,
18 Three hundred unit scheme (flats) with GF retail	300	£191,667	25,699,369	23,081,378	20,463,387	17,832,493	15,195,050	12,557,608	9,920,166	7,282,723	4,645,281	1,988,554	- 688,
19 Five hundred unit scheme (flats)	500	£720,000	48,083,935	43,072,823	38,061,709	33,050,596	28,039,483	23,028,370	18,017,256	12,982,066	7,920,719	2,859,373	- 2,263,
20 Two hundred unit Co-living scheme	-	£74,286	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,8
21 Large retail supermarket	-	£500,000	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,6
22 Comparison retail	-	£173,333	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,8
23 Data Centre	-	£415,000	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,9
24 Office development	-	£250,000	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,7
25 Office development	-	£208,333	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,2
26 Hotel development (160 rooms)	-	£92,500	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,2
27 Hotel development (100 rooms)	-	£58,333	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,
28 Light industrial scheme	-	£250,000	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,4

EALING LOCAL PLAN VIABILITY TESTING	Sales value £9,012 psm	AH tenure	Rented 70%	SO 30%	Frst Hms 0%

							F	Residual land value	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
One unit scheme (houses)	1	£273,460	446,572	424,789	403,005	381,223	359,439	337,655	315,873	294,089	272,305	250,522	228,7
Two unit scheme (houses)	2	£364,613	893,145	849,578	806,011	762,445	718,878	675,311	631,744	588,178	544,610	501,044	457,4
Four unit scheme (houses)	4	£395,705			1,309,071	1,238,148	1,167,226	1,096,303	1,025,381	954,457	883,535	812,613	741,6
Seven unit scheme (flats)	7	£675,863	1,586,488	1,488,416	1,390,345	1,292,273	1,194,202	1,096,131	998,059	899,988	801,917	703,845	605,7
Nine unit scheme (flats)	9	£572,358	1,785,541	1,674,806	1,564,069	1,453,333	1,342,596	1,231,860	1,121,124		899,651	788,915	678,1
Ten unit scheme (houses)	10	£1,026,684	4,031,416	3,834,961	3,638,505	3,442,049	3,245,594	3,049,139	2,852,682	2,656,227	2,459,772	2,263,316	2,066,8
Геn unit scheme (flats)	10	£612,333	2,235,578	2,097,363	1,959,148	1,820,932	1,682,717	1,544,502	1,406,286	1,268,071	1,129,856	991,641	853,4
Twenty unit scheme (houses and flats)	20	£1,907,861	6,237,481	5,899,663	5,561,844	5,224,026	4,886,208	4,548,389	4,210,571	3,872,753	3,534,934	3,197,116	2,859,2
Twenty unit scheme (flats)	20	£1,139,629	4,390,906	4,119,369	3,847,832	3,576,295	3,304,757	3,033,220	2,761,683	2,490,146	2,218,608	1,947,071	1,675,5
Thirty unit scheme (flats with retail use on ground floor)	30	, , , , ,				5,553,808	5,137,229	, , , , , , , , , , , , , , , , , , , ,	4,304,070		3,470,912	3,054,334	
Fifty unit scheme (flats - lower density)	50	£3,667,333	10,231,136	9,591,380	8,951,623	8,311,867	7,672,110	7,032,355	6,392,598	5,752,842	5,113,085	4,473,330	3,833,
Fifty unit scheme (flats - higher density)	50	£1,331,263	7,434,770	6,854,182	6,273,594	5,693,006	5,112,418	4,531,830	3,951,242	3,370,653	2,787,060	2,202,357	1,617,
Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	13,229,476	12,427,007	11,624,539	10,822,069	10,019,600	9,217,131	8,414,663	7,612,194	6,809,725	6,007,256	5,204,7
Seventy unit scheme (flats - higher density)	70	£703,635	10,821,781	9,977,894	9,134,007	8,290,120	7,446,235	6,602,348	5,758,461	4,914,575	4,066,535	3,216,668	2,366,
One hundred unit scheme (flats - lower density)	100	£3,001,701	16,494,427	15,203,208	13,911,990	12,620,771	11,329,552	10,038,334	8,747,115	7,455,897	6,164,679	4,873,460	3,582,1
One hundred unit scheme (flats - higher density)	100	, , , , , , , , , , , , , , , , , , , ,		17,044,595	15,903,966	14,763,337	13,622,708	12,482,079	11,341,450	10,200,821	9,060,193	7,918,910	6,773,
Two hunded unit scheme (flats) with GF retail	200			24,650,633	22,497,795	20,344,957	18,192,118		13,886,442		9,575,873	7,406,382	5,236,8
Three hundred unit scheme (flats) with GF retail	300	£3,900,516	30,634,773	27,770,013	24,905,252	22,040,491	19,175,729	16,299,350	13,412,458	10,525,566	7,638,674	4,751,782	
Five hundred unit scheme (flats)	500	£14,652,373	57,018,180	51,595,545	46,172,910	40,721,492	35,259,150	29,796,808	24,334,465	18,872,123	13,401,277	7,883,218	2,365,1
Two hundred unit Co-living scheme	-	£1,511,753	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,8
_arge retail supermarket	-	£10,175,259	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,6
Comparison retail	-	£3,527,423	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,8
Data Centre	-	£8,445,465		5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,9
Office development	-	£5,087,629	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,7
Office development	-	£4,239,691		- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,2
Hotel development (160 rooms)	-	£1,882,423	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,2
Hotel development (100 rooms)	-	£1,187,114	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,4
ight industrial scheme	-	£5,087,629				2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,
ndustrial Scheme new build (50% plot ratio)	-	£10,175,259	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,8
ndustrial scheme intensification (60% plot ratio)	-	£10,175,259	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,4

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344						Residual land valu	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	446,572	424,789	403,005	381,223	359,439	337,655	315,873	294,089	272,305	250,522	2 228,739
2 Two unit scheme (houses)	2	£238,519	893,145	849,578	806,011	762,445	718,878	675,311	631,744	588,178	544,610	501,044	457,478
3 Four unit scheme (houses)	4	£258,858	1,450,916	1,379,994	1,309,071	1,238,148	1,167,226	1,096,303	1,025,381	954,457	883,535	812,613	3 741,690
4 Seven unit scheme (flats)	7	£442,129	1,586,488	1,488,416	1,390,345	1,292,273	1,194,202	1,096,131	998,059	899,988	801,917	703,845	605,774
5 Nine unit scheme (flats)	g	£374,419	1,785,541	1,674,806	1,564,069	1,453,333	1,342,596	1,231,860	1,121,124	1,010,388	899,651	788,915	5 678,179
6 Ten unit scheme (houses)	10	£671,625	4,031,416	3,834,961	3,638,505	3,442,049	3,245,594	3,049,139	2,852,682	2,656,227	2,459,772	2,263,316	2,066,861
7 Ten unit scheme (flats)	10	£400,569	2,235,578	2,097,363	1,959,148	1,820,932	1,682,717	1,544,502	1,406,286	1,268,071	1,129,856	991,641	1 853,425
8 Twenty unit scheme (houses and flats)	20	£1,248,065	6,237,481	5,899,663	5,561,844	5,224,026	4,886,208	4,548,389	4,210,571	3,872,753	3,534,934	3,197,116	3 2,859,298
9 Twenty unit scheme (flats)	20	£745,511	4,390,906	4,119,369	3,847,832	3,576,295	3,304,757	3,033,220	2,761,683	2,490,146	2,218,608	1,947,071	1 1,675,534
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	6,803,545	6,386,966	5,970,387	5,553,808	5,137,229	4,720,650	4,304,070	3,887,491	3,470,912	3,054,334	4 2,637,754
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	10,231,136	9,591,380	8,951,623	8,311,867	7,672,110	7,032,355	6,392,598	5,752,842	5,113,085	4,473,330	3,833,573
12 Fifty unit scheme (flats - higher density)	50	£870,872	7,434,770	6,854,182	6,273,594	5,693,006	5,112,418	4,531,830	3,951,242	3,370,653	2,787,060	2,202,357	7 1,617,654
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	13,229,476	12,427,007	11,624,539	10,822,069	10,019,600	9,217,131	8,414,663	7,612,194	6,809,725	6,007,256	5,204,788
14 Seventy unit scheme (flats - higher density)	70	£460,296	10,821,781	9,977,894	9,134,007	8,290,120	7,446,235	6,602,348	5,758,461	4,914,575	4,066,535	3,216,668	3 2,366,800
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	16,494,427	15,203,208	13,911,990	12,620,771	11,329,552	10,038,334	8,747,115	7,455,897	6,164,679	4,873,460	3,582,105
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	18,185,223	17,044,595	15,903,966	14,763,337	13,622,708	12,482,079	11,341,450	10,200,821	9,060,193	7,918,910	6,773,592
17 Two hunded unit scheme (flats) with GF retail	200	£2,679,179	26,803,471	24,650,633	22,497,795	20,344,957	18,192,118	16,039,280	13,886,442	11,733,604	9,575,873	7,406,382	5,236,892
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	30,634,773	27,770,013	24,905,252	22,040,491	19,175,729	16,299,350	13,412,458	10,525,566	7,638,674	4,751,782	1,848,063
19 Five hundred unit scheme (flats)	500	£9,585,136	57,018,180	51,595,545	46,172,910	40,721,492	35,259,150	29,796,808	24,334,465	18,872,123	13,401,277	7,883,218	3 2,365,159
20 Two hundred unit Co-living scheme	-	£988,943	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21 Large retail supermarket	-	£6,656,344	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1 1,140,651
22 Comparison retail	-	£2,307,533	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23 Data Centre	-	£5,524,766		5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24 Office development	-	£3,328,172	29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	1 - 29,400,761
25 Office development	-	£2,773,477	- 14,704,230	- 14,704,230	14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	14,704,230	0 - 14,704,230
26 Hotel development (160 rooms)	-	£1,231,424	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	7 2,089,277
27 Hotel development (100 rooms)	-	£776,574	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28 Light industrial scheme	-	£3,328,172	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	3 2,885,148
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	1 3,862,871
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	5 4,635,445

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943						esidual land valu		1			
Description	No of units)% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£95,835	446,572	424,789	403,005	381,223	359,439	337,655	315,873	294,089	272,305	250,522	
2 Two unit scheme (houses)	-	£127,780	893,145	849,578	806,011	762,445	718,878	675,311	631,744	588,178	544,610	501,044	457,478
3 Four unit scheme (houses)	-	£138,676	1,450,916	1,379,994	1,309,071	1,238,148	1,167,226	1,096,303	1,025,381	954,457	883,535	812,613	741,690
4 Seven unit scheme (flats)	-	£236,858	1,586,488	1,488,416	1,390,345	1,292,273	1,194,202	1,096,131	998,059	899,988	801,917	703,845	5 605,774
5 Nine unit scheme (flats)	-	£200,584	1,785,541	1,674,806	1,564,069	1,453,333	1,342,596	1,231,860	1,121,124	1,010,388	899,651	788,915	5 678,179
6 Ten unit scheme (houses)	-	£359,804	4,031,416	3,834,961	3,638,505	3,442,049	3,245,594	3,049,139	2,852,682	2,656,227	2,459,772	2,263,316	2,066,861
7 Ten unit scheme (flats)	-	£214,593	2,235,578	2,097,363	1,959,148	1,820,932	1,682,717	1,544,502	1,406,286	1,268,071	1,129,856	991,641	1 853,425
8 Twenty unit scheme (houses and flats)	-	£668,614	6,237,481	5,899,663	5,561,844	5,224,026	4,886,208	4,548,389	4,210,571	3,872,753	3,534,934	3,197,116	6 2,859,298
9 Twenty unit scheme (flats)	-	£399,386	4,390,906	4,119,369	3,847,832	3,576,295	3,304,757	3,033,220	2,761,683	2,490,146	2,218,608	1,947,071	1 1,675,534
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	6,803,545	6,386,966	5,970,387	5,553,808	5,137,229	4,720,650	4,304,070	3,887,491	3,470,912	3,054,334	4 2,637,754
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	10,231,136	9,591,380	8,951,623	8,311,867	7,672,110	7,032,355	6,392,598	5,752,842	5,113,085	4,473,330	3,833,573
12 Fifty unit scheme (flats - higher density)	-	£466,544	7,434,770	6,854,182	6,273,594	5,693,006	5,112,418	4,531,830	3,951,242	3,370,653	2,787,060	2,202,357	7 1,617,654
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	13,229,476	12,427,007	11,624,539	10,822,069	10,019,600	9,217,131	8,414,663	7,612,194	6,809,725	6,007,256	5,204,788
14 Seventy unit scheme (flats - higher density)	-	£246,590	10,821,781	9,977,894	9,134,007	8,290,120	7,446,235	6,602,348	5,758,461	4,914,575	4,066,535	3,216,668	3 2,366,800
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	16,494,427	15,203,208	13,911,990	12,620,771	11,329,552	10,038,334	8,747,115	7,455,897	6,164,679	4,873,460	3,582,105
16 One hundred unit scheme (flats - higher density)	-	£999,738	18,185,223	17,044,595	15,903,966	14,763,337	13,622,708	12,482,079	11,341,450	10,200,821	9,060,193	7,918,910	6,773,592
17 Two hunded unit scheme (flats) with GF retail	-	£1,435,292	26,803,471	24,650,633	22,497,795	20,344,957	18,192,118	16,039,280	13,886,442	11,733,604	9,575,873	7,406,382	5,236,892
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	30,634,773	27,770,013	24,905,252	22,040,491	19,175,729	16,299,350	13,412,458	10,525,566	7,638,674	4,751,782	2 1,848,063
19 Five hundred unit scheme (flats)	-	£5,134,958	57,018,180	51,595,545	46,172,910	40,721,492	35,259,150	29,796,808	24,334,465	18,872,123	13,401,277	7,883,218	2,365,159
20 Two hundred unit Co-living scheme	-	£529,797	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21 Large retail supermarket	-	£3,565,943	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1 1,140,651
22 Comparison retail	-	£1,236,194	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23 Data Centre	-	£2,959,733	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24 Office development	-	£1,782,971	29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	1 - 29,400,761
25 Office development	-	£1,485,810	14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	14,704,230	- 14,704,230	- 14,704,230	0 - 14,704,230
26 Hotel development (160 rooms)	-	£659,699	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	7 2,089,277
27 Hotel development (100 rooms)	-	£416,027	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28 Light industrial scheme	-	£1,782,971	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	3 2,885,148
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	1 3,862,871
30 Industrial scheme intensification (60% plot ratio)	-	£3.565.943	4.635.445	4.635.445	4.635.445	4.635.445	4.635.445	4.635.445	4.635.445	4.635.445	4.635.445	4.635.445	5 4,635,445

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)	£500,000 PER HA

								Residual land value	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£13,438	446,572	2 424,789	403,005	381,223	359,439	337,655	315,873	294,089	272,305	250,522	228,7
2 Two unit scheme (houses)	2	£17,917	893,145	849,578	806,011	762,445	718,878	675,311	631,744	588,178	544,610	501,044	457,4
3 Four unit scheme (houses)	4	£19,444	1,450,916	1,379,994	1,309,071	1,238,148	1,167,226	1,096,303	1,025,381	954,457	883,535	812,613	741,6
4 Seven unit scheme (flats)	7	£33,211	1,586,488	1,488,416	1,390,345	1,292,273	1,194,202	1,096,131	998,059	899,988	801,917	703,845	605,7
5 Nine unit scheme (flats)	9	£28,125	1,785,541	1,674,806	1,564,069	1,453,333	1,342,596	1,231,860	1,121,124	1,010,388	899,651	788,915	678,1
6 Ten unit scheme (houses)	10	£50,450	4,031,416	3,834,961	3,638,505	3,442,049	3,245,594	3,049,139	2,852,682	2,656,227	2,459,772	2,263,316	2,066,8
7 Ten unit scheme (flats)	10	,	2,235,578	2,097,363	1,959,148	1,820,932	1,682,717	1,544,502	1,406,286	1,268,071	1,129,856	991,641	853,4
8 Twenty unit scheme (houses and flats)	20	£93,750	6,237,481	5,899,663	5,561,844	5,224,026	4,886,208	4,548,389	4,210,571	3,872,753	3,534,934	3,197,116	2,859,2
9 Twenty unit scheme (flats)	20	£56,000	4,390,906	4,119,369	3,847,832	3,576,295	3,304,757	3,033,220	2,761,683	2,490,146	2,218,608	1,947,071	1,675,5
10 Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	6,803,545	6,386,966	5,970,387	5,553,808	5,137,229	4,720,650	4,304,070	3,887,491	3,470,912	3,054,334	2,637,7
11 Fifty unit scheme (flats - lower density)	50	£180,208	10,231,136	9,591,380	8,951,623	8,311,867	7,672,110	7,032,355	6,392,598	5,752,842	5,113,085	4,473,330	3,833,5
12 Fifty unit scheme (flats - higher density)	50		7,434,770	6,854,182	6,273,594	5,693,006	5,112,418	4,531,830	3,951,242	3,370,653	2,787,060	2,202,357	1,617,6
13 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	13,229,476	12,427,007	11,624,539	10,822,069	10,019,600	9,217,131	8,414,663	7,612,194	6,809,725	6,007,256	5,204,7
14 Seventy unit scheme (flats - higher density)	70	£34,576	10,821,781	9,977,894	9,134,007	8,290,120	7,446,235	6,602,348	5,758,461	4,914,575	4,066,535	3,216,668	2,366,8
15 One hundred unit scheme (flats - lower density)	100		16,494,427	15,203,208	13,911,990	12,620,771	11,329,552	10,038,334	8,747,115	7,455,897	6,164,679	4,873,460	3,582,1
16 One hundred unit scheme (flats - higher density)	100	£140,179	18,185,223	17,044,595	15,903,966	14,763,337	13,622,708	12,482,079	11,341,450	10,200,821	9,060,193	7,918,910	6,773,5
17 Two hunded unit scheme (flats) with GF retail	200		26,803,471	24,650,633	22,497,795	20,344,957	18,192,118	16,039,280	13,886,442	11,733,604	9,575,873	7,406,382	5,236,8
18 Three hundred unit scheme (flats) with GF retail	300	£191,667	30,634,773	3 27,770,013	24,905,252	22,040,491	19,175,729	16,299,350	13,412,458	10,525,566	7,638,674	4,751,782	1,848,0
19 Five hundred unit scheme (flats)	500	£720,000	57,018,180	51,595,545	46,172,910	40,721,492	35,259,150	29,796,808	24,334,465	18,872,123	13,401,277	7,883,218	2,365,1
20 Two hundred unit Co-living scheme	-	£74,286	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,8
21 Large retail supermarket	-	£500,000	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,6
22 Comparison retail	-	£173,333	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,8
23 Data Centre	-	£415,000	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,9
24 Office development	-	£250,000	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,7
25 Office development	-	£208,333	- 14,704,230	14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,2
26 Hotel development (160 rooms)	-	£92,500	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,2
27 Hotel development (100 rooms)	-	£58,333	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,4
28 Light industrial scheme	-	£250,000	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,1
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,8
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,4

EALING LOCAL PLAN VIABILITY TESTING	Sales value £9,450 psm	AH tenure	Rented 70%	SO 30%	Frst Hms 0%
LALING EGGAL I LAN VIABILITI TEGTING		Airtenaic	rtcitted 7070	00 30 70	1 130 111113 0 70

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£10,175,259	PER HA				_						
T				1	1			lesidual land valu		1	1	1	1
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH		25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£273,460	481,553		434,488	410,956	387,423	363,891	340,359		293,294	,	,
2 Two unit scheme (houses)	2	,						727,782	680,717	633,653	586,588		
3 Four unit scheme (houses)	4	£395,705					7	1,181,721	1,105,104		951,869		
4 Seven unit scheme (flats)	7	£675,863					1,322,598	1,216,502	1,110,406				
5 Nine unit scheme (flats)	9	,				7 - 7 -	1,487,575	1,367,777	1,247,980	1,128,182	1,008,385		
6 Ten unit scheme (houses)	10	£1,026,684	4,350,115	4,137,724	3,925,333	3,712,943	3,500,553	3,288,162	3,075,771	2,863,381	2,650,991	2,438,600	2,226,21
7 Ten unit scheme (flats)	10	,				2,013,195	1,863,671	1,714,146	1,564,621	1,415,096	1,265,571		
8 Twenty unit scheme (houses and flats)	20	, , , , , , , , , , , , , , , , , , , ,	6,788,283	6,422,925	6,057,566	5,692,208	5,326,849	4,961,491	4,596,133	4,230,774	3,865,416	3,500,057	
9 Twenty unit scheme (flats)	20	£1,139,629	4,835,282			3,954,015	3,660,259	3,366,502	3,072,746	2,778,990	2,485,234	2,191,478	
10 Thirty unit scheme (flats with retail use on ground floor)	30	, , , , ,	7,489,590	7,038,709	6,587,828	6,136,946	5,686,065	5,235,184	4,784,303	4,333,421	3,882,540		,
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	11,304,116	10,610,710	9,917,305	9,223,900	8,530,494	7,837,089	7,143,684	6,450,279	5,756,874	5,063,468	4,370,06
12 Fifty unit scheme (flats - higher density)	50	, , , , ,					5,891,414	5,262,139	4,632,863	4,003,588	3,374,313	_, ,	-, ,
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	14,575,352	13,705,589	12,835,827	11,966,065	11,096,302	10,226,539	9,356,777	8,487,014	7,617,251	6,747,488	5,877,72
14 Seventy unit scheme (flats - higher density)	70	£703,635	12,237,122	11,322,468	10,407,815	9,493,161	8,578,507	7,663,854	6,749,200	5,834,547	4,919,893	4,003,195	3,081,82
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	18,663,572	17,269,669	15,872,327	14,472,201	13,072,075	11,671,949	10,271,823	8,871,696	7,471,570	6,071,444	4,671,31
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	20,100,640	18,864,240	17,627,841	16,391,441	15,155,041	13,918,642	12,682,242	11,445,842	10,209,442	8,973,042	7,736,64
17 Two hunded unit scheme (flats) with GF retail	200	£4,095,542	30,506,669	28,168,670	25,830,673	23,492,674	21,154,677	18,816,678	16,478,680	14,140,682	11,802,684	9,464,686	7,108,59
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	35,570,178			26,235,584	23,124,052	20,012,522	16,900,991	13,768,409	10,632,068	, , , , , ,	4,359,38
19 Five hundred unit scheme (flats)	500	£14,652,373	65,949,422	60,080,224	54,211,027	48,341,831	42,472,633	36,565,245	30,651,674	24,738,102	18,824,531	12,907,063	6,932,29
20 Two hundred unit Co-living scheme	-	£1,511,753	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,83
21 Large retail supermarket	-	£10,175,259	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,65
22 Comparison retail	-	£3,527,423	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,86
23 Data Centre	-	£8,445,465	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,93
24 Office development	-	£5,087,629	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,76
25 Office development	-	£4,239,691	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	14,704,230	- 14,704,23
26 Hotel development (160 rooms)	-	£1,882,423	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,27
27 Hotel development (100 rooms)	-	£1,187,114	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,41
28 Light industrial scheme	-	£5,087,629	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,14
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,87
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,635,445	4,635,445	4,635,445	4.635,445	4,635,445	4,635,445	4.635.445	4,635,445	4,635,445	4,635,445	4,635,44

NCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	4				F	Residual land valu	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
One unit scheme (houses)	1	£178,889		458,021	434,488	410,956	387,423	363,891	340,359	316,826	293,294	269,762	2 246,22
Two unit scheme (houses)	2	£238,519	963,106	916,041	868,976	821,912	774,847	727,782	680,717	633,653	586,588	539,523	3 492,45
Four unit scheme (houses)	4	£258,858	1,564,807	1,488,190	1,411,573	1,334,956	1,258,338	1,181,721	1,105,104	1,028,487	951,869	875,252	798,63
Seven unit scheme (flats)	7	£442,129	1,746,983	1,640,887	1,534,791	1,428,694	1,322,598	1,216,502	1,110,406	1,004,310	898,214	792,118	686,02
Nine unit scheme (flats)	9	£374,419	1,966,764	1,846,967	1,727,169	1,607,372	1,487,575	1,367,777	1,247,980	1,128,182	1,008,385	888,587	
Ten unit scheme (houses)	10	£671,625	4,350,115	4,137,724	3,925,333	3,712,943	3,500,553	3,288,162	3,075,771	2,863,381	2,650,991	2,438,600	2,226,2
7 Ten unit scheme (flats)	10	£400,569	2,461,770	2,312,245	2,162,721	2,013,195	1,863,671	1,714,146	1,564,621	1,415,096	1,265,571	1,116,046	966,52
Twenty unit scheme (houses and flats)	20	£1,248,065	6,788,283	6,422,925	6,057,566	5,692,208	5,326,849	4,961,491	4,596,133	4,230,774	3,865,416	3,500,057	3,134,69
9 Twenty unit scheme (flats)	20			4,541,526	4,247,771	3,954,015	3,660,259	3,366,502	3,072,746	2,778,990	2,485,234	2,191,478	, ,
Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	7,489,590	7,038,709	6,587,828	6,136,946	5,686,065	5,235,184	4,784,303	4,333,421	3,882,540	3,431,659	2,980,7
Fifty unit scheme (flats - lower density)	50	£2,399,057	11,304,116	10,610,710	9,917,305	9,223,900	8,530,494	7,837,089	7,143,684	6,450,279	5,756,874	5,063,468	4,370,06
Fifty unit scheme (flats - higher density)	50	£870,872	-,,		7,149,965	6,520,690	5,891,414	5,262,139	4,632,863	4,003,588	3,374,313	, , , , , , , , , , , , , , , , , , , ,	,,-
Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	14,575,352	13,705,589	12,835,827	11,966,065	11,096,302	10,226,539	9,356,777	8,487,014	7,617,251	6,747,488	5,877,7
Seventy unit scheme (flats - higher density)	70	£460,296		11,322,468	10,407,815	9,493,161	8,578,507	7,663,854	6,749,200	5,834,547	4,919,893	4,003,195	3,081,8
One hundred unit scheme (flats - lower density)	100	£1,963,622	18,663,572	17,269,669	15,872,327	14,472,201	13,072,075	11,671,949	10,271,823	8,871,696	7,471,570	6,071,444	4,671,3
One hundred unit scheme (flats - higher density)	100	£1,866,154	20,100,640	18,864,240	17,627,841	16,391,441	15,155,041	13,918,642	12,682,242	11,445,842	10,209,442	8,973,042	7,736,6
Two hunded unit scheme (flats) with GF retail	200	£2,679,179	30,506,669	28,168,670	25,830,673	23,492,674	21,154,677	18,816,678	16,478,680	14,140,682	11,802,684	9,464,686	7,108,5
8 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	35,570,178	32,458,647	29,347,115	26,235,584	23,124,052	20,012,522	16,900,991	13,768,409	10,632,068	7,495,727	4,359,3
9 Five hundred unit scheme (flats)	500	, ,			54,211,027	48,341,831	42,472,633	36,565,245	30,651,674	24,738,102	18,824,531	7 - 7 - 7	6,932,29
Two hundred unit Co-living scheme	-	£988,943	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,83
1 Large retail supermarket	-	£6,656,344	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,65
2 Comparison retail	-	£2,307,533		7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,80
B Data Centre	-	£5,524,766		5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,93
4 Office development	-	£3,328,172		- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,70
Office development	-	£2,773,477	7 - 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	14,704,2
Hotel development (160 rooms)	-	£1,231,424	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,2
Hotel development (100 rooms)	-	£776,574		987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,4
Light industrial scheme	-	£3,328,172	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,1
Industrial Scheme new build (50% plot ratio)	-	£6,656,344	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,8
Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,4

NCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					F	Residual land valu	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£95,835	481,553	458,021	434,488	410,956	387,423	363,891	340,359	316,826	293,294	269,762	246,22
2 Two unit scheme (houses)	-	£127,780	963,106	916,041	868,976	821,912	774,847	727,782	680,717	633,653	586,588	539,523	492,45
Four unit scheme (houses)	-	£138,676	1,564,807	1,488,190	1,411,573	1,334,956	1,258,338	1,181,721	1,105,104	1,028,487	951,869	875,252	798,63
4 Seven unit scheme (flats)	-	£236,858	1,746,983	1,640,887	1,534,791	1,428,694	1,322,598	1,216,502	1,110,406	1,004,310	898,214	792,118	686,02
5 Nine unit scheme (flats)	-	£200,584	1,966,764	1,846,967	1,727,169	1,607,372	1,487,575	1,367,777	1,247,980	1,128,182	1,008,385	888,587	768,79
6 Ten unit scheme (houses)	-	£359,804	4,350,115	4,137,724	3,925,333	3,712,943	3,500,553	3,288,162	3,075,771	2,863,381	2,650,991	2,438,600	2,226,21
7 Ten unit scheme (flats)	-	£214,593	2,461,770	2,312,245	2,162,721	2,013,195	1,863,671	1,714,146	1,564,621	1,415,096	1,265,571	1,116,046	966,52
8 Twenty unit scheme (houses and flats)	-	£668,614	6,788,283	6,422,925	6,057,566	5,692,208	5,326,849	4,961,491	4,596,133	4,230,774	3,865,416	3,500,057	3,134,69
9 Twenty unit scheme (flats)	-	£399,386	4,835,282	4,541,526	4,247,771	3,954,015	3,660,259	3,366,502	3,072,746	2,778,990	2,485,234	2,191,478	1,897,72
Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	7,489,590	7,038,709	6,587,828	6,136,946	5,686,065	5,235,184	4,784,303	4,333,421	3,882,540	3,431,659	2,980,77
1 Fifty unit scheme (flats - lower density)	-	£1,285,225	11,304,116	10,610,710	9,917,305	9,223,900	8,530,494	7,837,089	7,143,684	6,450,279	5,756,874	5,063,468	4,370,06
2 Fifty unit scheme (flats - higher density)	-	£466,544	8,408,515	7,779,240	7,149,965	6,520,690	5,891,414	5,262,139	4,632,863	4,003,588	3,374,313	2,743,483	2,109,58
3 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	14,575,352	13,705,589	12,835,827	11,966,065	11,096,302	10,226,539	9,356,777	8,487,014	7,617,251	6,747,488	5,877,72
4 Seventy unit scheme (flats - higher density)	-	£246,590	12,237,122	11,322,468	10,407,815	9,493,161	8,578,507	7,663,854	6,749,200	5,834,547	4,919,893	4,003,195	3,081,82
One hundred unit scheme (flats - lower density)	-	£1,051,953	18,663,572	17,269,669	15,872,327	14,472,201	13,072,075	11,671,949	10,271,823	8,871,696	7,471,570	6,071,444	4,671,3
One hundred unit scheme (flats - higher density)	-	£999,738	20,100,640	18,864,240	17,627,841	16,391,441	15,155,041	13,918,642	12,682,242	11,445,842	10,209,442	8,973,042	7,736,64
7 Two hunded unit scheme (flats) with GF retail	-	£1,435,292	30,506,669	28,168,670	25,830,673	23,492,674	21,154,677	18,816,678	16,478,680	14,140,682	11,802,684	9,464,686	7,108,59
8 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	35,570,178	32,458,647	29,347,115	26,235,584	23,124,052	20,012,522	16,900,991	13,768,409	10,632,068	7,495,727	4,359,38
9 Five hundred unit scheme (flats)	-	£5,134,958	65,949,422	60,080,224	54,211,027	48,341,831	42,472,633	36,565,245	30,651,674	24,738,102	18,824,531	12,907,063	6,932,29
0 Two hundred unit Co-living scheme	-	£529,797	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,83
1 Large retail supermarket	-	£3,565,943	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,65
2 Comparison retail	-	£1,236,194	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,86
3 Data Centre	-	£2,959,733	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,93
4 Office development	-	£1,782,971	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,76
5 Office development	-	£1,485,810	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,23
6 Hotel development (160 rooms)	-	£659,699	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,27
7 Hotel development (100 rooms)	-	£416,027	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,4
B Light industrial scheme	-	£1,782,971	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,14
9 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,87
0 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,44

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)	£500,000 PER HA

								Residual land value	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£13,438	481,553	458,021	434,488	410,956	387,423	363,891	340,359	316,826	293,294	269,762	246,2
2 Two unit scheme (houses)	2	£17,917	963,106	916,041	868,976	821,912	774,847	727,782	680,717	633,653	586,588	539,523	492,4
3 Four unit scheme (houses)	4	£19,444	1,564,807	1,488,190	1,411,573	1,334,956	1,258,338	1,181,721	1,105,104	1,028,487	951,869	875,252	798,6
4 Seven unit scheme (flats)	7	£33,211	1,746,983	1,640,887	1,534,791	1,428,694	1,322,598	1,216,502	1,110,406	1,004,310	898,214	792,118	
5 Nine unit scheme (flats)	9	£28,125	1,966,764	1,846,967	1,727,169	1,607,372	1,487,575	1,367,777	1,247,980	1,128,182	1,008,385	888,587	768,7
6 Ten unit scheme (houses)	10	£50,450	4,350,115	4,137,724	3,925,333	3,712,943	3,500,553	3,288,162	3,075,771	2,863,381	2,650,991	2,438,600	2,226,2
7 Ten unit scheme (flats)	10	,	2,461,770	2,312,245	2,162,721	2,013,195	1,863,671	1,714,146	1,564,621	1,415,096	1,265,571	1,116,046	966,5
8 Twenty unit scheme (houses and flats)	20	£93,750	6,788,283	6,422,925	6,057,566	5,692,208	5,326,849	4,961,491	4,596,133	4,230,774	3,865,416	3,500,057	3,134,6
9 Twenty unit scheme (flats)	20	£56,000	4,835,282	4,541,526	4,247,771	3,954,015	3,660,259	3,366,502	3,072,746	2,778,990	2,485,234	2,191,478	1,897,7
10 Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	7,489,590	7,038,709	6,587,828	6,136,946	5,686,065	5,235,184	4,784,303	4,333,421	3,882,540	3,431,659	2,980,7
11 Fifty unit scheme (flats - lower density)	50	£180,208	11,304,116	10,610,710	9,917,305	9,223,900	8,530,494	7,837,089	7,143,684	6,450,279	5,756,874	5,063,468	4,370,0
12 Fifty unit scheme (flats - higher density)	50		8,408,515	7,779,240	7,149,965	6,520,690	5,891,414	5,262,139	4,632,863	4,003,588	3,374,313	2,743,483	2,109,5
13 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	14,575,352	13,705,589	12,835,827	11,966,065	11,096,302	10,226,539	9,356,777	8,487,014	7,617,251	6,747,488	5,877,7
14 Seventy unit scheme (flats - higher density)	70	£34,576	12,237,122	11,322,468	10,407,815	9,493,161	8,578,507	7,663,854	6,749,200	5,834,547	4,919,893	4,003,195	3,081,8
15 One hundred unit scheme (flats - lower density)	100	£147,500	18,663,572	17,269,669	15,872,327	14,472,201	13,072,075	11,671,949	10,271,823	8,871,696	7,471,570	6,071,444	4,671,3
16 One hundred unit scheme (flats - higher density)	100	£140,179	20,100,640	18,864,240	17,627,841	16,391,441	15,155,041	13,918,642	12,682,242	11,445,842	10,209,442	8,973,042	7,736,6
17 Two hunded unit scheme (flats) with GF retail	200	£201,250	30,506,669	28,168,670	25,830,673	23,492,674	21,154,677	18,816,678	16,478,680	14,140,682	11,802,684	9,464,686	7,108,5
18 Three hundred unit scheme (flats) with GF retail	300	£191,667	35,570,178	32,458,647	29,347,115	26,235,584	23,124,052	20,012,522	16,900,991	13,768,409	10,632,068	7,495,727	4,359,3
19 Five hundred unit scheme (flats)	500	£720,000	65,949,422	60,080,224	54,211,027	48,341,831	42,472,633	36,565,245	30,651,674	24,738,102	18,824,531	12,907,063	6,932,2
20 Two hundred unit Co-living scheme	-	£74,286	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,8
21 Large retail supermarket	-	£500,000	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,6
22 Comparison retail	-	£173,333	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,8
23 Data Centre	-	£415,000	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,9
24 Office development	-	£250,000	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,7
25 Office development	-	£208,333	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,2
26 Hotel development (160 rooms)	-	£92,500	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,2
27 Hotel development (100 rooms)	-	£58,333	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,4
28 Light industrial scheme	-	£250,000	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,1
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,8
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,635,445	4,635,445	4.635.445	4.635.445	4.635.445	4.635.445	4.635.445	4.635.445	4.635.445	4.635.445	4,635,4

EALING LOCAL PLAN VIABILITY TESTING	Sales value £9,888 psm	AH tenure	Rented 70%	SO 30%	Frst Hms 0%

ENCHMARK LAND VALUE 1 (SECONDARY OFFICES)	Sales value £9,000 psil	£10,175,259	PER HA	AH tenure	Rented 70%	SO 30%	Frst Hms 0%	,					
							1	Residual land value	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£273,460	516,534	491,253	465,971	440,690	415,408	390,127	364,845	339,564	314,283	289,001	263,73
2 Two unit scheme (houses)	2	£364,613	1,033,068	982,505	931,942	881,379	830,817	780,254	729,691	679,128	628,565	578,002	527,43
3 Four unit scheme (houses)	4	£395,705	1,678,698	1,596,385	1,514,074	1,431,763	1,349,451	1,267,139	1,184,827	1,102,516	1,020,204	937,892	855,58
4 Seven unit scheme (flats)	7	£675,863	1,907,479	1,793,358	1,679,237	1,565,116	1,450,995	1,336,874	1,222,753	1,108,633	994,511	880,390	766,2
5 Nine unit scheme (flats)	9	£572,358	2,147,986	2,019,128	1,890,269	1,761,410	1,632,552	1,503,693	1,374,835	1,245,977	1,117,118	988,259	859,40
6 Ten unit scheme (houses)	10	£1,026,684	4,668,812	4,440,487	4,212,162	3,983,836	3,755,511	3,527,186	3,298,861	3,070,535	2,842,209	2,613,884	2,385,55
7 Ten unit scheme (flats)	10	£612,333	2,687,963		2,366,293	2,205,459	2,044,624	1,883,790	1,722,955	1,562,121	1,401,286	1,240,452	1,079,6
8 Twenty unit scheme (houses and flats)	20	£1,907,861	7,339,085	6,946,187	6,553,288	6,160,390	5,767,491	5,374,592	4,981,694	4,588,795	4,195,897	3,802,998	3,410,10
9 Twenty unit scheme (flats)	20	£1,139,629	5,279,659	4,963,684	4,647,709	4,331,734	4,015,759	3,699,784	3,383,810	3,067,835	2,751,860	2,435,885	2,119,9
10 Thirty unit scheme (flats with retail use on ground floor)	30	, , , , ,			7,205,269	6,720,085	6,234,901	5,749,718	5,264,534	, , , , , , , , , , , , , , , , , , , ,	4,294,167		
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	12,375,739	11,630,041	10,882,987	10,135,932	9,388,879	8,641,825	7,894,770	7,147,716	6,400,662	5,653,607	4,906,5
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	9,382,260	8,704,298	8,026,335	7,348,373	6,670,410	5,992,447	5,314,485	4,636,522	3,958,560	3,280,597	2,601,5
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	15,913,999	14,978,813	14,043,627	13,108,441	12,173,003	11,235,947	10,298,890	9,361,834	8,424,777	7,487,721	6,550,6
14 Seventy unit scheme (flats - higher density)	70	£703,635	13,652,463	12,667,042	11,681,622	10,696,201	9,710,780	8,725,359	7,739,938	6,754,518	5,769,097	4,783,676	3,796,8
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	20,822,991	19,321,118	17,819,244	16,317,370	14,814,598	13,305,564	11,796,529	10,287,495	8,778,461	7,269,428	5,760,39
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	22,016,056	20,683,886	19,351,715	18,019,545	16,687,374	15,355,204	14,023,033	12,690,863	11,358,692	10,026,522	8,694,3
17 Two hunded unit scheme (flats) with GF retail	200		34,178,046	31,666,571	29,155,098	26,640,392	24,117,234	21,594,077	19,070,919	16,547,761	14,024,603	11,501,445	8,978,28
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	40,505,582	37,147,280	33,788,979	30,430,678	27,072,376	23,714,075	20,355,774	16,997,472	13,625,461	10,239,670	6,853,8
19 Five hundred unit scheme (flats)	500	£14,652,373	74,807,862	68,527,903	62,247,944	55,933,385	49,617,626	43,301,867	36,968,883	30,604,082	24,239,282	17,874,480	11,499,42
20 Two hundred unit Co-living scheme	-	£1,511,753	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,83
21 Large retail supermarket	-	£10,175,259	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,6
22 Comparison retail	-	£3,527,423	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,43
23 Data Centre	-	£8,445,465	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,96
24 Office development	-	£5,087,629	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,84
25 Office development	-	£4,239,691	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,62
26 Hotel development (160 rooms)	-	£1,882,423	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,2
27 Hotel development (100 rooms)	-	£1,187,114	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,4
28 Light industrial scheme	-	£5,087,629	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,1
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,87
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,44

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344					1	Residual land valu	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	516,534	491,253	465,971	440,690	415,408	390,127	364,845	339,564	314,283	289,001	1 263,720
2 Two unit scheme (houses)	2	£238,519	1,033,068	982,505	931,942	881,379	830,817	780,254	729,691	679,128	628,565	578,002	2 527,438
3 Four unit scheme (houses)	4	£258,858	1,678,698	1,596,385	1,514,074	1,431,763	1,349,451	1,267,139	1,184,827	1,102,516	1,020,204	937,892	2 855,581
4 Seven unit scheme (flats)	7	£442,129	1,907,479	1,793,358	1,679,237	1,565,116	1,450,995	1,336,874	1,222,753	1,108,633	994,511	880,390	766,270
5 Nine unit scheme (flats)	9	£374,419	2,147,986	2,019,128	1,890,269	1,761,410	1,632,552	1,503,693	1,374,835	1,245,977	1,117,118	988,259	9 859,401
6 Ten unit scheme (houses)	10	£671,625	4,668,812	4,440,487	4,212,162	3,983,836	3,755,511	3,527,186	3,298,861	3,070,535	2,842,209	2,613,884	2,385,558
7 Ten unit scheme (flats)	10	£400,569	2,687,963	2,527,127	2,366,293	2,205,459	2,044,624	1,883,790	1,722,955	1,562,121	1,401,286	1,240,452	1,079,618
8 Twenty unit scheme (houses and flats)	20	£1,248,065	7,339,085	6,946,187	6,553,288	6,160,390	5,767,491	5,374,592	4,981,694	4,588,795	4,195,897	3,802,998	3,410,100
9 Twenty unit scheme (flats)	20	£745,511	5,279,659	4,963,684	4,647,709	4,331,734	4,015,759	3,699,784	3,383,810	3,067,835	2,751,860	2,435,885	5 2,119,909
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	8,175,636	7,690,452	7,205,269	6,720,085	6,234,901	5,749,718	5,264,534	4,779,350	4,294,167	3,808,983	3,323,799
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	12,375,739	11,630,041	10,882,987	10,135,932	9,388,879	8,641,825	7,894,770	7,147,716	6,400,662	5,653,607	7 4,906,553
12 Fifty unit scheme (flats - higher density)	50	£870,872	9,382,260	8,704,298	8,026,335	7,348,373	6,670,410	5,992,447	5,314,485	4,636,522	3,958,560	3,280,597	7 2,601,519
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	15,913,999	14,978,813	14,043,627	13,108,441	12,173,003	11,235,947	10,298,890	9,361,834	8,424,777	7,487,721	1 6,550,664
14 Seventy unit scheme (flats - higher density)	70	£460,296	13,652,463	12,667,042	11,681,622	10,696,201	9,710,780	8,725,359	7,739,938	6,754,518	5,769,097	4,783,676	3,796,851
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	20,822,991	19,321,118	17,819,244	16,317,370	14,814,598	13,305,564	11,796,529	10,287,495	8,778,461	7,269,428	5,760,394
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	22,016,056	20,683,886	19,351,715	18,019,545	16,687,374	15,355,204	14,023,033	12,690,863	11,358,692	10,026,522	2 8,694,351
17 Two hunded unit scheme (flats) with GF retail	200	£2,679,179	34,178,046	31,666,571	29,155,098	26,640,392	24,117,234	21,594,077	19,070,919	16,547,761	14,024,603	11,501,445	5 8,978,287
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	40,505,582	37,147,280	33,788,979	30,430,678	27,072,376	23,714,075	20,355,774	16,997,472	13,625,461	10,239,670	6,853,880
19 Five hundred unit scheme (flats)	500	£9,585,136	74,807,862	68,527,903	62,247,944	55,933,385	49,617,626	43,301,867	36,968,883	30,604,082	24,239,282	17,874,480	11,499,422
20 Two hundred unit Co-living scheme	-	£988,943	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	3 12,954,838
21 Large retail supermarket	-	£6,656,344	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22 Comparison retail	-	£2,307,533	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436
23 Data Centre	-	£5,524,766	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	7 6,405,967
24 Office development	-	£3,328,172	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	5 40,140,845
25 Office development	-	£2,773,477	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626
26 Hotel development (160 rooms)	-	£1,231,424	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	7 2,089,277
27 Hotel development (100 rooms)	-	£776,574	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28 Light industrial scheme	-	£3,328,172	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	3 2,885,148
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	1 3,862,871
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943						esidual land valu					
Description	No of units		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£95,835	516,534	491,253	465,971	440,690	415,408	390,127	364,845	339,564	314,283	289,001	263,720
2 Two unit scheme (houses)	-	£127,780	1,033,068		931,942	881,379	830,817	780,254	729,691	679,128	628,565	578,002	527,438
3 Four unit scheme (houses)	-	£138,676	1,678,698	, , , , ,	1,514,074	1,431,763	1,349,451	1,267,139	1,184,827	1,102,516	1,020,204		
4 Seven unit scheme (flats)	-	£236,858	1,907,479	1,793,358	1,679,237	1,565,116	1,450,995	1,336,874	1,222,753	1,108,633	994,511	880,390	766,270
5 Nine unit scheme (flats)	-	£200,584	2,147,986	2,019,128	1,890,269	1,761,410	1,632,552	1,503,693	1,374,835	1,245,977	1,117,118	988,259	859,40
6 Ten unit scheme (houses)	-	£359,804	4,668,812	4,440,487	4,212,162	3,983,836	3,755,511	3,527,186	3,298,861	3,070,535	2,842,209	2,613,884	2,385,558
7 Ten unit scheme (flats)	-	£214,593	2,687,963	2,527,127	2,366,293	2,205,459	2,044,624	1,883,790	1,722,955	1,562,121	1,401,286	1,240,452	1,079,618
8 Twenty unit scheme (houses and flats)	-	£668,614	7,339,085	6,946,187	6,553,288	6,160,390	5,767,491	5,374,592	4,981,694	4,588,795	4,195,897	3,802,998	3,410,100
9 Twenty unit scheme (flats)	-	£399,386	5,279,659	4,963,684	4,647,709	4,331,734	4,015,759	3,699,784	3,383,810	3,067,835	2,751,860	2,435,885	2,119,909
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	8,175,636	7,690,452	7,205,269	6,720,085	6,234,901	5,749,718	5,264,534	4,779,350	4,294,167	3,808,983	3,323,799
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	12,375,739	11,630,041	10,882,987	10,135,932	9,388,879	8,641,825	7,894,770	7,147,716	6,400,662	5,653,607	4,906,55
12 Fifty unit scheme (flats - higher density)	-	£466,544	9,382,260	8,704,298	8,026,335	7,348,373	6,670,410	5,992,447	5,314,485	4,636,522	3,958,560	3,280,597	2,601,519
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	15,913,999	14,978,813	14,043,627	13,108,441	12,173,003	11,235,947	10,298,890	9,361,834	8,424,777	7,487,721	6,550,664
14 Seventy unit scheme (flats - higher density)	-	£246,590	13,652,463	12,667,042	11,681,622	10,696,201	9,710,780	8,725,359	7,739,938	6,754,518	5,769,097	4,783,676	3,796,85
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	20,822,991	19,321,118	17,819,244	16,317,370	14,814,598	13,305,564	11,796,529	10,287,495	8,778,461	7,269,428	5,760,394
16 One hundred unit scheme (flats - higher density)	-	£999,738	22,016,056	20,683,886	19,351,715	18,019,545	16,687,374	15,355,204	14,023,033	12,690,863	11,358,692	10,026,522	8,694,35
17 Two hunded unit scheme (flats) with GF retail	-	£1,435,292	34,178,046	31,666,571	29,155,098	26,640,392	24,117,234	21,594,077	19,070,919	16,547,761	14,024,603	11,501,445	8,978,28
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	40,505,582	37,147,280	33,788,979	30,430,678	27,072,376	23,714,075	20,355,774	16,997,472	13,625,461	10,239,670	6,853,880
19 Five hundred unit scheme (flats)	-	£5,134,958	74,807,862	68,527,903	62,247,944	55,933,385	49,617,626	43,301,867	36,968,883	30,604,082	24,239,282	17,874,480	11,499,422
20 Two hundred unit Co-living scheme	-	£529,797	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21 Large retail supermarket	-	£3,565,943	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,65
22 Comparison retail	-	£1,236,194	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,430
23 Data Centre	-	£2,959,733	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,96
24 Office development	-	£1,782,971	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,84
25 Office development	-	£1,485,810	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,620
26 Hotel development (160 rooms)	-	£659,699	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,27
27 Hotel development (100 rooms)	-	£416,027	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,410
28 Light industrial scheme	-	£1,782,971	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,87
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,635,445	4,635,445	4,635,445	4,635,445	4.635.445	4.635.445	4.635,445	4.635.445	4.635.445	4.635,445	4,635,44

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)	£500,000 PER HA

				1	1			Residual land valu		1			
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£13,438	516,534	491,253	465,971	440,690	415,408	390,127	364,845	339,564	314,283	289,001	263,72
2 Two unit scheme (houses)	2	£17,917	, ,			881,379	830,817	780,254	729,691	679,128	628,565	578,002	
3 Four unit scheme (houses)	4	£19,444	, , , , ,		1,514,074	1,431,763	1,349,451	1,267,139	1,184,827	1,102,516	1,020,204	937,892	
4 Seven unit scheme (flats)	7	£33,211					1 1 1		1,222,753	1,108,633	994,511		
5 Nine unit scheme (flats)	9	£28,125	2,147,986	2,019,128	1,890,269	1,761,410	1,632,552	1,503,693	1,374,835	1,245,977	1,117,118	988,259	
6 Ten unit scheme (houses)	10	£50,450	4,668,812	4,440,487	4,212,162	3,983,836	3,755,511	3,527,186	3,298,861	3,070,535	2,842,209	2,613,884	2,385,55
7 Ten unit scheme (flats)	10	1	2,687,963					1,883,790	1,722,955	1,562,121	1,401,286	1,240,452	
8 Twenty unit scheme (houses and flats)	20	£93,750	7,339,085			6,160,390	5,767,491	5,374,592	4,981,694	4,588,795	4,195,897	3,802,998	3,410,10
9 Twenty unit scheme (flats)	20	£56,000	5,279,659	4,963,684	4,647,709	4,331,734	4,015,759	3,699,784	3,383,810	3,067,835	2,751,860	2,435,885	2,119,90
10 Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	-, -,			The second secon	The state of the s	5,749,718	5,264,534	4,779,350	4,294,167	- / /	3,323,79
11 Fifty unit scheme (flats - lower density)	50	£180,208	12,375,739	11,630,041	10,882,987	10,135,932	9,388,879	8,641,825	7,894,770	7,147,716	6,400,662	5,653,607	4,906,55
12 Fifty unit scheme (flats - higher density)	50	£65,417	9,382,260			7,348,373	6,670,410	5,992,447	5,314,485	4,636,522	3,958,560	3,280,597	2,601,51
13 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	15,913,999	14,978,813	14,043,627	13,108,441	12,173,003	11,235,947	10,298,890	9,361,834	8,424,777	7,487,721	6,550,66
14 Seventy unit scheme (flats - higher density)	70	£34,576	13,652,463	12,667,042	11,681,622	10,696,201	9,710,780	8,725,359	7,739,938	6,754,518	5,769,097	4,783,676	3,796,85
15 One hundred unit scheme (flats - lower density)	100	£147,500	20,822,991	19,321,118	17,819,244	16,317,370	14,814,598	13,305,564	11,796,529	10,287,495	8,778,461	7,269,428	5,760,39
16 One hundred unit scheme (flats - higher density)	100	£140,179	22,016,056	20,683,886	19,351,715	18,019,545	16,687,374	15,355,204	14,023,033	12,690,863	11,358,692	10,026,522	8,694,35
17 Two hunded unit scheme (flats) with GF retail	200	£201,250	34,178,046	31,666,571	29,155,098	26,640,392	24,117,234	21,594,077	19,070,919	16,547,761	14,024,603	11,501,445	8,978,28
18 Three hundred unit scheme (flats) with GF retail	300	1	40,505,582	37,147,280	33,788,979	30,430,678	27,072,376	23,714,075	20,355,774	16,997,472	13,625,461	10,239,670	6,853,88
19 Five hundred unit scheme (flats)	500	£720,000	74,807,862	68,527,903	62,247,944	55,933,385	49,617,626	43,301,867	36,968,883	30,604,082	24,239,282	17,874,480	11,499,42
20 Two hundred unit Co-living scheme	-	£74,286	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,83
21 Large retail supermarket	-	£500,000	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,65
22 Comparison retail	-	£173,333	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,43
23 Data Centre	-	£415,000	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,96
24 Office development	-	£250,000	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,84
25 Office development	-	£208,333	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,62
26 Hotel development (160 rooms)	-	£92,500	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,27
27 Hotel development (100 rooms)	-	£58,333	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,41
28 Light industrial scheme	-	£250,000	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,14
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,87
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,44

EALING LOCAL PLAN VIABILITY TESTING	Sales value £10,326 psm	AH tenure	Rented 70%	SO 30%	Frst Hms 0%

							F	Residual land value	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
One unit scheme (houses)	1	£273,460	551,515	524,484	497,454	470,423	443,392	416,363	389,332	362,301	335,271	308,240	281,
Two unit scheme (houses)	2	£364,613	1,103,029	1,048,968	994,907	940,847	886,785	832,724	778,664	724,602	670,541	616,481	562,
Four unit scheme (houses)	4	£395,705	1,792,588	1,704,582	1,616,576	1,528,569	1,440,564	1,352,558	1,264,551	1,176,545	1,088,539	1,000,533	912,
Seven unit scheme (flats)	7	£675,863	2,067,975	1,945,829	1,823,683	1,701,538	1,579,391	1,457,246	1,335,100	1,212,954	1,090,809	968,663	846,
Nine unit scheme (flats)	9	£572,358	2,329,208	2,191,289	2,053,368	1,915,449	1,777,530	1,639,610	1,501,691	1,363,770	1,225,851	1,087,931	950,
Ten unit scheme (houses)	10	£1,026,684	4,987,510	4,743,250	4,498,990	4,254,730	4,010,470	3,766,209	3,521,949	3,277,688	3,033,429	2,789,168	2,544,
Ten unit scheme (flats)	10	£612,333	2,914,154	2,742,010	2,569,866	2,397,722	2,225,578	2,053,434	1,881,290	1,709,145	1,537,001	1,364,857	1,192,
Twenty unit scheme (houses and flats)	20	£1,907,861	7,889,887	7,469,449	7,049,010	6,628,571	6,208,132	5,787,694	5,367,256	4,946,816	4,526,378	4,105,940	3,685,
Twenty unit scheme (flats)	20	£1,139,629	5,724,035	5,385,841	5,047,647	4,709,454	4,371,260	4,033,066	3,694,872	3,356,679	3,018,485	2,680,291	2,342,
Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	8,861,682	8,342,195	7,822,709	7,303,224	6,783,737	6,264,252	5,744,766	5,225,279	4,705,794	4,186,308	3,666,
Fifty unit scheme (flats - lower density)	50	£3,667,333	13,441,337	12,642,494	11,843,651	11,044,809	10,245,966	9,446,559	8,645,855	7,845,153	7,044,449	6,243,746	5,443,
Fifty unit scheme (flats - higher density)	50	£1,331,263	10,356,005	9,629,355	8,902,705	8,176,056	7,449,405	6,722,756	5,996,106	5,269,456	4,542,807	3,816,157	3,089,
Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	17,250,615	16,248,599	15,246,582	14,244,566	13,242,549	12,240,533	11,238,516	10,236,500	9,232,303	8,227,952	7,223
Seventy unit scheme (flats - higher density)	70	£703,635	15,067,804	14,011,616	12,955,428	11,899,241	10,843,053	9,786,865	8,730,678	7,674,490	6,618,302	5,562,115	4,505
One hundred unit scheme (flats - lower density)	100	£3,001,701	22,982,410	21,372,565	19,762,721	18,152,875	16,543,031	14,933,186	13,321,236	11,703,295	10,085,354	8,467,412	6,849
One hundred unit scheme (flats - higher density)	100	£2,852,706	23,931,473	22,503,531	21,075,590	19,647,649	18,219,708	16,791,767	15,363,825	13,935,884	12,507,942	11,080,001	9,652,
Two hunded unit scheme (flats) with GF retail	200	£4,095,542	37,849,306	35,154,268	32,459,232	29,764,195	27,069,159	24,371,474	21,663,156	18,954,839	16,246,521	13,538,203	10,829
Three hundred unit scheme (flats) with GF retail	300	£3,900,516	45,427,000	41,835,914	38,230,843	34,625,771	31,020,699	27,415,628	23,810,556	20,205,485	16,600,413	12,983,614	9,348,
Five hundred unit scheme (flats)	500	£14,652,373	83,661,869	76,939,210	70,216,551	63,493,891	56,762,619	50,000,299	43,237,977	36,470,062	29,654,032	22,838,002	16,021
Two hundred unit Co-living scheme	-	£1,511,753	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,
Large retail supermarket	-	£10,175,259	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,
Comparison retail	-	£3,527,423	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,
Data Centre	-	£8,445,465	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,
Office development	-	£5,087,629	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140
Office development	-	£4,239,691	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,
Hotel development (160 rooms)	-	£1,882,423	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089
Hotel development (100 rooms)	-	£1,187,114	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987
Light industrial scheme	-	£5,087,629		2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885
Industrial Scheme new build (50% plot ratio)	-	£10,175,259	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862
Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,

NCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	4				F	Residual land valu	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
One unit scheme (houses)	1	£178,889	551,515	524,484	497,454	470,423	443,392	416,363	389,332	362,301	335,271	308,240	281,2
2 Two unit scheme (houses)	2	£238,519	1,103,029	1,048,968	994,907	940,847	886,785	832,724	778,664	724,602	670,541	616,481	562,4
3 Four unit scheme (houses)	4	£258,858	1,792,588	1,704,582	1,616,576	1,528,569	1,440,564	1,352,558	1,264,551	1,176,545	1,088,539	1,000,533	912,5
4 Seven unit scheme (flats)	7	£442,129	9 2,067,975	1,945,829	1,823,683	1,701,538	1,579,391	1,457,246	1,335,100	1,212,954	1,090,809	968,663	846,5
Nine unit scheme (flats)	9	£374,419	2,329,208	2,191,289	2,053,368	1,915,449	1,777,530	1,639,610	1,501,691	1,363,770	1,225,851	1,087,931	950,0
Ten unit scheme (houses)	10	£671,625	4,987,510	4,743,250	4,498,990	4,254,730	4,010,470	3,766,209	3,521,949	3,277,688	3,033,429	2,789,168	2,544,9
7 Ten unit scheme (flats)	10	£400,569	2,914,154	2,742,010	2,569,866	2,397,722	2,225,578	2,053,434	1,881,290	1,709,145	1,537,001	1,364,857	1,192,7
8 Twenty unit scheme (houses and flats)	20	£1,248,065	7,889,887	7,469,449	7,049,010	6,628,571	6,208,132	5,787,694	5,367,256	4,946,816	4,526,378	4,105,940	3,685,5
9 Twenty unit scheme (flats)	20	, , , , , , , , , , , , , , , , , , , ,		5,385,841	5,047,647	4,709,454	4,371,260	4,033,066	3,694,872	3,356,679	3,018,485	2,680,291	, , , , , ,
Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	8,861,682	8,342,195	7,822,709	7,303,224	6,783,737	6,264,252	5,744,766	5,225,279	4,705,794	4,186,308	3,666,8
1 Fifty unit scheme (flats - lower density)	50	£2,399,057	7 13,441,337	12,642,494	11,843,651	11,044,809	10,245,966	9,446,559	8,645,855	7,845,153	7,044,449	6,243,746	5,443,0
2 Fifty unit scheme (flats - higher density)	50	£870,872	, , , , , , , , , , , , , , , , , , , ,	9,629,355	8,902,705	8,176,056	7,449,405	6,722,756	5,996,106	5,269,456	4,542,807	- / / -	.,,
3 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	9 17,250,615	16,248,599	15,246,582	14,244,566	13,242,549	12,240,533	11,238,516	10,236,500	9,232,303	8,227,952	7,223,6
4 Seventy unit scheme (flats - higher density)	70	£460,296	6 15,067,804	14,011,616	12,955,428	11,899,241	10,843,053	9,786,865	8,730,678	7,674,490	6,618,302	5,562,115	4,505,9
One hundred unit scheme (flats - lower density)	100	£1,963,622	2 22,982,410	21,372,565	19,762,721	18,152,875	16,543,031	14,933,186	13,321,236	11,703,295	10,085,354	8,467,412	6,849,4
One hundred unit scheme (flats - higher density)	100	£1,866,154	4 23,931,473	22,503,531	21,075,590	19,647,649	18,219,708	16,791,767	15,363,825	13,935,884	12,507,942	11,080,001	9,652,0
7 Two hunded unit scheme (flats) with GF retail	200	£2,679,179	37,849,306	35,154,268	32,459,232	29,764,195	27,069,159	24,371,474	21,663,156	18,954,839	16,246,521	13,538,203	10,829,
8 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	45,427,000	41,835,914	38,230,843	34,625,771	31,020,699	27,415,628	23,810,556	20,205,485	16,600,413	12,983,614	9,348,3
9 Five hundred unit scheme (flats)	500	£9,585,136	83,661,869	76,939,210	70,216,551	63,493,891	56,762,619	50,000,299	43,237,977	36,470,062	29,654,032	22,838,002	16,021,
0 Two hundred unit Co-living scheme	-	£988,943	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,8
1 Large retail supermarket	-	£6,656,344	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,6
2 Comparison retail	-	£2,307,533	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,4
3 Data Centre	-	£5,524,766	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,9
4 Office development	-	£3,328,172	2 40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,
5 Office development	-	£2,773,477	7 20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,
Hotel development (160 rooms)	-	£1,231,424	4 2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,
7 Hotel development (100 rooms)	-	£776,574	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,
8 Light industrial scheme	-	£3,328,172	2 2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,
9 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,8
0 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4 4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,4

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943						Residual land valu	ies				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£95,835	551,515	524,484	497,454	470,423	443,392	416,363	389,332	362,301	335,271	308,240	281,21
2 Two unit scheme (houses)	-	£127,780	1,103,029	1,048,968	994,907	940,847	886,785	832,724	778,664	724,602	670,541	616,481	562,41
3 Four unit scheme (houses)	-	£138,676	1,792,588	1,704,582	1,616,576	1,528,569	1,440,564	1,352,558	1,264,551	1,176,545	1,088,539	1,000,533	912,52
4 Seven unit scheme (flats)	-	£236,858	2,067,975	1,945,829	1,823,683	1,701,538	1,579,391	1,457,246	1,335,100	1,212,954	1,090,809	968,663	846,51
5 Nine unit scheme (flats)	-	£200,584	2,329,208	2,191,289	2,053,368	1,915,449	1,777,530	1,639,610	1,501,691	1,363,770	1,225,851	1,087,931	950,01
6 Ten unit scheme (houses)	-	£359,804	4,987,510	4,743,250	4,498,990	4,254,730	4,010,470	3,766,209	3,521,949	3,277,688	3,033,429	2,789,168	2,544,90
7 Ten unit scheme (flats)	-	£214,593	2,914,154	2,742,010	2,569,866	2,397,722	2,225,578	2,053,434	1,881,290	1,709,145	1,537,001	1,364,857	1,192,71
8 Twenty unit scheme (houses and flats)	-	£668,614	7,889,887	7,469,449	7,049,010	6,628,571	6,208,132	5,787,694	5,367,256	4,946,816	4,526,378	4,105,940	3,685,50
9 Twenty unit scheme (flats)	-	£399,386	5,724,035	5,385,841	5,047,647	4,709,454	4,371,260	4,033,066	3,694,872	3,356,679	3,018,485	2,680,291	2,342,09
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	8,861,682	8,342,195	7,822,709	7,303,224	6,783,737	6,264,252	5,744,766	5,225,279	4,705,794	4,186,308	3,666,823
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	13,441,337	12,642,494	11,843,651	11,044,809	10,245,966	9,446,559	8,645,855	7,845,153	7,044,449	6,243,746	5,443,04
12 Fifty unit scheme (flats - higher density)	-	£466,544	10,356,005	9,629,355	8,902,705	8,176,056	7,449,405	6,722,756	5,996,106	5,269,456	4,542,807	3,816,157	3,089,50
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	17,250,615	16,248,599	15,246,582	14,244,566	13,242,549	12,240,533	11,238,516	10,236,500	9,232,303	8,227,952	7,223,60
14 Seventy unit scheme (flats - higher density)	-	£246,590	15,067,804	14,011,616	12,955,428	11,899,241	10,843,053	9,786,865	8,730,678	7,674,490	6,618,302	5,562,115	4,505,92
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	22,982,410	21,372,565	19,762,721	18,152,875	16,543,031	14,933,186	13,321,236	11,703,295	10,085,354	8,467,412	6,849,47
16 One hundred unit scheme (flats - higher density)	-	£999,738	23,931,473	22,503,531	21,075,590	19,647,649	18,219,708	16,791,767	15,363,825	13,935,884	12,507,942	11,080,001	9,652,05
17 Two hunded unit scheme (flats) with GF retail	-	£1,435,292	37,849,306	35,154,268	32,459,232	29,764,195	27,069,159	24,371,474	21,663,156	18,954,839	16,246,521	13,538,203	10,829,88
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	45,427,000	41,835,914	38,230,843	34,625,771	31,020,699	27,415,628	23,810,556	20,205,485	16,600,413	12,983,614	9,348,37
19 Five hundred unit scheme (flats)	-	£5,134,958	83,661,869	76,939,210	70,216,551	63,493,891	56,762,619	50,000,299	43,237,977	36,470,062	29,654,032	22,838,002	16,021,97
20 Two hundred unit Co-living scheme	-	£529,797	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,83
21 Large retail supermarket	-	£3,565,943	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,65
22 Comparison retail	-	£1,236,194	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,430
23 Data Centre	-	£2,959,733	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967
24 Office development	-	£1,782,971	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,84
25 Office development	-	£1,485,810	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,620
26 Hotel development (160 rooms)	-	£659,699	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,27
27 Hotel development (100 rooms)	-	£416,027	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,410
28 Light industrial scheme	-	£1,782,971	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,87
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,44

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)	£500,000 PER HA

								Residual land value	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£13,438	551,515	524,484	497,454	470,423	443,392	416,363	389,332	362,301	335,271	308,240	281,210
2 Two unit scheme (houses)	2	£17,917	1,103,029	1,048,968	994,907	940,847	886,785	832,724	778,664	724,602	670,541	616,481	562,419
3 Four unit scheme (houses)	4	£19,444	1,792,588	1,704,582	1,616,576	1,528,569	1,440,564	1,352,558	1,264,551	1,176,545	1,088,539	1,000,533	
4 Seven unit scheme (flats)	7	£33,211				1,701,538	1,579,391		1,335,100	1,212,954	1,090,809		
5 Nine unit scheme (flats)	9	£28,125				1,915,449	The state of the s	1,639,610	1,501,691	1,363,770	1,225,851	1,087,931	950,012
6 Ten unit scheme (houses)	10	£50,450	4,987,510	4,743,250	4,498,990	4,254,730	4,010,470	3,766,209	3,521,949	3,277,688	3,033,429	2,789,168	2,544,908
7 Ten unit scheme (flats)	10	£30,089	2,914,154	2,742,010	2,569,866	2,397,722	2,225,578	2,053,434	1,881,290	1,709,145	1,537,001	1,364,857	1,192,713
8 Twenty unit scheme (houses and flats)	20	£93,750	7,889,887	7,469,449	7,049,010	6,628,571	6,208,132	5,787,694	5,367,256	4,946,816	4,526,378	4,105,940	3,685,50
9 Twenty unit scheme (flats)	20	£56,000	5,724,035	5,385,841	5,047,647	4,709,454	4,371,260	4,033,066	3,694,872	3,356,679	3,018,485	2,680,291	2,342,09
10 Thirty unit scheme (flats with retail use on ground floor)	30	,		8,342,195	7,822,709	7,303,224	6,783,737	6,264,252	5,744,766	5,225,279	4,705,794	4,186,308	3,666,823
11 Fifty unit scheme (flats - lower density)	50	£180,208	13,441,337	12,642,494	11,843,651	11,044,809	10,245,966	9,446,559	8,645,855	7,845,153	7,044,449	6,243,746	5,443,043
12 Fifty unit scheme (flats - higher density)	50	£65,417				8,176,056			5,996,106	5,269,456	4,542,807	3,816,157	3,089,50
13 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	17,250,615	16,248,599	15,246,582	14,244,566	13,242,549	12,240,533	11,238,516	10,236,500	9,232,303	8,227,952	7,223,602
14 Seventy unit scheme (flats - higher density)	70	£34,576	15,067,804	14,011,616	12,955,428	11,899,241	10,843,053	9,786,865	8,730,678	7,674,490	6,618,302	5,562,115	4,505,920
15 One hundred unit scheme (flats - lower density)	100	£147,500	22,982,410	21,372,565	19,762,721	18,152,875	16,543,031	14,933,186	13,321,236	11,703,295	10,085,354	8,467,412	6,849,470
16 One hundred unit scheme (flats - higher density)	100	£140,179	23,931,473	22,503,531	21,075,590	19,647,649	18,219,708	16,791,767	15,363,825	13,935,884	12,507,942	11,080,001	9,652,059
17 Two hunded unit scheme (flats) with GF retail	200		37,849,306	35,154,268	32,459,232	29,764,195	27,069,159	24,371,474	21,663,156	18,954,839	16,246,521	13,538,203	10,829,88
18 Three hundred unit scheme (flats) with GF retail	300	£191,667	45,427,000		38,230,843	34,625,771	31,020,699	27,415,628	23,810,556	20,205,485	16,600,413		9,348,374
19 Five hundred unit scheme (flats)	500	£720,000	83,661,869	76,939,210	70,216,551	63,493,891	56,762,619	50,000,299	43,237,977	36,470,062	29,654,032	22,838,002	16,021,972
20 Two hundred unit Co-living scheme	-	£74,286	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21 Large retail supermarket	-	£500,000	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,65
22 Comparison retail	-	£173,333	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,430
23 Data Centre	-	£415,000	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,96
24 Office development	-	£250,000	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,84
25 Office development	-	£208,333	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626
26 Hotel development (160 rooms)	-	£92,500	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,27
27 Hotel development (100 rooms)	-	£58,333	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,410
28 Light industrial scheme	-	£250,000	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,87
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,635,445	4,635,445	4,635,445	4.635.445	4.635.445	4.635.445	4.635.445	4.635.445	4.635.445	4.635.445	4,635,44

EALING LOCAL PLAN VIABILITY TESTING	Sales value £10,764 psm	AH tenure	Rented 70%	SO 30%	Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£10,175,259	PER HA	Arrientie	Nemed 70%	30 30 70	113(111113 0 70						
							F	Residual land value	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£273,460	586,495	557,716	528,936	500,157	471,378	442,597	413,818	385,039	356,259	327,480	298,70
2 Two unit scheme (houses)	2	£364,613	1,172,991	1,115,432	1,057,872	1,000,314	942,754	885,196	827,637	770,077	712,519	654,959	597,40
3 Four unit scheme (houses)	4	£395,705	1,906,479	1,812,778	1,719,078	1,625,377	1,531,676	1,437,975	1,344,275	1,250,573	1,156,873	1,063,172	969,47
4 Seven unit scheme (flats)	7	£675,863	2,228,470	2,098,299	1,968,129	1,837,959	1,707,788	1,577,618	1,447,447	1,317,277	1,187,106	1,056,936	926,76
5 Nine unit scheme (flats)	9	£572,358	2,510,430	2,363,449	2,216,468	2,069,488	1,922,507	1,775,526	1,628,546	1,481,565	1,334,584	1,187,604	1,040,62
6 Ten unit scheme (houses)	10	£1,026,684	5,306,209	5,046,014	4,785,818	4,525,623	4,265,428	4,005,233	3,745,038	3,484,842	3,224,647	2,964,453	2,704,25
7 Ten unit scheme (flats)	10	£612,333	3,140,346	2,956,892	2,773,439	2,589,985	2,406,531	2,223,078	2,039,624	1,856,170	1,672,716	1,489,263	1,305,80
8 Twenty unit scheme (houses and flats)	20	£1,907,861	8,440,689	7,992,710	7,544,732	7,096,753	6,648,774	6,200,795	5,752,817	5,304,838	4,856,860	4,408,881	3,960,90
9 Twenty unit scheme (flats)	20	£1,139,629	6,168,410	5,807,997	5,447,586	5,087,173	4,726,760	4,366,348	4,005,935	3,645,523	3,285,111	2,924,698	2,564,28
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	9,547,727	8,993,939	8,440,150	7,886,362	7,332,574	6,778,785	6,224,998	5,671,210	5,117,421	4,563,633	4,009,84
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	14,506,935	13,654,812	12,802,689	11,950,567	11,098,444	10,246,321	9,394,199	8,542,076	7,688,238	6,833,885	5,979,53
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	11,329,750	10,554,413	9,779,075	9,003,739	8,228,402	7,453,064	6,677,728	5,902,390	5,127,053	4,351,716	3,576,37
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	18,587,233	17,518,386	16,449,538	15,380,691	14,311,843	13,242,996	12,174,148	11,105,301	10,036,454	8,967,606	7,896,54
14 Seventy unit scheme (flats - higher density)	70	£703,635	16,483,145	15,356,190	14,229,235	13,102,281	11,975,326	10,848,371	9,721,416	8,594,461	7,467,506	6,340,552	5,213,59
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	25,141,829	23,424,013	21,706,197	19,988,381	18,270,565	16,552,751	14,834,935	13,117,119	11,392,245	9,665,396	7,938,54
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	25,846,889	24,323,178	22,799,466	21,275,753	19,752,041	18,228,329	16,704,616	15,180,904	13,657,192	12,133,480	10,609,76
17 Two hunded unit scheme (flats) with GF retail	200	£4,095,542	41,520,566	38,641,965	35,763,366	32,884,766	30,006,167	27,127,566	24,248,967	21,361,916	18,468,439	15,574,961	12,681,48
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	50,319,839	46,487,765	42,655,689	38,820,864	34,969,023	31,117,181	27,265,339	23,413,497	19,561,656	15,709,813	11,842,86
19 Five hundred unit scheme (flats)	500	£14,652,373	92,515,876	85,350,516	78,185,157	71,019,797	63,854,438	56,689,078	49,489,846	42,280,963	35,068,782	27,801,523	20,534,26
20 Two hundred unit Co-living scheme	-	£1,511,753	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,83
21 Large retail supermarket	-	£10,175,259	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,65
22 Comparison retail	-	£3,527,423	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,43
23 Data Centre	-	£8,445,465	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,96
24 Office development	-	£5,087,629	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,84
25 Office development	-	£4,239,691	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,62
26 Hotel development (160 rooms)	-	£1,882,423	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,27
27 Hotel development (100 rooms)	-	£1,187,114	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,41
28 Light industrial scheme	-	£5,087,629	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,14
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,87
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,44

NCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	4				F	Residual land valu	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	586,495	557,716	528,936	500,157	471,378	442,597	413,818	385,039	356,259	327,480	298,70
2 Two unit scheme (houses)	2	£238,519	1,172,991	1,115,432	1,057,872	1,000,314	942,754	885,196	827,637	770,077	712,519	654,959	597,40
3 Four unit scheme (houses)	4	£258,858	1,906,479	1,812,778	1,719,078	1,625,377	1,531,676	1,437,975	1,344,275	1,250,573	1,156,873	1,063,172	969,47
4 Seven unit scheme (flats)	7	£442,129	2,228,470	2,098,299	1,968,129	1,837,959	1,707,788	1,577,618	1,447,447	1,317,277	1,187,106	1,056,936	926,76
5 Nine unit scheme (flats)	9	£374,419	2,510,430	2,363,449	2,216,468	2,069,488	1,922,507	1,775,526	1,628,546	1,481,565	1,334,584	1,187,604	1,040,62
6 Ten unit scheme (houses)	10	£671,625	5,306,209	5,046,014	4,785,818	4,525,623	4,265,428	4,005,233	3,745,038	3,484,842	3,224,647	2,964,453	2,704,2
7 Ten unit scheme (flats)	10	£400,569	3,140,346	2,956,892	2,773,439	2,589,985	2,406,531	2,223,078	2,039,624	1,856,170	1,672,716	1,489,263	, , .
8 Twenty unit scheme (houses and flats)	20	£1,248,065	8,440,689	7,992,710	7,544,732	7,096,753	6,648,774	6,200,795	5,752,817	5,304,838	4,856,860	4,408,881	3,960,90
9 Twenty unit scheme (flats)	20	£745,511	6,168,410	5,807,997	5,447,586	5,087,173	4,726,760	4,366,348	4,005,935	3,645,523	3,285,111	2,924,698	2,564,28
0 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	9,547,727	8,993,939	8,440,150	7,886,362	7,332,574	6,778,785	6,224,998	5,671,210	5,117,421	4,563,633	4,009,84
1 Fifty unit scheme (flats - lower density)	50	£2,399,057	14,506,935	13,654,812	12,802,689	11,950,567	11,098,444	10,246,321	9,394,199	8,542,076	7,688,238	6,833,885	5,979,5
2 Fifty unit scheme (flats - higher density)	50	£870,872	11,329,750	10,554,413	9,779,075	9,003,739	8,228,402	7,453,064	6,677,728	5,902,390	5,127,053	4,351,716	3,576,3
3 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	18,587,233	17,518,386	16,449,538	15,380,691	14,311,843	13,242,996	12,174,148	11,105,301	10,036,454	8,967,606	7,896,5
4 Seventy unit scheme (flats - higher density)	70	£460,296	16,483,145	15,356,190	14,229,235	13,102,281	11,975,326	10,848,371	9,721,416	8,594,461	7,467,506	6,340,552	5,213,5
One hundred unit scheme (flats - lower density)	100	£1,963,622	25,141,829	23,424,013	21,706,197	19,988,381	18,270,565	16,552,751	14,834,935	13,117,119	11,392,245	9,665,396	7,938,5
6 One hundred unit scheme (flats - higher density)	100	£1,866,154	25,846,889	24,323,178	22,799,466	21,275,753	19,752,041	18,228,329	16,704,616	15,180,904	13,657,192	12,133,480	10,609,7
7 Two hunded unit scheme (flats) with GF retail	200	£2,679,179	41,520,566	38,641,965	35,763,366	32,884,766	30,006,167	27,127,566	24,248,967	21,361,916	18,468,439	15,574,961	12,681,4
8 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	50,319,839	46,487,765	42,655,689	38,820,864	34,969,023	31,117,181	27,265,339	23,413,497	19,561,656	15,709,813	11,842,8
9 Five hundred unit scheme (flats)	500	£9,585,136	92,515,876	85,350,516	78,185,157	71,019,797	63,854,438	56,689,078	49,489,846	42,280,963	35,068,782	27,801,523	20,534,2
0 Two hundred unit Co-living scheme	-	£988,943	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,8
Large retail supermarket	-	£6,656,344	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,6
2 Comparison retail	-	£2,307,533	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,4
3 Data Centre	-	£5,524,766	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,90
24 Office development	-	£3,328,172	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,8
5 Office development	-	£2,773,477	7 20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,6
6 Hotel development (160 rooms)	-	£1,231,424	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,2
7 Hotel development (100 rooms)	-	£776,574	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,4
8 Light industrial scheme	-	£3,328,172	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,1
9 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,8
Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,44

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943						Residual land value	Ţ. T.				
Description	No of units		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£95,835	586,495	557,716	528,936	500,157	471,378	442,597	413,818	385,039	356,259	327,480	
2 Two unit scheme (houses)	-	£127,780	1,172,991	1,115,432	1,057,872	1,000,314	942,754	885,196	827,637	770,077	712,519	654,959	597,400
3 Four unit scheme (houses)	-	£138,676	1,906,479	1,812,778	1,719,078	1,625,377	1,531,676	1,437,975	1,344,275	1,250,573	1,156,873	1,063,172	
4 Seven unit scheme (flats)	-	£236,858	2,228,470	2,098,299	1,968,129	1,837,959	1,707,788	1,577,618	1,447,447	1,317,277	1,187,106	1,056,936	926,765
5 Nine unit scheme (flats)	-	£200,584	2,510,430	2,363,449	2,216,468	2,069,488	1,922,507	1,775,526	1,628,546	1,481,565	1,334,584	1,187,604	1,040,623
6 Ten unit scheme (houses)	-	£359,804	5,306,209	5,046,014	4,785,818	4,525,623	4,265,428	4,005,233	3,745,038	3,484,842	3,224,647	2,964,453	2,704,257
7 Ten unit scheme (flats)	-	£214,593	3,140,346	2,956,892	2,773,439	2,589,985	2,406,531	2,223,078	2,039,624	1,856,170	1,672,716	1,489,263	1,305,809
8 Twenty unit scheme (houses and flats)	-	£668,614	8,440,689	7,992,710	7,544,732	7,096,753	6,648,774	6,200,795	5,752,817	5,304,838	4,856,860	4,408,881	3,960,902
9 Twenty unit scheme (flats)	-	£399,386	6,168,410	5,807,997	5,447,586	5,087,173	4,726,760	4,366,348	4,005,935	3,645,523	3,285,111	2,924,698	2,564,285
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	9,547,727	8,993,939	8,440,150	7,886,362	7,332,574	6,778,785	6,224,998	5,671,210	5,117,421	4,563,633	4,009,845
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	14,506,935	13,654,812	12,802,689	11,950,567	11,098,444	10,246,321	9,394,199	8,542,076	7,688,238	6,833,885	5,979,533
12 Fifty unit scheme (flats - higher density)	-	£466,544	11,329,750	10,554,413	9,779,075	9,003,739	8,228,402	7,453,064	6,677,728	5,902,390	5,127,053	4,351,716	3,576,379
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	18,587,233	17,518,386	16,449,538	15,380,691	14,311,843	13,242,996	12,174,148	11,105,301	10,036,454	8,967,606	7,896,541
14 Seventy unit scheme (flats - higher density)	-	£246,590	16,483,145	15,356,190	14,229,235	13,102,281	11,975,326	10,848,371	9,721,416	8,594,461	7,467,506	6,340,552	5,213,597
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	25,141,829	23,424,013	21,706,197	19,988,381	18,270,565	16,552,751	14,834,935	13,117,119	11,392,245	9,665,396	7,938,547
16 One hundred unit scheme (flats - higher density)	-	£999,738	25,846,889	24,323,178	22,799,466	21,275,753	19,752,041	18,228,329	16,704,616	15,180,904	13,657,192	12,133,480	10,609,768
17 Two hunded unit scheme (flats) with GF retail	-	£1,435,292	41,520,566	38,641,965	35,763,366	32,884,766	30,006,167	27,127,566	24,248,967	21,361,916	18,468,439	15,574,961	12,681,484
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	50,319,839	46,487,765	42,655,689	38,820,864	34,969,023	31,117,181	27,265,339	23,413,497	19,561,656	15,709,813	11,842,868
19 Five hundred unit scheme (flats)	-	£5,134,958	92,515,876	85,350,516	78,185,157	71,019,797	63,854,438	56,689,078	49,489,846	42,280,963	35,068,782	27,801,523	20,534,264
20 Two hundred unit Co-living scheme	-	£529,797	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21 Large retail supermarket	-	£3,565,943	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22 Comparison retail	-	£1,236,194	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436
23 Data Centre	-	£2,959,733	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967
24 Office development	-	£1,782,971	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845
25 Office development	-	£1,485,810	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626
26 Hotel development (160 rooms)	-	£659,699	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27 Hotel development (100 rooms)	-	£416,027	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28 Light industrial scheme	-	£1,782,971	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4.635.445	4.635.445	4.635.445	4,635,445

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)	£500,000 PER HA

							F	Residual land value	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£13,438	586,495	557,716	528,936	500,157	471,378	442,597	413,818	385,039	356,259	327,480	298,70
2 Two unit scheme (houses)	2	£17,917	1,172,991	1,115,432	1,057,872	1,000,314	942,754	885,196	827,637	770,077	712,519	654,959	597,40
3 Four unit scheme (houses)	4	£19,444	1,906,479	1,812,778	1,719,078	1,625,377	1,531,676	1,437,975	1,344,275	1,250,573	1,156,873	1,063,172	969,4
4 Seven unit scheme (flats)	7	£33,211	2,228,470	2,098,299	1,968,129	1,837,959	1,707,788	1,577,618	1,447,447	1,317,277	1,187,106	1,056,936	926,7
5 Nine unit scheme (flats)	9	£28,125	2,510,430	2,363,449	2,216,468	2,069,488	1,922,507	1,775,526	1,628,546	1,481,565	1,334,584	1,187,604	1,040,6
6 Ten unit scheme (houses)	10	£50,450	5,306,209	5,046,014	4,785,818	4,525,623	4,265,428	4,005,233	3,745,038	3,484,842	3,224,647	2,964,453	2,704,2
7 Ten unit scheme (flats)	10	£30,089	3,140,346	2,956,892	2,773,439	2,589,985	2,406,531	2,223,078	2,039,624	1,856,170	1,672,716	1,489,263	1,305,80
8 Twenty unit scheme (houses and flats)	20	£93,750	8,440,689	7,992,710	7,544,732	7,096,753	6,648,774	6,200,795	5,752,817	5,304,838	4,856,860	4,408,881	3,960,90
9 Twenty unit scheme (flats)	20	£56,000	6,168,410	5,807,997	5,447,586	5,087,173	4,726,760	4,366,348	4,005,935	3,645,523	3,285,111	2,924,698	2,564,28
10 Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	9,547,727	8,993,939	8,440,150	7,886,362	7,332,574	6,778,785	6,224,998	5,671,210	5,117,421	4,563,633	4,009,84
11 Fifty unit scheme (flats - lower density)	50	£180,208	14,506,935	13,654,812	12,802,689	11,950,567	11,098,444	10,246,321	9,394,199	8,542,076	7,688,238	6,833,885	5,979,53
12 Fifty unit scheme (flats - higher density)	50	£65,417	11,329,750	10,554,413	9,779,075	9,003,739	8,228,402	7,453,064	6,677,728	5,902,390	5,127,053	4,351,716	3,576,37
13 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	18,587,233	17,518,386	16,449,538	15,380,691	14,311,843	13,242,996	12,174,148	11,105,301	10,036,454	8,967,606	7,896,5
14 Seventy unit scheme (flats - higher density)	70	£34,576	16,483,145	15,356,190	14,229,235	13,102,281	11,975,326	10,848,371	9,721,416	8,594,461	7,467,506	6,340,552	5,213,59
15 One hundred unit scheme (flats - lower density)	100	£147,500	25,141,829	23,424,013	21,706,197	19,988,381	18,270,565	16,552,751	14,834,935	13,117,119	11,392,245	9,665,396	7,938,54
16 One hundred unit scheme (flats - higher density)	100	£140,179	25,846,889	24,323,178	22,799,466	21,275,753	19,752,041	18,228,329	16,704,616	15,180,904	13,657,192	12,133,480	10,609,76
17 Two hunded unit scheme (flats) with GF retail	200	£201,250	41,520,566	38,641,965	35,763,366	32,884,766	30,006,167	27,127,566	24,248,967	21,361,916	18,468,439	15,574,961	12,681,48
18 Three hundred unit scheme (flats) with GF retail	300	£191,667	50,319,839	46,487,765	42,655,689	38,820,864	34,969,023	31,117,181	27,265,339	23,413,497	19,561,656	15,709,813	11,842,86
19 Five hundred unit scheme (flats)	500	£720,000	92,515,876	85,350,516	78,185,157	71,019,797	63,854,438	56,689,078	49,489,846	42,280,963	35,068,782	27,801,523	20,534,26
20 Two hundred unit Co-living scheme	-	£74,286				12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,83
21 Large retail supermarket	-	£500,000	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,65
22 Comparison retail	-	£173,333	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,43
23 Data Centre	-	£415,000	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,96
24 Office development	-	£250,000	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,84
25 Office development	-	£208,333	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,62
26 Hotel development (160 rooms)	-	£92,500	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,27
27 Hotel development (100 rooms)	-	£58,333	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,4
28 Light industrial scheme	-	£250,000	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,14
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,87
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,44



Appendix 10 - BTR appraisal results

EALING LOCAL PLAN VIABILITY TESTING	Sales value £7,260 psm	AH tenure	Rented 0%	SO 100%	Frst Hms 0%

ALING LOCAL PLAN VIABILITY TESTING	Sales value £7,260 psm			AH tenure	Rented 0%	SO 100%	Frst Hms 0%						
ENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£10,175,259	PER HA				-	No ! - ! - ! 1 1					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH		Residual land value	es ∣30% AH	35% AH	40% AH	45% AH	50% AH
Description	NO OI UIIIIS												50% AFI
1 One unit scheme (houses)	1	£273,460	255,383	244,526	233,668	222,811	211,955	201,098	190,240	179,383	168,526	,	293
2 Two unit scheme (houses) 3 Four unit scheme (houses)	2	,	510,766 828,439			445,623	423,909 687,043	402,194 651,694	380,481 616,346	358,766 580,998	337,051 545,649		474
()		,				722,392							
4 Seven unit scheme (flats)	7	,,	751,445			607,481	559,494	511,506	463,518		367,543		27
5 Nine unit scheme (flats)	9	,	842,661	788,476		680,107	625,922	571,736	517,552		409,182		30
6 Ten unit scheme (houses)	10	, , , , ,	2,292,755			2,002,082	1,905,191	1,808,300	1,711,409	1,614,518	1,517,627		
7 Ten unit scheme (flats)	10	,	1,058,723			855,831	788,200	720,569	652,939	585,308	517,678		38
8 Twenty unit scheme (houses and flats)	20	, , , , , , , , , , , , , , , , , , , ,	3,299,907	3,134,032		2,802,281	2,636,405	2,470,530	2,304,654	2,138,779	1,972,904	, ,	
9 Twenty unit scheme (flats)	20		2,072,920		1,807,274	1,674,451	1,541,628	1,408,806	1,275,983	1,143,160	1,010,336	, , , , , , , , , , , , , , , , , , , ,	74
10 Thirty unit scheme (flats with retail use on ground floor)	30	, , , , ,	3,235,830			2,628,416	2,425,945	2,223,473	2,021,002	1,818,531	1,616,059	1,413,588	
11 Fifty unit scheme (flats - lower density)	50		4,682,230			3,767,865	3,463,077	3,158,289	2,853,501	2,548,712	2,243,809	*	1,63
12 Fifty unit scheme (flats - higher density)	50	, , , , ,	2,555,258		_,,	1,722,642	1,445,103	1,167,565	890,026	612,488	334,949	- ,	
Seventy unit scheme (Industrial/employment led scheme)	70	, , , , , , , , , , , , , , , , , , , ,	6,323,534	5,941,228		5,176,614	4,794,308	4,412,001	4,029,694	3,647,388	3,265,081		2,50
14 Seventy unit scheme (flats - higher density)	70		3,729,610			2,519,400	2,115,997	1,712,594	1,309,191	905,787	502,384		
One hundred unit scheme (flats - lower density)	100		5,632,449			3,787,510	3,172,530	2,557,551	1,942,570	1,327,591	712,611		
16 One hundred unit scheme (flats - higher density)	100		8,249,055		7,164,839	6,622,731	6,080,621	5,538,513	4,996,405	4,454,297	3,912,189		2,82
17 Two hunded unit scheme (flats) with GF retail	200		8,387,771	7,387,458		5,386,832	4,386,519	3,386,207	2,383,129		363,054	,	
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	6,480,336	5,146,348	3,804,774	2,463,201	1,121,626	- 223,061	- 1,583,620	- 2,944,179	- 4,311,716	5,693,150	- 7,07
19 Five hundred unit scheme (flats)	500	£14,652,373	13,127,991	10,460,743	7,793,494	5,126,245	2,458,997	- 231,655	- 2,969,620	- 5,707,586	- 8,445,552	11,217,350	- 13,99
20 Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,98
21 Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,08
22 Comparison retail	-	£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,80
23 Data Centre	-	£8,445,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,84
24 Office development	-	£5,087,629	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	22,971,636	- 22,97
25 Office development	-	£4,239,691	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	11,489,668	- 11,48
26 Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,06
27 Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	97
28 Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,21
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171		4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171		
30 Industrial scheme intensification (60% plot ratio)	_	£10,175,259					4,815,804	4,815,804	4,815,804	4,815,804	4,815,804		

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344					F	Residual land valu	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	255,383	244,526	233,668	222,811	211,955	201,098	190,240	179,383	168,526	157,668	146,811
2 Two unit scheme (houses)	2	£238,519	510,766	489,051	467,337	445,623	423,909	402,194	380,481	358,766	337,051	315,338	293,623
3 Four unit scheme (houses)	4	£258,858	828,439	793,090	757,741	722,392	687,043	651,694	616,346	580,998	545,649	510,300	474,951
4 Seven unit scheme (flats)	7	£442,129	751,445	703,457	655,469	607,481	559,494	511,506	463,518	415,530	367,543	319,555	271,567
5 Nine unit scheme (flats)	9	£374,419	842,661	788,476	734,291	680,107	625,922	571,736	517,552	463,367	409,182	354,997	300,812
6 Ten unit scheme (houses)	10	£671,625	2,292,755	2,195,865	2,098,973	2,002,082	1,905,191	1,808,300	1,711,409	1,614,518	1,517,627	1,420,736	1,323,844
7 Ten unit scheme (flats)	10	£400,569	1,058,723	991,093	923,462	855,831	788,200	720,569	652,939	585,308	517,678	450,047	382,415
8 Twenty unit scheme (houses and flats)	20	£1,248,065	3,299,907	3,134,032	2,968,156	2,802,281	2,636,405	2,470,530	2,304,654	2,138,779	1,972,904	1,807,029	1,641,153
9 Twenty unit scheme (flats)	20	£745,511	2,072,920	1,940,097	1,807,274	1,674,451	1,541,628	1,408,806	1,275,983	1,143,160	1,010,336	877,513	744,690
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	3,235,830	3,033,359	2,830,888	2,628,416	2,425,945	2,223,473	2,021,002	1,818,531	1,616,059	1,413,588	1,211,116
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	4,682,230	4,377,442	4,072,654	3,767,865	3,463,077	3,158,289	2,853,501	2,548,712	2,243,809	1,937,986	1,632,163
12 Fifty unit scheme (flats - higher density)	50	£870,872	2,555,258	2,277,719	2,000,180	1,722,642	1,445,103	1,167,565	890,026	612,488	334,949	57,410	- 225,399
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	6,323,534	5,941,228	5,558,920	5,176,614	4,794,308	4,412,001	4,029,694	3,647,388	3,265,081	2,882,775	2,500,467
14 Seventy unit scheme (flats - higher density)	70	£460,296	3,729,610	3,326,206	2,922,803	2,519,400	2,115,997	1,712,594	1,309,191	905,787	502,384	98,981	- 311,640
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	5,632,449	5,017,469	4,402,489	3,787,510	3,172,530	2,557,551	1,942,570	1,327,591	712,611	97,632	- 524,669
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	8,249,055	7,706,947	7,164,839	6,622,731	6,080,621	5,538,513	4,996,405	4,454,297	3,912,189	3,370,081	2,827,973
17 Two hunded unit scheme (flats) with GF retail	200	£2,679,179		7,387,458	6,387,145	5,386,832	4,386,519	3,386,207	2,383,129	1,373,091	363,054	- 656,139	- 1,680,469
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	6,480,336	5,146,348	3,804,774	2,463,201	1,121,626	- 223,061	- 1,583,620	- 2,944,179	- 4,311,716	- 5,693,150	- 7,074,585
19 Five hundred unit scheme (flats)	500	£9,585,136	13,127,991	10,460,743	7,793,494	5,126,245	2,458,997	- 231,655	- 2,969,620	- 5,707,586	- 8,445,552	- 11,217,350	- 13,999,725
20 Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23 Data Centre	-	£5,524,766	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24 Office development	-	£3,328,172	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25 Office development	-	£2,773,477	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26 Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28 Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					F	Residual land value	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£95,835	255,383	244,526	233,668	222,811	211,955	201,098	190,240	179,383	168,526		
2 Two unit scheme (houses)	-	£127,780	510,766	489,051	467,337	445,623	423,909	402,194	380,481	358,766	337,051	315,338	293,623
3 Four unit scheme (houses)	-	£138,676	828,439	793,090	757,741	722,392	687,043	651,694	616,346	580,998	545,649	510,300	474,951
4 Seven unit scheme (flats)	-	£236,858	751,445	703,457	655,469	607,481	559,494	511,506	463,518	415,530	367,543	319,555	
5 Nine unit scheme (flats)	-	£200,584	842,661	788,476	734,291	680,107	625,922	571,736	517,552	463,367	409,182	354,997	300,812
6 Ten unit scheme (houses)	-	£359,804	2,292,755	2,195,865	2,098,973	2,002,082	1,905,191	1,808,300	1,711,409	1,614,518	1,517,627	1,420,736	1,323,844
7 Ten unit scheme (flats)	-	£214,593	1,058,723	991,093	923,462	855,831	788,200	720,569	652,939	585,308	517,678	450,047	382,415
8 Twenty unit scheme (houses and flats)	-	£668,614	3,299,907	3,134,032	2,968,156	2,802,281	2,636,405	2,470,530	2,304,654	2,138,779	1,972,904	1,807,029	1,641,153
9 Twenty unit scheme (flats)	-	£399,386	2,072,920	1,940,097	1,807,274	1,674,451	1,541,628	1,408,806	1,275,983	1,143,160	1,010,336	877,513	744,690
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	3,235,830	3,033,359	2,830,888	2,628,416	2,425,945	2,223,473	2,021,002	1,818,531	1,616,059	1,413,588	1,211,116
11 Fifty unit scheme (flats - lower density)	-	£1,285,225		4,377,442	4,072,654	3,767,865	3,463,077	3,158,289	2,853,501	2,548,712	2,243,809	1,937,986	1,632,163
12 Fifty unit scheme (flats - higher density)	-	£466,544	2,555,258	2,277,719	2,000,180	1,722,642	1,445,103	1,167,565	890,026	612,488	334,949	57,410	- 225,399
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	6,323,534	5,941,228	5,558,920	5,176,614	4,794,308	4,412,001	4,029,694	3,647,388	3,265,081	2,882,775	2,500,467
14 Seventy unit scheme (flats - higher density)	-	£246,590	3,729,610	3,326,206	2,922,803	2,519,400	2,115,997	1,712,594	1,309,191	905,787	502,384	98,981	,
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	5,632,449	5,017,469	4,402,489	3,787,510	3,172,530	2,557,551	1,942,570	1,327,591	712,611	97,632	- 524,669
16 One hundred unit scheme (flats - higher density)	-	£999,738	-, -, -, -, -, -, -, -, -, -, -, -, -, -	7,706,947	7,164,839	6,622,731	6,080,621	5,538,513	4,996,405	4,454,297	3,912,189	3,370,081	2,827,973
17 Two hunded unit scheme (flats) with GF retail	-	£1,435,292	8,387,771	7,387,458	6,387,145	5,386,832	4,386,519	3,386,207	2,383,129	1,373,091	363,054	- 656,139	- 1,680,469
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	6,480,336	5,146,348	3,804,774	2,463,201	1,121,626	- 223,061	- 1,583,620	- 2,944,179	- 4,311,716	5 - 5,693,150	- 7,074,585
19 Five hundred unit scheme (flats)	-	£5,134,958	- / / / / /	10,460,743	7,793,494	5,126,245	2,458,997	- 231,655	- 2,969,620	- 5,707,586	- 8,445,552	2 - 11,217,350	- 13,999,725
20 Two hundred unit Co-living scheme	-	£529,797		11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£3,565,943	1,082,520		1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£1,236,194	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23 Data Centre	-	£2,959,733	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24 Office development	-	£1,782,971	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	22,971,636	- 22,971,636
25 Office development	-	£1,485,810	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	11,489,668	- 11,489,668
26 Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-	£416,027		977,576	. ,	977,576	977,576	977,576	977,576	977,576	977,576		,
28 Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,450
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4.815.804	4.815.804	4,815,804	4,815,804

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)	£500,000 PER HA

							Re	sidual land value	S				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH 2	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£13,438	255,383	244,526	233,668	222,811	211,955	201,098	190,240	179,383	168,526	157,668	146,8
2 Two unit scheme (houses)	2	£17,917	510,766	489,051	467,337	445,623	423,909	402,194	380,481	358,766	337,051	315,338	293,6
3 Four unit scheme (houses)	4	£19,444	828,439	793,090	757,741	722,392	687,043	651,694	616,346	580,998	545,649	510,300	474,9
4 Seven unit scheme (flats)	7	£33,211	751,445	703,457	655,469	607,481	559,494	511,506	463,518	- /	367,543		7.5
5 Nine unit scheme (flats)	9	£28,125			734,291	680,107	625,922	571,736	517,552	463,367	409,182	354,997	300,8
6 Ten unit scheme (houses)	10	£50,450	2,292,755	2,195,865	2,098,973	2,002,082	1,905,191	1,808,300	1,711,409	1,614,518	1,517,627	1,420,736	1,323,8
7 Ten unit scheme (flats)	10	£30,089	1,058,723	991,093	923,462	855,831	788,200	720,569	652,939	585,308	517,678	450,047	382,4
8 Twenty unit scheme (houses and flats)	20	£93,750	3,299,907	3,134,032	2,968,156	2,802,281	2,636,405	2,470,530	2,304,654	2,138,779	1,972,904	1,807,029	1,641,1
9 Twenty unit scheme (flats)	20	£56,000	2,072,920	1,940,097	1,807,274	1,674,451	1,541,628	1,408,806	1,275,983	1,143,160	1,010,336	877,513	744,6
10 Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	3,235,830	3,033,359	2,830,888	2,628,416	2,425,945	2,223,473	2,021,002	1,818,531	1,616,059	1,413,588	1,211,1
11 Fifty unit scheme (flats - lower density)	50	£180,208	4,682,230	4,377,442	4,072,654	3,767,865	3,463,077	3,158,289	2,853,501	2,548,712	2,243,809	1,937,986	1,632,1
12 Fifty unit scheme (flats - higher density)	50		2,555,258	2,277,719	2,000,180	1,722,642	1,445,103	1,167,565	890,026	612,488	334,949	57,410	225,3
13 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	6,323,534	5,941,228	5,558,920	5,176,614	4,794,308	4,412,001	4,029,694	3,647,388	3,265,081	2,882,775	2,500,4
14 Seventy unit scheme (flats - higher density)	70	£34,576	3,729,610	3,326,206	2,922,803	2,519,400	2,115,997	1,712,594	1,309,191	905,787	502,384	98,981	- 311,6
15 One hundred unit scheme (flats - lower density)	100	£147,500	5,632,449	5,017,469	4,402,489	3,787,510	3,172,530	2,557,551	1,942,570	1,327,591	712,611	97,632	. 524,6
16 One hundred unit scheme (flats - higher density)	100	£140,179	8,249,055	7,706,947	7,164,839	6,622,731	6,080,621	5,538,513	4,996,405	4,454,297	3,912,189	3,370,081	2,827,9
17 Two hunded unit scheme (flats) with GF retail	200	£201,250	8,387,771	7,387,458	6,387,145	5,386,832	4,386,519	3,386,207	2,383,129	1,373,091	363,054		1,680,4
18 Three hundred unit scheme (flats) with GF retail	300	£191,667	6,480,336	5,146,348	3,804,774	2,463,201	1,121,626	223,061	- 1,583,620	- 2,944,179	- 4,311,716	- 5,693,150	7,074,5
19 Five hundred unit scheme (flats)	500	£720,000	13,127,991	10,460,743	7,793,494	5,126,245	2,458,997	231,655	- 2,969,620	- 5,707,586	- 8,445,552	- 11,217,350	13,999,7
Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,7
21 Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,5
22 Comparison retail	-	£173,333	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,9
23 Data Centre	-	£415,000	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,4
24 Office development	-	£250,000	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636 -	22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	22,971,6
25 Office development	-	£208,333	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668 -	11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,6
26 Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,4
Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,5
28 Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,4
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,1
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,8

EALING LOCAL PLAN VIABILITY TESTING	Sales value £7,698 psm	AH tenure	Rented 0%	SO 100%	Frst Hms 0%

EALING LOCAL PLAN VIABILITY TESTING	Sales value £7,698 psm			AH tenure	Rented 0%	SO 100%	Frst Hms 0%						
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£10,175,259	PER HA										
								esidual land valu					
Description	No of units		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£273,460	285,788	273,412	261,034	248,657	236,279	223,902	211,524	199,147	186,769	174,392	, .
2 Two unit scheme (houses)	2	,	571,578		,	497,313	472,559	447,804	423,049	398,294	373,539	348,784	
3 Four unit scheme (houses)	4	£395,705	927,434	887,136	846,838	806,539	766,240	725,941	685,643	645,345	605,046	564,747	524,44
4 Seven unit scheme (flats)	7	£675,863	890,949				671,098	616,135	561,171	506,208	451,246		341,32
5 Nine unit scheme (flats)	9	£572,358	1,000,182	938,121	876,060	813,999	751,939	689,878	627,817	565,756	503,695		,
6 Ten unit scheme (houses)	10	£1,026,684	2,569,773	2,459,031	2,348,289	2,237,547	2,126,805	2,016,063	1,905,321	1,794,579	1,683,837		1,462,35
7 Ten unit scheme (flats)	10	£612,333	1,255,333	1,177,872	1,100,411	1,022,949	945,488	868,027	790,565	713,104	635,643	558,182	
8 Twenty unit scheme (houses and flats)	20	£1,907,861	3,778,673	3,588,859	3,399,046	3,209,232	3,019,418	2,829,604	2,639,790	2,449,977	2,260,163	2,070,349	1,880,53
9 Twenty unit scheme (flats)	20	£1,139,629	2,462,512	2,310,209	2,157,906	2,005,603	1,853,302	1,700,999	1,548,696	1,396,393	1,244,091	1,091,789	939,48
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	3,832,152	3,599,865	3,367,577	3,135,290	2,903,002	2,670,715	2,438,427	2,206,139	1,973,852	1,741,564	1,509,27
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	5,614,882	5,263,461	4,912,040	4,560,619	4,209,198	3,857,777	3,506,356	3,154,936	2,803,515	2,452,094	2,100,67
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	3,410,448	3,090,150	2,769,852	2,449,554	2,129,256	1,808,958	1,488,659	1,168,362	848,063	527,766	207,46
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	7,493,392	7,052,592	6,611,793	6,170,993	5,730,193	5,289,394	4,848,594	4,407,795	3,966,996	3,526,196	3,085,39
14 Seventy unit scheme (flats - higher density)	70	£703,635	4,972,632	4,507,077	4,041,524	3,575,969	3,110,415	2,644,860	2,179,307	1,713,752	1,248,198	782,643	317,09
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	7,527,642	6,821,811	6,115,981	5,410,150	4,704,319	3,993,914	3,283,177	2,572,439	1,861,702	1,150,965	440,22
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	9,928,409	9,302,333	8,676,257	8,050,182	7,424,105	6,798,029	6,171,954	5,545,878	4,919,802	4,293,726	3,667,65
17 Two hunded unit scheme (flats) with GF retail	200	£4,095,542	11,641,596	10,478,593	9,315,588	8,152,584	6,989,580	5,826,576	4,663,571	3,500,568	2,337,564	1,165,851	- 9,11
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	10,816,843	9,271,340	7,725,837	6,180,334	4,634,831	3,074,650	1,513,437	48,454	- 1,631,761	- 3,215,068	- 4,813,56
19 Five hundred unit scheme (flats)	500	£14,652,373	21,045,217	18,003,407	14,939,175	11,874,945	8,810,714	5,746,483	2,682,252	2 - 401,448	- 3,547,578	- 6,693,708	- 9,855,03
20 Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,71
21 Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,52
22 Comparison retail	-	£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,98
23 Data Centre	-	£8,445,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,46
24 Office development	-	£5,087,629	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	22,971,636	- 22,971,636	- 22,971,636	- 22,971,63
25 Office development	-	£4,239,691	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	11,489,668	- 11,489,668	- 11,489,668	- 11,489,66
26 Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,47
27 Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,57
28 Light industrial scheme	-	£5,087,629	3,217,453		3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,45
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,17
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804		4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,80
BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344						esidual land valu					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	l .					Residual land valu	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	285,788	273,412	261,034	248,657	236,279	223,902	211,524	199,147	186,769	174,392	162,014
2 Two unit scheme (houses)	2	£238,519	571,578	546,823	522,068	497,313	472,559	447,804	423,049	398,294	373,539	348,784	324,029
3 Four unit scheme (houses)	4	£258,858	927,434	887,136	846,838	806,539	766,240	725,941	685,643	645,345	605,046	564,747	524,449
4 Seven unit scheme (flats)	7	£442,129	890,949	835,986	781,023	726,061	671,098	616,135	561,171	506,208	451,246	396,283	341,320
5 Nine unit scheme (flats)	9	£374,419	1,000,182	938,121	876,060	813,999	751,939	689,878	627,817	565,756	503,695	441,634	379,573
6 Ten unit scheme (houses)	10	£671,625	2,569,773	2,459,031	2,348,289	2,237,547	2,126,805	2,016,063	1,905,321	1,794,579	1,683,837	1,573,096	1,462,354
7 Ten unit scheme (flats)	10	£400,569	1,255,333	1,177,872	1,100,411	1,022,949	945,488	868,027	790,565	713,104	635,643	558,182	2 480,721
8 Twenty unit scheme (houses and flats)	20	£1,248,065	3,778,673	3,588,859	3,399,046	3,209,232	3,019,418	2,829,604	2,639,790	2,449,977	2,260,163	2,070,349	1,880,536
9 Twenty unit scheme (flats)	20	£745,511	2,462,512	2,310,209	2,157,906	2,005,603	1,853,302	1,700,999	1,548,696	1,396,393	1,244,091	1,091,789	939,486
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	3,832,152	3,599,865	3,367,577	3,135,290	2,903,002	2,670,715	2,438,427	2,206,139	1,973,852	1,741,564	1,509,277
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	5,614,882	5,263,461	4,912,040	4,560,619	4,209,198	3,857,777	3,506,356	3,154,936	2,803,515	2,452,094	2,100,673
12 Fifty unit scheme (flats - higher density)	50	£870,872	3,410,448	3,090,150	2,769,852	2,449,554	2,129,256	1,808,958	1,488,659	1,168,362	848,063	527,766	207,467
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	7,493,392	7,052,592	6,611,793	6,170,993	5,730,193	5,289,394	4,848,594	4,407,795	3,966,996	3,526,196	3,085,396
14 Seventy unit scheme (flats - higher density)	70	£460,296	4,972,632	4,507,077	4,041,524	3,575,969	3,110,415	2,644,860	2,179,307	1,713,752	1,248,198	782,643	
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	7,527,642	6,821,811	6,115,981	5,410,150	4,704,319	3,993,914	3,283,177	2,572,439	1,861,702	1,150,965	440,227
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	9,928,409	9,302,333	8,676,257	8,050,182	7,424,105	6,798,029	6,171,954	5,545,878	4,919,802	4,293,726	3,667,650
17 Two hunded unit scheme (flats) with GF retail	200	£2,679,179	11,641,596	10,478,593	9,315,588	8,152,584	6,989,580	5,826,576	4,663,571	3,500,568	2,337,564	1,165,851	9,117
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	10,816,843	9,271,340	7,725,837	6,180,334	4,634,831	3,074,650	1,513,437	48,454	- 1,631,761	- 3,215,068	3 - 4,813,565
19 Five hundred unit scheme (flats)	500	£9,585,136	21,045,217	18,003,407	14,939,175	11,874,945	8,810,714	5,746,483	2,682,252	401,448	- 3,547,578	6,693,708	9,855,030
20 Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23 Data Centre	-	£5,524,766	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24 Office development	-	£3,328,172	2 - 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	6 - 22,971,636	6 - 22,971,636
25 Office development	-	£2,773,477	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	11,489,668	3 - 11,489,668
26 Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	, , , , , , , , , , , , , , , , , , , ,
28 Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943	3					Residual land valu	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£95,835	285,788	273,412	261,034	248,657	236,279	223,902	211,524	199,147	186,769	174,392	2 162,014
2 Two unit scheme (houses)	-	£127,780	571,578	546,823	522,068	497,313	472,559	447,804	423,049	398,294	373,539	348,784	324,029
3 Four unit scheme (houses)	-	£138,676	927,434	887,136	846,838	806,539	766,240	725,941	685,643	645,345	605,046	564,747	7 524,449
4 Seven unit scheme (flats)	-	£236,858	890,949	835,986	781,023	726,061	671,098	616,135	561,171	506,208	451,246	396,283	341,320
5 Nine unit scheme (flats)	-	£200,584	1,000,182	938,121	876,060	813,999	751,939	689,878	627,817	565,756	503,695	441,634	379,573
6 Ten unit scheme (houses)	-	£359,804	2,569,773	2,459,031	2,348,289	2,237,547	2,126,805	2,016,063	1,905,321	1,794,579	1,683,837	1,573,096	1,462,354
7 Ten unit scheme (flats)	-	£214,593	1,255,333	1,177,872	1,100,411	1,022,949	945,488	868,027	790,565	713,104	635,643	558,182	2 480,721
8 Twenty unit scheme (houses and flats)	-	£668,614	3,778,673	3,588,859	3,399,046	3,209,232	3,019,418	2,829,604	2,639,790	2,449,977	2,260,163	2,070,349	1,880,536
9 Twenty unit scheme (flats)	-	£399,386	2,462,512	2,310,209	2,157,906	2,005,603	1,853,302	1,700,999	1,548,696	1,396,393	1,244,091	1,091,789	939,486
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	3,832,152	3,599,865	3,367,577	3,135,290	2,903,002	2,670,715	2,438,427	2,206,139	1,973,852	1,741,564	1,509,277
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	5,614,882	5,263,461	4,912,040	4,560,619	4,209,198	3,857,777	3,506,356	3,154,936	2,803,515	2,452,094	2,100,673
12 Fifty unit scheme (flats - higher density)	-	£466,544	3,410,448	3,090,150	2,769,852	2,449,554	2,129,256	1,808,958	1,488,659	1,168,362	848,063	527,766	207,467
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	7,493,392	7,052,592	6,611,793	6,170,993	5,730,193	5,289,394	4,848,594	4,407,795	3,966,996	3,526,196	3,085,396
14 Seventy unit scheme (flats - higher density)	-	£246,590	4,972,632	4,507,077	4,041,524	3,575,969	3,110,415	2,644,860	2,179,307	1,713,752	1,248,198	782,643	317,090
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	7,527,642	6,821,811	6,115,981	5,410,150	4,704,319	3,993,914	3,283,177	2,572,439	1,861,702	1,150,965	440,227
16 One hundred unit scheme (flats - higher density)	-	£999,738	9,928,409	9,302,333	8,676,257	8,050,182	7,424,105	6,798,029	6,171,954	5,545,878	4,919,802	4,293,726	3,667,650
17 Two hunded unit scheme (flats) with GF retail	-	£1,435,292	11,641,596	10,478,593	9,315,588	8,152,584	6,989,580	5,826,576	4,663,571	3,500,568	2,337,564	1,165,851	1 - 9,117
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	10,816,843	9,271,340	7,725,837	6,180,334	4,634,831	3,074,650	1,513,437	- 48,454	- 1,631,761	- 3,215,068	3 - 4,813,565
19 Five hundred unit scheme (flats)	-	£5,134,958	21,045,217	18,003,407	14,939,175	11,874,945	8,810,714	5,746,483	2,682,252	401,448	- 3,547,578	- 6,693,708	9,855,030
20 Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£1,236,194	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	7 6,804,987
23 Data Centre	-	£2,959,733	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	5 4,847,465
24 Office development	-	£1,782,971	- 22,971,636	6 - 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	6 - 22,971,636
25 Office development	-	£1,485,810	- 11,489,668	11,489,668	- 11,489,668	- 11,489,668	11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	3 - 11,489,668
26 Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	1 2,068,471
27 Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	
28 Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	1 4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)	£500,000 PER HA	

								Residual land valu	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£13,438	285,788	273,412	261,034	248,657	236,279	223,902	211,524	199,147	186,769	174,392	2 162,0
2 Two unit scheme (houses)	2	£17,917	571,578	546,823	522,068	497,313	472,559	447,804	423,049	398,294	373,539	348,784	324,02
Four unit scheme (houses)	4	£19,444	927,434	887,136	846,838	806,539	766,240	725,941	685,643	645,345	605,046	564,747	524,4
4 Seven unit scheme (flats)	7	£33,211	890,949	835,986	781,023	726,061	671,098	616,135	561,171	506,208	451,246	396,283	
5 Nine unit scheme (flats)	9	£28,125	1,000,182	938,121	876,060	813,999	751,939	689,878	627,817	565,756	503,695	441,634	379,57
6 Ten unit scheme (houses)	10	£50,450	2,569,773	2,459,031	2,348,289	2,237,547	2,126,805	2,016,063	1,905,321	1,794,579	1,683,837	1,573,096	1,462,3
7 Ten unit scheme (flats)	10	£30,089	1,255,333	1,177,872	1,100,411	1,022,949	945,488	868,027	790,565	713,104	635,643	558,182	2 480,72
8 Twenty unit scheme (houses and flats)	20	£93,750	3,778,673	3,588,859	3,399,046	3,209,232	3,019,418	2,829,604	2,639,790	2,449,977	2,260,163	2,070,349	1,880,53
9 Twenty unit scheme (flats)	20	£56,000	2,462,512	2,310,209	2,157,906	2,005,603	1,853,302	1,700,999	1,548,696	1,396,393	1,244,091	1,091,789	939,48
Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	3,832,152	3,599,865	3,367,577	3,135,290	2,903,002	2,670,715	2,438,427	2,206,139	1,973,852	1,741,564	1,509,27
1 Fifty unit scheme (flats - lower density)	50	£180,208	5,614,882	5,263,461	4,912,040	4,560,619	4,209,198	3,857,777	3,506,356	3,154,936	2,803,515	2,452,094	2,100,6
2 Fifty unit scheme (flats - higher density)	50	£65,417	3,410,448	3,090,150	2,769,852	2,449,554	2,129,256	1,808,958	1,488,659	1,168,362	848,063	527,766	207,46
3 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	7,493,392	7,052,592	6,611,793	6,170,993	5,730,193	5,289,394	4,848,594	4,407,795	3,966,996	3,526,196	3,085,39
4 Seventy unit scheme (flats - higher density)	70	£34,576	4,972,632	4,507,077	4,041,524	3,575,969	3,110,415	2,644,860	2,179,307	1,713,752	1,248,198	782,643	317,09
One hundred unit scheme (flats - lower density)	100	£147,500	7,527,642	6,821,811	6,115,981	5,410,150	4,704,319	3,993,914	3,283,177	2,572,439	1,861,702	1,150,965	440,22
6 One hundred unit scheme (flats - higher density)	100	£140,179	9,928,409	9,302,333	8,676,257	8,050,182	7,424,105	6,798,029	6,171,954	5,545,878	4,919,802	4,293,726	3,667,6
7 Two hunded unit scheme (flats) with GF retail	200	£201,250	11,641,596	10,478,593	9,315,588	8,152,584	6,989,580	5,826,576	4,663,571	3,500,568	2,337,564	1,165,851	- 9,11
8 Three hundred unit scheme (flats) with GF retail	300	£191,667	10,816,843	9,271,340	7,725,837	6,180,334	4,634,831	3,074,650	1,513,437	- 48,454	- 1,631,761	- 3,215,068	4,813,56
9 Five hundred unit scheme (flats)	500	£720,000	21,045,217	18,003,407	14,939,175	11,874,945	8,810,714	5,746,483	2,682,252	- 401,448	- 3,547,578	- 6,693,708	9,855,03
0 Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,71
1 Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,52
2 Comparison retail	-	£173,333	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,98
3 Data Centre	-	£415,000	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,46
4 Office development	-	£250,000	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	6 - 22,971,63
5 Office development	-	£208,333	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	3 - 11,489,66
6 Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,47
7 Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,57
8 Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,45
9 Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,17
0 Industrial scheme intensification (60% plot ratio)	-	£500.000	4 815 804	4.815.804	4.815.804	4.815.804	4.815.804	4.815.804	4.815.804	4.815.804	4.815.804	4.815.804	4.815.80

EALING LOCAL PLAN VIABILITY TESTING	Sales value £8,136 psm	AH tenure	Rented 0%	SO 100%	Frst Hms 0%

EALING LOCAL PLAN VIABILITY TESTING BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)	Sales value £6, 136 psi	£10,175,259	PER HA	AH tenure	Rented 0%	SO 100%	% Frst Hms 0%						
							F	Residual land value	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£273,460	316,195	302,297	288,399	274,501	260,604	246,706	232,808	218,911	205,013	191,115	177,2
2 Two unit scheme (houses)	2	£364,613	632,389	604,594	576,798	549,003	521,207	493,412	465,617	437,821	410,026	382,230	354,4
3 Four unit scheme (houses)	4	£395,705	1,026,430	981,182	935,933	890,685	845,437	800,188	754,940	709,692	664,443	619,195	573,9
4 Seven unit scheme (flats)	7	£675,863	1,030,455	968,517	906,579	844,640	782,702	720,763	658,825	596,887	534,948	473,011	411,0
5 Nine unit scheme (flats)	9	£572,358	1,157,703	1,087,766	1,017,829	947,892	877,955	808,018	738,082	668,144	598,207	528,271	458,3
6 Ten unit scheme (houses)	10	£1,026,684	2,846,790	2,722,198	2,597,604	2,473,012	2,348,419	2,223,827	2,099,233	1,974,641	1,850,048	1,725,455	1,600,8
7 Ten unit scheme (flats)	10	£612,333	1,451,942	1,364,651	1,277,359	1,190,067	1,102,776	1,015,484	928,192	840,901	753,609	666,318	579,0
8 Twenty unit scheme (houses and flats)	20	£1,907,861	4,257,438	4,043,687	3,829,935	3,616,183	3,402,431	3,188,679	2,974,927	2,761,175	2,547,423	2,333,671	2,119,9
9 Twenty unit scheme (flats)	20	£1,139,629	2,851,378	2,679,886	2,508,393	2,336,756	2,164,975	1,993,192	1,821,410	1,649,628	1,477,845	1,306,064	1,134,2
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	4,428,473	4,166,370	3,904,266	3,642,163	3,380,059	3,117,956	2,855,852	2,593,749	2,331,645	2,069,541	1,807,4
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	6,547,532	6,149,479	5,751,426	5,353,373	4,955,319	4,557,266	4,159,212	3,761,159	3,363,105	2,965,052	2,566,9
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	4,264,380	3,902,581	3,539,523	3,176,466	2,813,409	2,450,351	2,087,293	1,724,235	1,361,178	998,121	635,0
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	8,663,248	8,163,957	7,664,664	7,165,372	6,666,079	6,166,787	5,667,495	5,168,202	4,668,910	4,169,617	3,670,3
14 Seventy unit scheme (flats - higher density)	70	£703,635	6,213,608	5,687,949	5,160,244	4,632,539	4,104,833	3,577,128	3,049,422	2,521,717	1,994,011	1,466,306	938,6
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	9,420,927	8,620,432	7,819,938	7,019,442	6,218,947	5,418,452	4,617,957	3,817,287	3,010,792	2,204,298	1,397,8
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	11,607,763	10,897,719	10,187,676	9,477,633	8,767,589	8,057,545	7,347,502	6,637,458	5,927,415	5,217,371	4,507,3
17 Two hunded unit scheme (flats) with GF retail	200	£4,095,542	14,881,772	13,563,608	12,244,031	10,918,335	9,592,641	8,266,945	6,941,250	5,615,554	4,289,859	2,964,164	1,638,4
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	15,153,352	13,391,023	11,628,694	9,866,365	8,104,037	6,341,709	4,579,380	2,807,541	1,026,687	- 764,839	9 - 2,570,8
19 Five hundred unit scheme (flats)	500	£14,652,373	28,889,528	25,459,242	22,028,955	18,598,669	15,162,431	11,701,218	8,240,005	4,778,792	1,317,579	- 2,203,899	5,758,1
20 Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,7
21 Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,5
22 Comparison retail	-	£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,9
23 Data Centre	-	£8,445,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,4
24 Office development	-	£5,087,629	22,971,636	22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	6 - 22,971,636	- 22,971,636	- 22,971,636	6 - 22,971,6
25 Office development	-	£4,239,691	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	3 - 11,489,668	- 11,489,668	- 11,489,668	3 - 11,489,6
26 Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,4
27 Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,5
28 Light industrial scheme	-	£5,087,629			3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,4
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,1
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,8

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344					F	Residual land value	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	316,195	302,297	288,399	274,501	260,604	246,706	232,808	218,911	205,013	191,115	177,217
2 Two unit scheme (houses)	2	£238,519	632,389	604,594	576,798	549,003	521,207	493,412	465,617	437,821	410,026	382,230	354,435
3 Four unit scheme (houses)	4	£258,858	1,026,430	981,182	935,933	890,685	845,437	800,188	754,940	709,692	664,443	619,195	573,946
4 Seven unit scheme (flats)	7	£442,129	1,030,455	968,517	906,579	844,640	782,702	720,763	658,825	596,887	534,948	473,011	411,073
5 Nine unit scheme (flats)	9	£374,419	1,157,703	1,087,766	1,017,829	947,892	877,955	808,018	738,082	668,144	598,207	528,271	458,333
6 Ten unit scheme (houses)	10	£671,625	2,846,790	2,722,198	2,597,604	2,473,012	2,348,419	2,223,827	2,099,233	1,974,641	1,850,048	1,725,455	1,600,862
7 Ten unit scheme (flats)	10	£400,569	1,451,942	1,364,651	1,277,359	1,190,067	1,102,776	1,015,484	928,192	840,901	753,609	666,318	579,026
8 Twenty unit scheme (houses and flats)	20	£1,248,065	4,257,438	4,043,687	3,829,935	3,616,183	3,402,431	3,188,679	2,974,927	2,761,175	2,547,423	2,333,671	2,119,919
9 Twenty unit scheme (flats)	20	£745,511	2,851,378	2,679,886	2,508,393	2,336,756	2,164,975	1,993,192	1,821,410	1,649,628	1,477,845	1,306,064	1,134,281
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	4,428,473	4,166,370	3,904,266	3,642,163	3,380,059	3,117,956	2,855,852	2,593,749	2,331,645	2,069,541	1,807,438
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	6,547,532	6,149,479	5,751,426	5,353,373	4,955,319	4,557,266	4,159,212	3,761,159	3,363,105	2,965,052	2,566,998
12 Fifty unit scheme (flats - higher density)	50	£870,872	4,264,380	3,902,581	3,539,523	3,176,466	2,813,409	2,450,351	2,087,293	1,724,235	1,361,178	998,121	635,063
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	8,663,248	8,163,957	7,664,664	7,165,372	6,666,079	6,166,787	5,667,495	5,168,202	4,668,910	4,169,617	3,670,325
14 Seventy unit scheme (flats - higher density)	70	£460,296	6,213,608	5,687,949	5,160,244	4,632,539	4,104,833	3,577,128	3,049,422	2,521,717	1,994,011	1,466,306	938,600
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	9,420,927	8,620,432	7,819,938	7,019,442	6,218,947	5,418,452	4,617,957	3,817,287	3,010,792	2,204,298	1,397,803
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	11,607,763	10,897,719	10,187,676	9,477,633	8,767,589	8,057,545	7,347,502	6,637,458	5,927,415	5,217,371	4,507,327
17 Two hunded unit scheme (flats) with GF retail	200	£2,679,179	14,881,772	13,563,608	12,244,031	10,918,335	9,592,641	8,266,945	6,941,250	5,615,554	4,289,859	2,964,164	1,638,468
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	15,153,352	13,391,023	11,628,694	9,866,365	8,104,037	6,341,709	4,579,380	2,807,541	1,026,687	- 764,839	- 2,570,894
19 Five hundred unit scheme (flats)	500	£9,585,136	28,889,528	25,459,242	22,028,955	18,598,669	15,162,431	11,701,218	8,240,005	4,778,792	1,317,579	- 2,203,899	- 5,758,194
20 Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23 Data Centre	-	£5,524,766	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24 Office development	-	£3,328,172	2 - 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25 Office development	-	£2,773,477	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26 Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28 Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943		1	1	1		Residual land valu	T. T.	1		1	
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£95,835		302,297	288,399	274,501	260,604	246,706	232,808	218,911	205,013		
2 Two unit scheme (houses)	-	£127,780	632,389	604,594	576,798	549,003	521,207	493,412	465,617	437,821	410,026	382,230	354,435
3 Four unit scheme (houses)	-	£138,676	,		,	890,685	845,437	800,188	754,940		664,443	619,195	573,946
4 Seven unit scheme (flats)	-	£236,858	1,030,455	968,517	906,579	844,640	782,702	720,763	658,825	596,887	534,948	473,011	411,073
5 Nine unit scheme (flats)	-	£200,584	1,157,703	1,087,766	1,017,829	947,892	877,955	808,018	738,082	668,144	598,207	528,271	458,333
6 Ten unit scheme (houses)	-	£359,804	2,846,790	2,722,198	2,597,604	2,473,012	2,348,419	2,223,827	2,099,233	1,974,641	1,850,048	1,725,455	1,600,862
7 Ten unit scheme (flats)	-	£214,593	1,451,942	1,364,651	1,277,359	1,190,067	1,102,776	1,015,484	928,192	840,901	753,609	9 666,318	579,026
8 Twenty unit scheme (houses and flats)	-	£668,614	4,257,438	4,043,687	3,829,935	3,616,183	3,402,431	3,188,679	2,974,927	2,761,175	2,547,423	3 2,333,671	2,119,919
9 Twenty unit scheme (flats)	-	£399,386	2,851,378	2,679,886	2,508,393	2,336,756	2,164,975	1,993,192	1,821,410	1,649,628	1,477,845	1,306,064	1,134,281
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	4,428,473	4,166,370	3,904,266	3,642,163	3,380,059	3,117,956	2,855,852	2,593,749	2,331,645	2,069,541	1,807,438
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	6,547,532	6,149,479	5,751,426	5,353,373	4,955,319	4,557,266	4,159,212	3,761,159	3,363,105	2,965,052	2,566,998
12 Fifty unit scheme (flats - higher density)	-	£466,544	4,264,380	3,902,581	3,539,523	3,176,466	2,813,409	2,450,351	2,087,293	1,724,235	1,361,178	998,121	635,063
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	8,663,248	8,163,957	7,664,664	7,165,372	6,666,079	6,166,787	5,667,495	5,168,202	4,668,910	4,169,617	3,670,325
14 Seventy unit scheme (flats - higher density)	-	£246,590	6,213,608	5,687,949	5,160,244	4,632,539	4,104,833	3,577,128	3,049,422	2,521,717	1,994,011	1,466,306	938,600
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	9,420,927	8,620,432	7,819,938	7,019,442	6,218,947	5,418,452	4,617,957	3,817,287	3,010,792	2 2,204,298	1,397,803
16 One hundred unit scheme (flats - higher density)	-	£999,738	11,607,763	10,897,719	10,187,676	9,477,633	8,767,589	8,057,545	7,347,502	6,637,458	5,927,415	5,217,371	4,507,327
17 Two hunded unit scheme (flats) with GF retail	-	£1,435,292	14,881,772	13,563,608	12,244,031	10,918,335	9,592,641	8,266,945	6,941,250	5,615,554	4,289,859	2,964,164	1,638,468
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	15,153,352	13,391,023	11,628,694	9,866,365	8,104,037	6,341,709	4,579,380	2,807,541	1,026,687	7 - 764,839	- 2,570,894
19 Five hundred unit scheme (flats)	-	£5,134,958	28,889,528	25,459,242	22,028,955	18,598,669	15,162,431	11,701,218	8,240,005	4,778,792	1,317,579	9 - 2,203,899	- 5,758,194
20 Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£1,236,194	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23 Data Centre	-	£2,959,733	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24 Office development	-	£1,782,971	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	6 - 22,971,636	- 22,971,636
25 Office development	-	£1,485,810	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	3 - 11,489,668	- 11,489,668
26 Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28 Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)	£500,000 PER HA

							Res	idual land value	s				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH 25	5% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£13,438	316,195	302,297	288,399	274,501	260,604	246,706	232,808	218,911	205,013	191,115	177,21
2 Two unit scheme (houses)	2	£17,917	632,389	604,594	576,798	549,003	521,207	493,412	465,617	437,821	410,026	382,230	
3 Four unit scheme (houses)	4	£19,444	1,026,430	981,182	935,933	890,685	845,437	800,188	754,940	709,692	664,443	619,195	573,94
4 Seven unit scheme (flats)	7	£33,211	1,030,455	968,517	906,579	844,640	782,702	720,763	658,825	596,887	534,948	- / -	411,07
5 Nine unit scheme (flats)	9	£28,125	1,157,703	1,087,766	1,017,829	947,892	877,955	808,018	738,082	668,144	598,207	528,271	458,33
6 Ten unit scheme (houses)	10	£50,450	2,846,790	2,722,198	2,597,604	2,473,012	2,348,419	2,223,827	2,099,233	1,974,641	1,850,048	1,725,455	1,600,86
7 Ten unit scheme (flats)	10	£30,089				1,190,067	1,102,776	1,015,484	928,192	840,901	753,609	666,318	
8 Twenty unit scheme (houses and flats)	20	£93,750	4,257,438	4,043,687	3,829,935	3,616,183	3,402,431	3,188,679	2,974,927	2,761,175	2,547,423	2,333,671	2,119,91
9 Twenty unit scheme (flats)	20	£56,000	2,851,378	2,679,886	2,508,393	2,336,756	2,164,975	1,993,192	1,821,410	1,649,628	1,477,845	1,306,064	1,134,28
10 Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	4,428,473	4,166,370	3,904,266	3,642,163	3,380,059	3,117,956	2,855,852	2,593,749	2,331,645	2,069,541	1,807,43
11 Fifty unit scheme (flats - lower density)	50	£180,208				5,353,373	4,955,319	4,557,266	4,159,212	3,761,159	3,363,105	2,965,052	
12 Fifty unit scheme (flats - higher density)	50	£65,417	4,264,380	3,902,581	3,539,523	3,176,466	2,813,409	2,450,351	2,087,293	1,724,235	1,361,178	998,121	635,06
13 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	8,663,248			7,165,372	6,666,079	6,166,787	5,667,495	5,168,202	4,668,910	4,169,617	
14 Seventy unit scheme (flats - higher density)	70	£34,576	6,213,608	5,687,949	5,160,244	4,632,539	4,104,833	3,577,128	3,049,422	2,521,717	1,994,011	1,466,306	938,60
15 One hundred unit scheme (flats - lower density)	100	£147,500	-, -,-	8,620,432		7,019,442	6,218,947	5,418,452	4,617,957	3,817,287	3,010,792		1,397,80
16 One hundred unit scheme (flats - higher density)	100	£140,179	11,607,763	10,897,719	10,187,676	9,477,633	8,767,589	8,057,545	7,347,502	6,637,458	5,927,415	5,217,371	4,507,32
17 Two hunded unit scheme (flats) with GF retail	200	£201,250	14,881,772	13,563,608	12,244,031	10,918,335	9,592,641	8,266,945	6,941,250	5,615,554	4,289,859	2,964,164	1,638,46
18 Three hundred unit scheme (flats) with GF retail	300	£191,667				9,866,365	8,104,037	6,341,709	4,579,380	2,807,541	1,026,687	- 764,839	- 2,570,89
19 Five hundred unit scheme (flats)	500	£720,000	28,889,528	25,459,242		18,598,669	15,162,431	11,701,218	8,240,005	4,778,792	1,317,579	- 2,203,899	-,, -
20 Two hundred unit Co-living scheme	-	£74,286				11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	
21 Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,52
22 Comparison retail	-	£173,333		6,804,987		6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,98
23 Data Centre	-	£415,000			7- 7	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	
24 Office development	-	£250,000	- 22,971,636	22,971,636	- 22,971,636	- 22,971,636	- 22,971,636 -	22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,63
25 Office development	-	£208,333		- 11,489,668	,,	- 11,489,668	- 11,489,668 -	11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	,,
26 Hotel development (160 rooms)	-	£92,500		2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,47
27 Hotel development (100 rooms)	-	£58,333				977,576	977,576	977,576	977,576	977,576	977,576		
28 Light industrial scheme	-	£250,000			-, , ,	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	-, , , .
29 Industrial Scheme new build (50% plot ratio)	-	£500,000		4,013,171		4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,17
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,80

EALING LOCAL PLAN VIABILITY TESTING	Sales value £8,574 psm	AH tenure	Rented 0%	SO 100%	Frst Hms 0%

EALING LOCAL PLAN VIABILITY TESTING BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)	Sales value 20,374 psi	£10,175,259	DED HA	AH tenure	Rented 0%	30 100%	Frst Hms 0%	1					
SENOTIMARIA EAND VALUE I (SECONDARI OI I ICES)		210,173,233						Residual land value	· ·				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH			30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£273,460		331,182		300,346	284,928	269,510	254,092	238,674	223,256		
2 Two unit scheme (houses)	2	,				600,693			508,185		,		
3 Four unit scheme (houses)	4	£395,705				974,831			824,237		723,841		
4 Seven unit scheme (flats)	7	£675,863				963,219	894,306		756,479		618,652		
5 Nine unit scheme (flats)	9	,				1,081,785	1,003,972		848,346		692,720	, , , , , , , , , , , , , , , , , , ,	53
6 Ten unit scheme (houses)	10	,		7 7 7	, , , , , , , , , , , , , , , , , , , ,	2,708,477	2,570,033		2,293,146		2,016,258		
7 Ten unit scheme (flats)	10	£612,333	1,648,552	1,551,431	1,454,308	1,357,186	1,260,063	1,162,941	1,065,819	968,697	871,575		67
8 Twenty unit scheme (houses and flats)	20	£1,907,861	4,736,205	4,498,514	4,260,824	4,023,134	3,785,444	3,547,753	3,310,063	3,072,372	2,834,683	2,596,992	2,35
9 Twenty unit scheme (flats)	20	£1,139,629	3,237,638	3,046,831	2,856,025	2,665,220	2,474,413	2,283,608	2,092,802	1,901,996	1,711,190	1,520,339	1,32
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	5,024,795	4,732,875	4,440,956	4,149,036	3,857,116	3,565,196	3,273,277	2,981,357	2,689,438	2,397,518	2,10
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	7,480,184	7,035,497	6,590,811	6,146,125	5,701,440	5,256,754	4,812,068	4,367,382	3,922,696	3,478,011	3,03
12 Fifty unit scheme (flats - higher density)	50		5,110,774	4,707,215	4,303,656	3,900,098	3,496,539	3,091,744	2,685,927	2,280,109	1,874,292	1,468,475	1,06
3 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	9,833,106	9,275,321	8,717,536	8,159,750	7,601,965	7,044,180	6,486,395	5,928,610	5,370,824	4,813,039	4,2
4 Seventy unit scheme (flats - higher density)	70	£703,635	7,443,845	6,857,270	6,270,696	5,684,123	5,097,548	4,509,394	3,919,538	3,329,681	2,739,825	2,149,968	1,56
15 One hundred unit scheme (flats - lower density)	100		11,314,212	10,419,053	9,523,894	8,628,735	7,733,575	6,838,416	5,943,257	5,048,098	4,152,938	3,257,631	2,35
6 One hundred unit scheme (flats - higher density)	100	£2,852,706				10,900,509	10,108,120	9,315,730	8,523,050	7,729,039	6,935,027	6,141,016	5,34
17 Two hunded unit scheme (flats) with GF retail	200	£4,095,542				13,663,324	12,184,216	10,705,108	9,218,927	7,730,541	6,242,154	4,753,768	3,26
18 Three hundred unit scheme (flats) with GF retail	300				15,531,552	13,552,397	11,573,243	9,594,090	7,614,936	5,635,783	3,656,628		
19 Five hundred unit scheme (flats)	500	£14,652,373	36,733,840	32,911,338	29,088,836	25,266,334	21,443,832	17,621,329	13,797,757	9,939,562	6,081,366	2,223,170	- 1,67
Two hundred unit Co-living scheme	-	£1,511,753				11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	
21 Large retail supermarket	-	£10,175,259				1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520		., .
22 Comparison retail	-	£3,527,423				6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,80
Data Centre	-	£8,445,465		.,	.,,	4,847,465	4,847,465		4,847,465		4,847,465		
Office development	-	£5,087,629				- 22,971,636	- 22,971,636	***	- 22,971,636	1 1		1 1	-
Office development	-	£4,239,691		, ,	, ,	- 11,489,668	- 11,489,668	, ,	- 11,489,668	- 11,489,668	- 11,489,668	, ,	
Hotel development (160 rooms)	-	£1,882,423		, , , , , , , , , , , , , , , , , , , ,	7	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,00
Hotel development (100 rooms)	-	£1,187,114				977,576	977,576	977,576	977,576	977,576	977,576		
8 Light industrial scheme	-	£5,087,629				3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453		
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259			7	4,013,171	4,013,171		4,013,171		4,013,171	4,013,171	4,01
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,81

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	4				F	Residual land valu	ies				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	9 346,601	331,182	315,764	300,346	284,928	269,510	254,092	238,674	223,256	207,838	192,421
2 Two unit scheme (houses)	2	£238,519	9 693,201	662,365	631,529	600,693	569,856	539,020	508,185	477,349	446,513	415,677	384,841
3 Four unit scheme (houses)	4	£258,858	1,125,425	1,075,228	1,025,029	974,831	924,633	874,435	824,237	774,039	723,841	673,642	623,445
4 Seven unit scheme (flats)	7	£442,129	9 1,169,960	1,101,047	1,032,133	963,219	894,306	825,392	756,479	687,565	618,652	2 549,738	480,825
5 Nine unit scheme (flats)	9	£374,419	9 1,315,224	1,237,411	1,159,598	1,081,785	1,003,972	926,159	848,346	770,533	692,720	614,907	537,094
6 Ten unit scheme (houses)	10	£671,62	5 3,123,808	2,985,364	2,846,921	2,708,477	2,570,033	2,431,589	2,293,146	2,154,702	2,016,258	1,877,814	1,739,371
7 Ten unit scheme (flats)	10	£400,569	9 1,648,552	1,551,431	1,454,308	1,357,186	1,260,063	1,162,941	1,065,819	968,697	871,575	774,453	677,330
8 Twenty unit scheme (houses and flats)	20	£1,248,06	5 4,736,205	4,498,514	4,260,824	4,023,134	3,785,444	3,547,753	3,310,063	3,072,372	2,834,683	2,596,992	2,359,302
9 Twenty unit scheme (flats)	20	£745,51	1 3,237,638	3,046,831	2,856,025	2,665,220	2,474,413	2,283,608	2,092,802	1,901,996	1,711,190	1,520,339	1,329,078
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	5,024,795	4,732,875	4,440,956	4,149,036	3,857,116	3,565,196	3,273,277	2,981,357	2,689,438	2,397,518	2,105,599
11 Fifty unit scheme (flats - lower density)	50	£2,399,05	7,480,184	7,035,497	6,590,811	6,146,125	5,701,440	5,256,754	4,812,068	4,367,382	3,922,696	3,478,011	3,033,324
12 Fifty unit scheme (flats - higher density)	50	£870,872	5,110,774	4,707,215	4,303,656	3,900,098	3,496,539	3,091,744	2,685,927	2,280,109	1,874,292	1,468,475	1,062,658
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	9,833,106	9,275,321	8,717,536	8,159,750	7,601,965	7,044,180	6,486,395	5,928,610	5,370,824	4,813,039	4,255,254
14 Seventy unit scheme (flats - higher density)	70	£460,296	7,443,845	6,857,270	6,270,696	5,684,123	5,097,548	4,509,394	3,919,538	3,329,681	2,739,825	2,149,968	1,560,112
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	2 11,314,212	10,419,053	9,523,894	8,628,735	7,733,575	6,838,416	5,943,257	5,048,098	4,152,938	3,257,631	2,355,378
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	4 13,277,676	12,485,286	11,692,897	10,900,509	10,108,120	9,315,730	8,523,050	7,729,039	6,935,027	6,141,016	5,347,004
17 Two hunded unit scheme (flats) with GF retail	200	£2,679,179	9 18,100,649	16,621,541	15,142,432	13,663,324	12,184,216	10,705,108	9,218,927	7,730,541	6,242,154	4,753,768	3,265,381
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	9 19,489,859	17,510,705	15,531,552	13,552,397	11,573,243	9,594,090	7,614,936	5,635,783	3,656,628	1,661,873	- 343,414
19 Five hundred unit scheme (flats)	500	£9,585,136	6 36,733,840	32,911,338	29,088,836	25,266,334	21,443,832	17,621,329	13,797,757	9,939,562	6,081,366	2,223,170	- 1,676,550
20 Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23 Data Centre	-	£5,524,766	6 4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24 Office development	-	£3,328,172	2 - 22,971,636	6 - 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	22,971,636	22,971,636	6 - 22,971,636	- 22,971,636
25 Office development	-	£2,773,47	7 - 11,489,668	11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	11,489,668	11,489,668	11,489,668	- 11,489,668
26 Hotel development (160 rooms)	-	£1,231,42	4 2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28 Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					F	Residual land value	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)		£95,835	346,601	331,182	315,764	300,346	284,928	269,510	254,092	2 238,674	223,256	207,838	192,421
2 Two unit scheme (houses)	-	£127,780	693,201	662,365	631,529	600,693	569,856	539,020	508,185	477,349	446,513	415,677	384,841
3 Four unit scheme (houses)	-	£138,676	1,125,425	1,075,228	1,025,029	974,831	924,633	874,435	824,237	774,039	723,841	673,642	623,445
4 Seven unit scheme (flats)	-	£236,858	1,169,960	1,101,047	1,032,133	963,219	894,306	825,392	756,479	687,565	618,652	549,738	480,825
5 Nine unit scheme (flats)	-	£200,584	1,315,224	1,237,411	1,159,598	1,081,785	1,003,972	926,159	848,346	770,533	692,720	614,907	537,094
6 Ten unit scheme (houses)	-	£359,804	3,123,808	3 2,985,364	2,846,921	2,708,477	2,570,033	2,431,589	2,293,146	2,154,702	2,016,258	1,877,814	1,739,371
7 Ten unit scheme (flats)	-	£214,593	1,648,552	1,551,431	1,454,308	1,357,186	1,260,063	1,162,941	1,065,819	968,697	871,575	774,453	677,330
8 Twenty unit scheme (houses and flats)	-	£668,614	4,736,205	4,498,514	4,260,824	4,023,134	3,785,444	3,547,753	3,310,063	3,072,372	2,834,683	2,596,992	2,359,302
9 Twenty unit scheme (flats)	-	£399,386	3,237,638	3,046,831	2,856,025	2,665,220	2,474,413	2,283,608	2,092,802	1,901,996	1,711,190	1,520,339	1,329,078
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	5,024,795	4,732,875	4,440,956	4,149,036	3,857,116	3,565,196	3,273,277	2,981,357	2,689,438	2,397,518	2,105,599
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	7,480,184	7,035,497	6,590,811	6,146,125	5,701,440	5,256,754	4,812,068	4,367,382	3,922,696	3,478,011	3,033,324
12 Fifty unit scheme (flats - higher density)	-	£466,544	5,110,774	4,707,215	4,303,656	3,900,098	3,496,539	3,091,744	2,685,927	2,280,109	1,874,292	1,468,475	1,062,658
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	9,833,106	9,275,321	8,717,536	8,159,750	7,601,965	7,044,180	6,486,395	5,928,610	5,370,824	4,813,039	4,255,254
14 Seventy unit scheme (flats - higher density)	-	£246,590	7,443,845	6,857,270	6,270,696	5,684,123	5,097,548	4,509,394	3,919,538	3,329,681	2,739,825	2,149,968	1,560,112
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	11,314,212	2 10,419,053	9,523,894	8,628,735	7,733,575	6,838,416	5,943,257	5,048,098	4,152,938	3,257,631	2,355,378
16 One hundred unit scheme (flats - higher density)	-	£999,738	13,277,676	12,485,286	11,692,897	10,900,509	10,108,120	9,315,730	8,523,050	7,729,039	6,935,027	6,141,016	5,347,004
17 Two hunded unit scheme (flats) with GF retail	-	£1,435,292	18,100,649	16,621,541	15,142,432	13,663,324	12,184,216	10,705,108	9,218,927	7,730,541	6,242,154	4,753,768	3,265,381
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	19,489,859	17,510,705	15,531,552	13,552,397	11,573,243	9,594,090	7,614,936	5,635,783	3,656,628	1,661,873	- 343,414
19 Five hundred unit scheme (flats)	-	£5,134,958	36,733,840	32,911,338	29,088,836	25,266,334	21,443,832	17,621,329	13,797,757	9,939,562	6,081,366	2,223,170	- 1,676,550
20 Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£1,236,194	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23 Data Centre	-	£2,959,733	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24 Office development	-	£1,782,971	- 22,971,636	6 - 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	6 - 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25 Office development	-	£1,485,810	- 11,489,668	3 - 11,489,668	11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	3 - 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26 Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576		977,576
28 Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4.815.804	4.815.804	4.815.804	4.815.804	4,815,804	4.815.804	4.815.804	4,815,804	4.815.804	4,815,804	4,815,804

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)	£500,000 PER HA

									Residual land value		F	F		
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH		30% AH	35% AH	40% AH	45% AH	50% AH
	One unit scheme (houses)	1	£13,438				300,346	284,928	269,510	254,092		223,256		
	Two unit scheme (houses)	2	£17,917	693,201			600,693	,		508,185	, , , , , , , , , , , , , , , , , , , ,	446,513	- / -	/-
3	Four unit scheme (houses)	4	£19,444	7 7		77	974,831	7 7 7 7		824,237		723,841		
	Seven unit scheme (flats)	7	£33,211	1,169,960			963,219	1		756,479		618,652		
	Nine unit scheme (flats)	9	£28,125				1,081,785	1 1		848,346		692,720		
	Ten unit scheme (houses)	10	£50,450	3,123,808			2,708,477	2,570,033		2,293,146		2,016,258	1,877,814	, , .
	Ten unit scheme (flats)	10	£30,089	11	, , , , ,	, , , , , , , , , , , , , , , , , , , ,	1,357,186	,,	7 - 7-	1,065,819		871,575	,	
8	Twenty unit scheme (houses and flats)	20	£93,750	4,736,205	4,498,514	4,260,824	4,023,134	3,785,444	3,547,753	3,310,063	3,072,372	2,834,683	2,596,992	2,359,30
	Twenty unit scheme (flats)	20	£56,000	3,237,638		2,856,025	2,665,220	2,474,413	2,283,608	2,092,802	1,901,996	1,711,190	1,520,339	
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	- / - /			4,149,036	3,857,116		3,273,277	2,981,357	2,689,438	2,397,518	
	Fifty unit scheme (flats - lower density)	50	£180,208	7,480,184	7,035,497	6,590,811	6,146,125	5,701,440	5,256,754	4,812,068	4,367,382	3,922,696	3,478,011	3,033,32
12	Fifty unit scheme (flats - higher density)	50	£65,417	5,110,774	4,707,215	4,303,656	3,900,098	3,496,539	3,091,744	2,685,927	2,280,109	1,874,292	1,468,475	, ,
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	9,833,106	9,275,321	8,717,536	8,159,750	7,601,965	7,044,180	6,486,395	5,928,610	5,370,824	4,813,039	4,255,25
14	Seventy unit scheme (flats - higher density)	70	£34,576	7,443,845	6,857,270	6,270,696	5,684,123	5,097,548	4,509,394	3,919,538	3,329,681	2,739,825	2,149,968	1,560,11
-	One hundred unit scheme (flats - lower density)	100	£147,500	1- 1	-, -,	- / /	8,628,735	7,733,575	-,,	5,943,257	5,048,098	4,152,938	3,257,631	, , -
16	One hundred unit scheme (flats - higher density)	100	£140,179	13,277,676	12,485,286	11,692,897	10,900,509	10,108,120	9,315,730	8,523,050	7,729,039	6,935,027	6,141,016	5,347,00
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	18,100,649	16,621,541	15,142,432	13,663,324	12,184,216	10,705,108	9,218,927	7,730,541	6,242,154	4,753,768	3,265,38
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	19,489,859	17,510,705	15,531,552	13,552,397	11,573,243	9,594,090	7,614,936	5,635,783	3,656,628	1,661,873	343,41
	Five hundred unit scheme (flats)	500	£720,000	36,733,840	32,911,338	29,088,836	25,266,334	21,443,832	17,621,329	13,797,757	9,939,562	6,081,366	2,223,170	
20	Two hundred unit Co-living scheme	-	£74,286	1 1		11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,71
21	Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,52
22	Comparison retail	-	£173,333			6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,98
23	Data Centre	-	£415,000	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,46
24	Office development	-	£250,000	- 22,971,636	6 - 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	6 - 22,971,63
	Office development	-	£208,333	- 11,489,668	3 - 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	3 - 11,489,66
26	Hotel development (160 rooms)	-	£92,500	2,068,47	1 2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,47
27	Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,57
28	Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,45
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,17	1 4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,17
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,80

EALING LOCAL PLAN VIABILITY TESTING	Sales value £9,012 psm	AH tenure	Rented 0%	SO 100%	Frst Hms 0%

							F	Residual land value	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£273,460	377,006	360,068	343,130	326,192	309,253	292,314	275,376	258,438	241,500	224,562	207,6
2 Two unit scheme (houses)	2	£364,613	754,012	? 720,136	686,260	652,382	618,506	584,630	550,752	516,876	483,000	449,123	415,2
3 Four unit scheme (houses)	4	£395,705	1,224,422	1,169,273	1,114,126	1,058,978	1,003,830	948,682	893,534	838,386	783,238	728,090	672,9
4 Seven unit scheme (flats)	7	£675,863	1,309,466	1,233,577	1,157,687	1,081,799	1,005,910	930,021	854,132	778,244	702,355	626,466	550,5
5 Nine unit scheme (flats)	9	£572,358	1,472,745	1,387,056	1,301,367	1,215,677	1,129,988	1,044,299	958,610	872,921	787,232	701,543	615,8
6 Ten unit scheme (houses)	10	£1,026,684	3,400,825	3,248,531	3,096,236	2,943,942	2,791,647	2,639,352	2,487,058	2,334,763	2,182,469	2,030,174	1,877,8
7 Ten unit scheme (flats)	10	£612,333				1,524,304	1,417,351	1,310,399	1,203,446	1,096,493	989,541	882,588	775,6
8 Twenty unit scheme (houses and flats)	20	£1,907,861	5,214,971	4,953,342	4,691,713	4,430,085	4,168,457	3,906,827	3,645,199	3,383,570	3,121,942	2,860,314	2,598,6
9 Twenty unit scheme (flats)	20	£1,139,629	3,623,896	3,413,777	3,203,659	2,993,539	2,783,421	2,573,301	2,363,183	2,153,064	1,942,945	1,732,827	1,522,7
Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	5,621,117	5,299,381	4,977,645	4,655,909	4,334,174	4,012,438	3,690,702	3,368,967	3,047,231	2,725,495	2,403,7
Fifty unit scheme (flats - lower density)	50	£3,667,333	8,412,834	7,921,516	7,430,198	6,938,879	6,447,560	5,956,242	5,464,924	4,973,605	4,482,287	3,990,968	3,499,6
2 Fifty unit scheme (flats - higher density)	50	£1,331,263	5,957,169	5,511,290	5,065,412	4,619,533	4,173,653	3,727,775	3,281,896	2,835,984	2,387,407	1,938,830	1,490,2
3 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	11,002,963	10,386,684	9,770,407	9,154,128	8,537,851	7,921,572	7,305,295	6,689,016	6,072,738	5,456,460	4,840,1
4 Seventy unit scheme (flats - higher density)	70	£703,635	8,674,081	8,025,995	7,377,910	6,729,824	6,081,737	5,433,651	4,785,566	4,137,480	3,485,638	2,833,630	2,181,6
5 One hundred unit scheme (flats - lower density)	100	£3,001,701	13,207,497	12,217,674	11,227,850	10,238,027	9,248,203	8,258,379	7,268,556	6,278,733	5,288,909	4,299,086	3,309,2
6 One hundred unit scheme (flats - higher density)	100	£2,852,706	14,942,585	14,066,951	13,191,316	12,315,682	11,440,047	10,564,414	9,688,779	8,813,145	7,937,510	7,061,876	6,186,2
Two hunded unit scheme (flats) with GF retail	200	£4,095,542	21,319,526	19,679,475	18,039,422	16,399,370	14,759,318	13,119,265	11,479,214	9,839,161	8,194,450	6,543,372	4,892,2
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	23,780,580	21,599,233	19,417,886	17,236,538	15,042,450	12,846,471	10,650,492	8,454,512	6,258,533	4,062,554	1,857,7
9 Five hundred unit scheme (flats)	500	£14,652,373	44,573,016	40,363,433	36,148,715	31,933,998	27,719,280	23,504,563	19,289,844	15,075,127	10,845,154	6,589,976	2,334,7
Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,7
21 Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,5
22 Comparison retail	-	£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,9
23 Data Centre	-	£8,445,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,4
24 Office development	-	£5,087,629	- 22,971,636	22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,6
25 Office development	-	£4,239,691	- 11,489,668	11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,6
P6 Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,4
P7 Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,5
28 Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,4
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,1
30 Industrial scheme intensification (60% plot ratio)	_	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,8

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344					F	Residual land value	s				
Description	No of units B	LV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	377,006	360,068	343,130	326,192	309,253	292,314	275,376	258,438	241,500	224,562	207,624
2 Two unit scheme (houses)	2	£238,519	754,012	720,136	686,260	652,382	618,506	584,630	550,752	516,876	483,000	449,123	415,246
3 Four unit scheme (houses)	4	£258,858	1,224,422	1,169,273	1,114,126	1,058,978	1,003,830	948,682	893,534	838,386	783,238	728,090	672,942
4 Seven unit scheme (flats)	7	£442,129	1,309,466	1,233,577	1,157,687	1,081,799	1,005,910	930,021	854,132	778,244	702,355	626,466	550,577
5 Nine unit scheme (flats)	9	£374,419	1,472,745	1,387,056	1,301,367	1,215,677	1,129,988	1,044,299	958,610	872,921	787,232	701,543	615,854
6 Ten unit scheme (houses)	10	£671,625	3,400,825	3,248,531	3,096,236	2,943,942	2,791,647	2,639,352	2,487,058	2,334,763	2,182,469	2,030,174	1,877,879
7 Ten unit scheme (flats)	10	£400,569	1,845,161	1,738,209	1,631,256	1,524,304	1,417,351	1,310,399	1,203,446	1,096,493	989,541	882,588	775,635
8 Twenty unit scheme (houses and flats)	20	£1,248,065	5,214,971	4,953,342	4,691,713	4,430,085	4,168,457	3,906,827	3,645,199	3,383,570	3,121,942	2,860,314	2,598,684
9 Twenty unit scheme (flats)	20	£745,511	3,623,896	3,413,777	3,203,659	2,993,539	2,783,421	2,573,301	2,363,183	2,153,064	1,942,945	1,732,827	1,522,707
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	5,621,117	5,299,381	4,977,645	4,655,909	4,334,174	4,012,438	3,690,702	3,368,967	3,047,231	2,725,495	2,403,759
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	8,412,834	7,921,516	7,430,198	6,938,879	6,447,560	5,956,242	5,464,924	4,973,605	4,482,287	3,990,968	3,499,650
12 Fifty unit scheme (flats - higher density)	50	£870,872	5,957,169	5,511,290	5,065,412	4,619,533	4,173,653	3,727,775	3,281,896	2,835,984	2,387,407	1,938,830	1,490,253
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	11,002,963	10,386,684	9,770,407	9,154,128	8,537,851	7,921,572	7,305,295	6,689,016	6,072,738	5,456,460	4,840,182
14 Seventy unit scheme (flats - higher density)	70	£460,296	8,674,081	8,025,995	7,377,910	6,729,824	6,081,737	5,433,651	4,785,566	4,137,480	3,485,638	2,833,630	2,181,623
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	13,207,497	12,217,674	11,227,850	10,238,027	9,248,203	8,258,379	7,268,556	6,278,733	5,288,909	4,299,086	3,309,263
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	14,942,585	14,066,951	13,191,316	12,315,682	11,440,047	10,564,414	9,688,779	8,813,145	7,937,510	7,061,876	6,186,241
17 Two hunded unit scheme (flats) with GF retail	200	£2,679,179	21,319,526	19,679,475	18,039,422	16,399,370	14,759,318	13,119,265	11,479,214	9,839,161	8,194,450	6,543,372	4,892,294
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	23,780,580	21,599,233	19,417,886	17,236,538	15,042,450	12,846,471	10,650,492	8,454,512	6,258,533	4,062,554	1,857,777
19 Five hundred unit scheme (flats)	500	£9,585,136	44,573,016	40,363,433	36,148,715	31,933,998	27,719,280	23,504,563	19,289,844	15,075,127	10,845,154	6,589,976	2,334,798
20 Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23 Data Centre	-	£5,524,766	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24 Office development	-	£3,328,172	2 - 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25 Office development	-	£2,773,477	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26 Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28 Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943	3				R	esidual land value	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)		1 £95,835	377,006	360,068	343,130	326,192	309,253	292,314	275,376	258,438	241,500	224,562	207,624
2 Two unit scheme (houses)	-	£127,780	754,012	720,136	686,260	652,382	618,506	584,630	550,752	516,876	483,000	449,123	415,246
3 Four unit scheme (houses)	-	£138,676	1,224,422	1,169,273	1,114,126	1,058,978	1,003,830	948,682	893,534	838,386	783,238	728,090	672,942
4 Seven unit scheme (flats)	-	£236,858	1,309,466	1,233,577	1,157,687	1,081,799	1,005,910	930,021	854,132	778,244	702,355	626,466	550,577
5 Nine unit scheme (flats)	-	£200,584	1,472,745	1,387,056	1,301,367	1,215,677	1,129,988	1,044,299	958,610	872,921	787,232	701,543	615,854
6 Ten unit scheme (houses)	-	£359,804	3,400,825	3,248,531	3,096,236	2,943,942	2,791,647	2,639,352	2,487,058	2,334,763	2,182,469	2,030,174	, - ,
7 Ten unit scheme (flats)	-	£214,593	1,845,161	1,738,209	1,631,256	1,524,304	1,417,351	1,310,399	1,203,446	1,096,493	989,541	882,588	775,635
8 Twenty unit scheme (houses and flats)	-	£668,614	5,214,971	4,953,342	4,691,713	4,430,085	4,168,457	3,906,827	3,645,199	3,383,570	3,121,942	2,860,314	2,598,684
9 Twenty unit scheme (flats)	-	£399,386	3,623,896	3,413,777	3,203,659	2,993,539	2,783,421	2,573,301	2,363,183	2,153,064	1,942,945	1,732,827	1,522,707
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	5,621,117	5,299,381	4,977,645	4,655,909	4,334,174	4,012,438	3,690,702	3,368,967	3,047,231	2,725,495	2,403,759
11 Fifty unit scheme (flats - lower density)	-	£1,285,225		/- /		6,938,879	6,447,560	5,956,242	5,464,924	, ,	4,482,287	- / /	-, -, -, -, -, -, -, -, -, -, -, -, -, -
12 Fifty unit scheme (flats - higher density)	-	£466,544	5,957,169	5,511,290	5,065,412	4,619,533	4,173,653	3,727,775	3,281,896	2,835,984	2,387,407	1,938,830	
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	11,002,963	10,386,684	9,770,407	9,154,128	8,537,851	7,921,572	7,305,295	6,689,016	6,072,738	5,456,460	4,840,182
14 Seventy unit scheme (flats - higher density)	-	£246,590		8,025,995	/- /	6,729,824	6,081,737	5,433,651	4,785,566	, - ,	3,485,638	, ,	, - , - ,
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	13,207,497	12,217,674	11,227,850	10,238,027	9,248,203	8,258,379	7,268,556	6,278,733	5,288,909	4,299,086	3,309,263
16 One hundred unit scheme (flats - higher density)	-	£999,738	, , , , , , , , , , , , , , , , , , , ,	, ,	-, -, -	12,315,682	11,440,047	10,564,414	9,688,779	8,813,145	7,937,510	7,061,876	-,,
17 Two hunded unit scheme (flats) with GF retail	-	£1,435,292	21,319,526	19,679,475	18,039,422	16,399,370	14,759,318	13,119,265	11,479,214	9,839,161	8,194,450	6,543,372	
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	23,780,580	21,599,233	19,417,886	17,236,538	15,042,450	12,846,471	10,650,492	8,454,512	6,258,533	4,062,554	1,857,777
19 Five hundred unit scheme (flats)	-	£5,134,958	, ,	40,363,433	36,148,715	31,933,998	27,719,280	23,504,563	19,289,844	15,075,127	10,845,154	6,589,976	2,334,798
20 Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£3,565,943	1 - 1 - 1 - 1	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£1,236,194	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23 Data Centre	-	£2,959,733	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24 Office development	-	£1,782,971	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	5 - 22,971,636	- 22,971,636
25 Office development	-	£1,485,810	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	11,489,668	- 11,489,668
26 Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	7 -
28 Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,450
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)	£500,000 PER HA

							Re	esidual land value	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH 2	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£13,438	377,006	360,068	343,130	326,192	309,253	292,314	275,376	258,438	241,500	224,562	207,62
2 Two unit scheme (houses)	2	£17,917	754,012	720,136	686,260	652,382	618,506	584,630	550,752	516,876	483,000	449,123	415,24
3 Four unit scheme (houses)	4	£19,444	1,224,422	1,169,273	1,114,126	1,058,978	1,003,830	948,682	893,534	838,386	783,238	728,090	672,94
4 Seven unit scheme (flats)	7	£33,211	1,309,466	1,233,577	1,157,687	1,081,799	1,005,910	930,021	854,132	778,244	702,355	626,466	550,57
5 Nine unit scheme (flats)	9	£28,125	1,472,745	1,387,056	1,301,367	1,215,677	1,129,988	1,044,299	958,610	872,921	787,232	701,543	615,85
6 Ten unit scheme (houses)	10	£50,450	3,400,825	3,248,531	3,096,236	2,943,942	2,791,647	2,639,352	2,487,058	2,334,763	2,182,469	2,030,174	1,877,87
7 Ten unit scheme (flats)	10	£30,089	1,845,161	1,738,209	1,631,256	1,524,304	1,417,351	1,310,399	1,203,446	1,096,493	989,541	882,588	775,63
8 Twenty unit scheme (houses and flats)	20	£93,750	5,214,971	4,953,342	4,691,713	4,430,085	4,168,457	3,906,827	3,645,199	3,383,570	3,121,942	2,860,314	2,598,68
9 Twenty unit scheme (flats)	20	£56,000	3,623,896	3,413,777	3,203,659	2,993,539	2,783,421	2,573,301	2,363,183	2,153,064	1,942,945	1,732,827	1,522,70
Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	5,621,117	5,299,381	4,977,645	4,655,909	4,334,174	4,012,438	3,690,702	3,368,967	3,047,231	2,725,495	2,403,75
1 Fifty unit scheme (flats - lower density)	50	,	8,412,834	7,921,516	7,430,198	6,938,879	6,447,560	5,956,242	5,464,924	4,973,605	4,482,287	3,990,968	3,499,65
2 Fifty unit scheme (flats - higher density)	50	£65,417	5,957,169	5,511,290	5,065,412	4,619,533	4,173,653	3,727,775	3,281,896	2,835,984	2,387,407	1,938,830	1,490,25
3 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	11,002,963	10,386,684	9,770,407	9,154,128	8,537,851	7,921,572	7,305,295	6,689,016	6,072,738	5,456,460	4,840,18
4 Seventy unit scheme (flats - higher density)	70	£34,576	8,674,081	8,025,995	7,377,910	6,729,824	6,081,737	5,433,651	4,785,566	4,137,480	3,485,638	2,833,630	2,181,62
5 One hundred unit scheme (flats - lower density)	100		13,207,497	12,217,674	11,227,850	10,238,027	9,248,203	8,258,379	7,268,556	6,278,733	5,288,909	4,299,086	3,309,26
6 One hundred unit scheme (flats - higher density)	100	£140,179	14,942,585	14,066,951	13,191,316	12,315,682	11,440,047	10,564,414	9,688,779	8,813,145	7,937,510	7,061,876	6,186,24
Two hunded unit scheme (flats) with GF retail	200		21,319,526	19,679,475	18,039,422	16,399,370	14,759,318	13,119,265	11,479,214	9,839,161	8,194,450	6,543,372	
8 Three hundred unit scheme (flats) with GF retail	300		23,780,580	21,599,233	19,417,886	17,236,538	15,042,450	12,846,471	10,650,492	8,454,512	6,258,533	4,062,554	1,857,77
9 Five hundred unit scheme (flats)	500	£720,000	44,573,016	40,363,433	36,148,715	31,933,998	27,719,280	23,504,563	19,289,844	15,075,127	10,845,154	6,589,976	2,334,79
Two hundred unit Co-living scheme	-	£74,286	11,982,719			11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719		
Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,52
22 Comparison retail	-	£173,333	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,98
23 Data Centre	-	£415,000	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,46
24 Office development	-	£250,000	- 22,971,636	6 - 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636 -	22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	22,971,636	- 22,971,63
25 Office development	-	£208,333	- 11,489,668	3 - 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668 -	11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	11,489,668	- 11,489,66
Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,47
Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576		1
28 Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,45
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,17
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,80

EALING LOCAL PLAN VIABILITY TESTING	Sales value £9,450 psm	AH tenure	Rented 0%	SO 100%	Frst Hms 0%

EALING LOCAL PLAN VIABILITY TESTING BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)	Sales value £9,450 psil	£10,175,259	DER HA	AH tenure	Rented 0%	SO 100%	Frst Hms 0%	1					
SENOTIMARIA EARLO VALUE I (GEOGRAPARI OI I IOLO)		210,170,200						Residual land value	ie				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH			30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£273,460				352,036	333,578	315,119	296,660		259,744	241,285	
2 Two unit scheme (houses)	2	,				704,073			593,320		519,487	482,569	
3 Four unit scheme (houses)	4	£395,705				1,143,124	1,083,026		962,831		842,635		
4 Seven unit scheme (flats)	7	£675,863	1,448,971	1,366,107	1,283,243	1,200,379	1,117,515	1,034,650	951,786	868,922	786,058	703,194	620
5 Nine unit scheme (flats)	9	£572,358	1,630,267	1,536,701	1,443,136	1,349,570	1,256,006	1,162,441	1,068,875	975,310	881,745	788,180	69
6 Ten unit scheme (houses)	10	£1,026,684	3,677,843	3,511,698	3,345,552	3,179,406	3,013,261	2,847,116	2,680,970	2,514,825	2,348,679	2,182,533	2,01
7 Ten unit scheme (flats)	10	£612,333	2,041,772	1,924,988	1,808,205	1,691,423	1,574,639	1,457,856	1,341,073	1,224,289	1,107,506	990,723	87
8 Twenty unit scheme (houses and flats)	20	£1,907,861	5,693,736	5,408,170	5,122,603	4,837,036	4,551,469	4,265,902	3,980,335	3,694,769	3,409,201	3,123,634	2,83
9 Twenty unit scheme (flats)	20	£1,139,629	4,010,155	3,780,722	3,551,291	3,321,860	3,092,427	2,862,996	2,633,564	2,404,132	2,174,700	1,945,269	1,71
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	6,217,438	5,865,886	5,514,335	5,162,782	4,811,231	4,459,679	4,108,127	3,756,575	3,405,024	3,053,472	2,70
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	9,345,486	8,807,534	8,269,584	7,731,632	7,193,681	6,655,731	6,117,779	5,579,828	5,041,878	4,503,926	3,96
12 Fifty unit scheme (flats - higher density)	50	, , , , , , , , , , , , , , , , , , , ,			5,827,166	5,338,968	4,850,769	4,362,571	3,874,372	3,386,174	2,897,976	2,409,185	
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	12,172,820	11,498,049	10,823,278	10,148,507	9,473,736	8,798,965	8,124,195	7,449,424	6,774,652	6,099,881	5,42
14 Seventy unit scheme (flats - higher density)	70	,	9,904,318	9,194,721	8,485,123	7,775,525	7,065,927	6,356,329	5,646,732	4,937,134	4,227,535		
15 One hundred unit scheme (flats - lower density)	100		15,100,781	14,016,294	12,931,807	11,847,318	10,762,831	9,678,343	8,593,855	7,509,368	6,424,880	5,340,393	4,25
16 One hundred unit scheme (flats - higher density)	100					13,730,856	12,771,976	11,813,096	10,854,216	9,895,336	8,936,456		
17 Two hunded unit scheme (flats) with GF retail	200					19,135,416	17,334,420	15,533,424	13,732,428	11,931,431	10,130,435	8,329,440	
18 Three hundred unit scheme (flats) with GF retail	300		28,070,512	25,674,668	23,278,824	20,882,980	18,487,136	16,091,292	13,686,047	11,273,242	8,860,437	6,447,633	4,03
19 Five hundred unit scheme (flats)	500	£14,652,373	52,336,193	47,759,972	43,183,751	38,601,662	33,994,729	29,387,796	24,780,862	20,173,929	15,566,997	10,956,781	6,30
20 Two hundred unit Co-living scheme	-	£1,511,753				11,982,719	11,982,719		11,982,719		11,982,719	11,982,719	
21 Large retail supermarket	-	£10,175,259				1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	
22 Comparison retail	-	£3,527,423		6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,80
23 Data Centre	-	£8,445,465		.,,	.,,	4,847,465	4,847,465		4,847,465		4,847,465		
24 Office development	-	£5,087,629	22,971,636	6 - 22,971,636	5 - 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,97
25 Office development	-	£4,239,691	- 11,489,668	11,489,668	11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,48
Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,06
Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576		977,576	977,576	
28 Light industrial scheme	-	£5,087,629			3,217,453	3,217,453	3,217,453	3,217,453	3,217,453		3,217,453	3,217,453	
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,0
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,81

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344					F	Residual land value	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	407,412	388,953	370,495	352,036	333,578	315,119	296,660	278,202	259,744	241,285	222,826
2 Two unit scheme (houses)	2	£238,519	814,824	777,907	740,989	704,073	667,155	630,238	593,320	556,404	519,487	482,569	445,653
3 Four unit scheme (houses)	4	£258,858	1,323,417	1,263,319	1,203,221	1,143,124	1,083,026	1,022,929	962,831	902,733	842,635	782,538	722,440
4 Seven unit scheme (flats)	7	£442,129	1,448,971	1,366,107	1,283,243	1,200,379	1,117,515	1,034,650	951,786	868,922	786,058	703,194	620,330
5 Nine unit scheme (flats)	9	£374,419	1,630,267	1,536,701	1,443,136	1,349,570	1,256,006	1,162,441	1,068,875	975,310	881,745	788,180	694,615
6 Ten unit scheme (houses)	10	£671,625	3,677,843	3,511,698	3,345,552	3,179,406	3,013,261	2,847,116	2,680,970	2,514,825	2,348,679	2,182,533	2,016,389
7 Ten unit scheme (flats)	10	£400,569	2,041,772	1,924,988	1,808,205	1,691,423	1,574,639	1,457,856	1,341,073	1,224,289	1,107,506	990,723	873,940
8 Twenty unit scheme (houses and flats)	20	£1,248,065	5,693,736	5,408,170	5,122,603	4,837,036	4,551,469	4,265,902	3,980,335	3,694,769	3,409,201	3,123,634	2,838,068
9 Twenty unit scheme (flats)	20	£745,511	4,010,155	3,780,722	3,551,291	3,321,860	3,092,427	2,862,996	2,633,564	2,404,132	2,174,700	1,945,269	1,715,837
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	6,217,438	5,865,886	5,514,335	5,162,782	4,811,231	4,459,679	4,108,127	3,756,575	3,405,024	3,053,472	2,701,920
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	9,345,486	8,807,534	8,269,584	7,731,632	7,193,681	6,655,731	6,117,779	5,579,828	5,041,878	4,503,926	3,965,975
12 Fifty unit scheme (flats - higher density)	50	£870,872	6,803,563	6,315,364	5,827,166	5,338,968	4,850,769	4,362,571	3,874,372	3,386,174	2,897,976	2,409,185	1,917,849
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	12,172,820	11,498,049	10,823,278	10,148,507	9,473,736	8,798,965	8,124,195	7,449,424	6,774,652	6,099,881	5,425,110
14 Seventy unit scheme (flats - higher density)	70	£460,296	9,904,318	9,194,721	8,485,123	7,775,525	7,065,927	6,356,329	5,646,732	4,937,134	4,227,535	3,517,293	2,803,134
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	15,100,781	14,016,294	12,931,807	11,847,318	10,762,831	9,678,343	8,593,855	7,509,368	6,424,880	5,340,393	4,255,904
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	16,607,496	15,648,616	14,689,736	13,730,856	12,771,976	11,813,096	10,854,216	9,895,336	8,936,456	7,977,576	7,018,696
17 Two hunded unit scheme (flats) with GF retail	200	£2,679,179	24,538,404	22,737,408	20,936,412	19,135,416	17,334,420	15,533,424	13,732,428	11,931,431	10,130,435	8,329,440	6,519,207
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	28,070,512	25,674,668	23,278,824	20,882,980	18,487,136	16,091,292	13,686,047	11,273,242	8,860,437	6,447,633	4,034,828
19 Five hundred unit scheme (flats)	500	£9,585,136	52,336,193	47,759,972	43,183,751	38,601,662	33,994,729	29,387,796	24,780,862	20,173,929	15,566,997	10,956,781	6,304,621
20 Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23 Data Centre	-	£5,524,766	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24 Office development	-	£3,328,172	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25 Office development	-	£2,773,477	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26 Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28 Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943		1	1	1	-	Residual land value				1	
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£95,835		388,953	370,495	352,036		315,119	296,660		259,744	, , , , , , , , , , , , , , , , , , , ,	222,826
2 Two unit scheme (houses)	-	£127,780	814,824	777,907	740,989	704,073	667,155	630,238	593,320	556,404	519,487	482,569	445,653
3 Four unit scheme (houses)	-	£138,676	,	,	, ,	1,143,124	1,083,026	1,022,929	962,831		842,635	7 - 7 - 7	, , , , , , , , , , , , , , , , , , , ,
4 Seven unit scheme (flats)	-	£236,858	1,448,971	1,366,107	1,283,243	1,200,379	1,117,515	1,034,650	951,786	868,922	786,058	703,194	,
5 Nine unit scheme (flats)	-	£200,584	1,630,267	1,536,701	1,443,136	1,349,570	1,256,006	1,162,441	1,068,875	975,310	881,745	788,180	694,615
6 Ten unit scheme (houses)	-	£359,804	3,677,843	3,511,698	3,345,552	3,179,406	3,013,261	2,847,116	2,680,970	2,514,825	2,348,679	2,182,533	2,016,389
7 Ten unit scheme (flats)	-	£214,593	2,041,772	1,924,988	1,808,205	1,691,423	1,574,639	1,457,856	1,341,073	1,224,289	1,107,506	990,723	873,940
8 Twenty unit scheme (houses and flats)	-	£668,614	5,693,736	5,408,170	5,122,603	4,837,036	4,551,469	4,265,902	3,980,335	3,694,769	3,409,201	3,123,634	2,838,068
9 Twenty unit scheme (flats)	-	£399,386	4,010,155	3,780,722	3,551,291	3,321,860	3,092,427	2,862,996	2,633,564	2,404,132	2,174,700	1,945,269	1,715,837
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	6,217,438	5,865,886	5,514,335	5,162,782	4,811,231	4,459,679	4,108,127	3,756,575	3,405,024	3,053,472	2,701,920
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	9,345,486	8,807,534	8,269,584	7,731,632	7,193,681	6,655,731	6,117,779	5,579,828	5,041,878	4,503,926	3,965,975
12 Fifty unit scheme (flats - higher density)	-	£466,544	6,803,563	6,315,364	5,827,166	5,338,968	4,850,769	4,362,571	3,874,372	3,386,174	2,897,976	2,409,185	1,917,849
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	12,172,820	11,498,049	10,823,278	10,148,507	9,473,736	8,798,965	8,124,195	7,449,424	6,774,652	6,099,881	5,425,110
14 Seventy unit scheme (flats - higher density)	-	£246,590	9,904,318	9,194,721	8,485,123	7,775,525	7,065,927	6,356,329	5,646,732	4,937,134	4,227,535	3,517,293	2,803,134
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	15,100,781	14,016,294	12,931,807	11,847,318	10,762,831	9,678,343	8,593,855	7,509,368	6,424,880	5,340,393	4,255,904
16 One hundred unit scheme (flats - higher density)	-	£999,738	16,607,496	15,648,616	14,689,736	13,730,856	12,771,976	11,813,096	10,854,216	9,895,336	8,936,456	7,977,576	7,018,696
17 Two hunded unit scheme (flats) with GF retail	-	£1,435,292	24,538,404	22,737,408	20,936,412	19,135,416	17,334,420	15,533,424	13,732,428	11,931,431	10,130,435	8,329,440	6,519,207
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	28,070,512	25,674,668	23,278,824	20,882,980	18,487,136	16,091,292	13,686,047	11,273,242	8,860,437	6,447,633	4,034,828
19 Five hundred unit scheme (flats)	-	£5,134,958	52,336,193	47,759,972	43,183,751	38,601,662	33,994,729	29,387,796	24,780,862	20,173,929	15,566,997	10,956,781	6,304,621
20 Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£1,236,194	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23 Data Centre	-	£2,959,733	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24 Office development	-	£1,782,971	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25 Office development	-	£1,485,810	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26 Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28 Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)	£500,000 PER HA

D	N 6 16 -	D1.1/	00/ 411	1=0/ AII	1400/ 411	4=0/ 411		Residual land value		0.50/ 411	1400/ 411	450/ 411	J=00/ All
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH		30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£13,438			370,495	352,036	333,578	315,119	296,660		259,744	· ·	222,826
2 Two unit scheme (houses)	2	£17,917		, , , , ,	740,989	704,073		630,238	593,320		519,487		
3 Four unit scheme (houses)		£19,444				1,143,124		1,022,929	962,831		842,635		
4 Seven unit scheme (flats)	7	£33,211			1,283,243	1,200,379		1,034,650	951,786		786,058		
5 Nine unit scheme (flats)	9	220,120				1,349,570		1,162,441	1,068,875		881,745		
6 Ten unit scheme (houses)	10	,		- / - /	3,345,552	3,179,406	3,013,261	2,847,116	2,680,970		2,348,679	2,182,533	
7 Ten unit scheme (flats)	10				1 1	1,691,423		1,457,856	1,341,073		1,107,506		
8 Twenty unit scheme (houses and flats)	20	£93,750	5,693,736	5,408,170	5,122,603	4,837,036	4,551,469	4,265,902	3,980,335	3,694,769	3,409,201	3,123,634	2,838,068
9 Twenty unit scheme (flats)	20	,			3,551,291	3,321,860	3,092,427	2,862,996	2,633,564	2,404,132	2,174,700	1,945,269	1,715,837
10 Thirty unit scheme (flats with retail use on ground floor)	30				5,514,335	5,162,782		4,459,679	4,108,127	The second secon	3,405,024	3,053,472	
11 Fifty unit scheme (flats - lower density)	50				8,269,584	7,731,632	7,193,681	6,655,731	6,117,779	5,579,828	5,041,878	4,503,926	3,965,975
12 Fifty unit scheme (flats - higher density)	50	£65,417	6,803,563	6,315,364	5,827,166	5,338,968	4,850,769	4,362,571	3,874,372	3,386,174	2,897,976	2,409,185	
13 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	12,172,820	11,498,049	10,823,278	10,148,507	9,473,736	8,798,965	8,124,195	7,449,424	6,774,652	6,099,881	5,425,110
14 Seventy unit scheme (flats - higher density)	70	£34,576	9,904,318	9,194,721	8,485,123	7,775,525	7,065,927	6,356,329	5,646,732	4,937,134	4,227,535	3,517,293	2,803,134
15 One hundred unit scheme (flats - lower density)	100	£147,500	15,100,781	1 14,016,294	12,931,807	11,847,318	10,762,831	9,678,343	8,593,855	7,509,368	6,424,880	5,340,393	4,255,904
16 One hundred unit scheme (flats - higher density)	100	£140,179	16,607,496		14,689,736	13,730,856	12,771,976	11,813,096	10,854,216	9,895,336	8,936,456	7,977,576	7,018,696
17 Two hunded unit scheme (flats) with GF retail	200		24,538,404	22,737,408	20,936,412	19,135,416	17,334,420	15,533,424	13,732,428	11,931,431	10,130,435	8,329,440	
18 Three hundred unit scheme (flats) with GF retail	300		28,070,512	25,674,668	23,278,824	20,882,980	18,487,136	16,091,292	13,686,047	11,273,242	8,860,437	6,447,633	4,034,828
19 Five hundred unit scheme (flats)	500	£720,000	52,336,193	3 47,759,972	43,183,751	38,601,662	33,994,729	29,387,796	24,780,862	20,173,929	15,566,997	10,956,781	6,304,621
20 Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£173,333	6,804,987	7 6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23 Data Centre	-	£415,000	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24 Office development	-	£250,000	- 22,971,636	6 - 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25 Office development	-	£208,333	11,489,668	3 - 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26 Hotel development (160 rooms)	-	£92,500	2,068,471	1 2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28 Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	1 4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

EALING LOCAL PLAN VIABILITY TESTING	Sales value £9,888 psm	AH tenure	Rented 0%	SO 100%	Frst Hms 0%

EALING LOCAL PLAN VIABILITY TESTING BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)	Sales value £9,000 psili	£10,175,259	PER HA	AH tenure	Rented 0%	30 100%	Frst Hms 0%						
72.101.111.111.11.11.11.11.11.11.11.11.11.		2.10,1.10,200	7				F	Residual land value	s				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH			30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£273,460	437,818	417,839	397,860	377,881	357,902	337,924	317,944		277,987	258,008	
2 Two unit scheme (houses)	2	£364,613	875,635	835,678	795,720	755,763	715,805	675,847	635,889	595,931	555,973	516,016	476,0
3 Four unit scheme (houses)	4	£395,705	1,422,413	1,357,366	1,292,318	1,227,271	1,162,223	1,097,176	1,032,128	967,080	902,032	836,985	771,9
4 Seven unit scheme (flats)	7	£675,863	1,588,477	1,498,637	1,408,797	1,318,958	1,229,119	1,139,280	1,049,440	959,601	869,762	779,922	690,0
5 Nine unit scheme (flats)	9	£572,358	1,787,788	1,686,346	1,584,905	1,483,463	1,382,023	1,280,581	1,179,140	1,077,699	976,258	874,816	773,3
6 Ten unit scheme (houses)	10	£1,026,684	3,954,860	3,774,864	3,594,868	3,414,871	3,234,875	3,054,879	2,874,883	2,694,886	2,514,889	2,334,893	2,154,8
7 Ten unit scheme (flats)	10	£612,333	3 2,238,382	2,111,768	1,985,153	1,858,540	1,731,926	1,605,313	1,478,699	1,352,086	1,225,472	1,098,859	972,2
8 Twenty unit scheme (houses and flats)	20	£1,907,861	6,172,503	5,862,998	5,553,492	5,243,987	4,934,481	4,624,976	4,315,471	4,005,966	3,696,461	3,386,956	3,077,4
9 Twenty unit scheme (flats)	20	£1,139,629	4,396,413	4,147,668	3,898,924	3,650,179	3,401,435	3,152,689	2,903,945	2,655,200	2,406,456	2,157,710	1,908,9
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	6,813,760	6,432,392	6,051,024	5,669,656	5,288,288	4,906,920	4,525,553	4,144,185	3,762,817	3,381,449	3,000,0
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	10,278,137	9,693,553	9,108,969	8,524,386	7,939,802	7,355,219	6,770,635	6,186,051	5,601,468	5,016,884	4,432,3
12 Fifty unit scheme (flats - higher density)	50		7,649,957	7,119,439	6,588,921	6,058,403	5,527,885	4,997,367	4,466,849	3,936,331	3,405,812	2,875,295	2,344,7
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	13,342,677	12,609,413	11,876,150	11,142,886	10,409,622	9,676,358	8,943,095	8,209,830	7,476,566	6,743,303	6,010,0
14 Seventy unit scheme (flats - higher density)	70	£703,635	11,134,556	10,363,446	9,592,336	8,821,226	8,050,116	7,279,007	6,507,897	5,736,787	4,965,677	4,194,569	3,423,4
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	16,985,717	15,810,837	14,635,763	13,456,610	12,277,459	11,098,307	9,919,155	8,740,003	7,560,851	6,381,699	5,202,5
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	18,272,406	17,230,281	16,188,155	15,146,030	14,103,905	13,061,779	12,019,654	10,977,527	9,935,402	8,893,277	7,851,1
17 Two hunded unit scheme (flats) with GF retail	200		27,757,229	25,795,341	23,833,401	21,871,462	19,909,522	17,947,582	15,985,643	14,023,702	12,061,762	10,099,822	8,137,8
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	32,360,444	29,750,103	27,139,763	24,529,422	21,919,082	19,308,741	16,698,401	14,088,060	11,462,343	8,832,712	6,203,0
19 Five hundred unit scheme (flats)	500	£14,652,373	60,099,369	55,134,988	50,170,609	45,206,229	40,241,849	35,271,029	30,271,880	25,272,732	20,273,583	15,274,434	10,274,4
20 Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,7
21 Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,5
22 Comparison retail	-	£3,527,423	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,1
23 Data Centre	-	£8,445,465	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,5
24 Office development	-	£5,087,629	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,7
25 Office development	-	£4,239,691	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,0
26 Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,4
27 Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	
28 Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,4
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,1
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,8

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344					F	Residual land value	es				
Description	No of units B	LV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	437,818	417,839	397,860	377,881	357,902	337,924	317,944	297,966	277,987	258,008	238,029
2 Two unit scheme (houses)	2	£238,519	875,635	835,678	795,720	755,763	715,805	675,847	635,889	595,931	555,973	516,016	476,058
3 Four unit scheme (houses)	4	£258,858	1,422,413	1,357,366	1,292,318	1,227,271	1,162,223	1,097,176	1,032,128	967,080	902,032	836,985	771,937
4 Seven unit scheme (flats)	7	£442,129	1,588,477	1,498,637	1,408,797	1,318,958	1,229,119	1,139,280	1,049,440	959,601	869,762	779,922	690,083
5 Nine unit scheme (flats)	9	£374,419	1,787,788	1,686,346	1,584,905	1,483,463	1,382,023	1,280,581	1,179,140	1,077,699	976,258	874,816	773,375
6 Ten unit scheme (houses)	10	£671,625	3,954,860	3,774,864	3,594,868	3,414,871	3,234,875	3,054,879	2,874,883	2,694,886	2,514,889	2,334,893	2,154,897
7 Ten unit scheme (flats)	10	£400,569	2,238,382	2,111,768	1,985,153	1,858,540	1,731,926	1,605,313	1,478,699	1,352,086	1,225,472	1,098,859	972,245
8 Twenty unit scheme (houses and flats)	20	£1,248,065	6,172,503	5,862,998	5,553,492	5,243,987	4,934,481	4,624,976	4,315,471	4,005,966	3,696,461	3,386,956	3,077,451
9 Twenty unit scheme (flats)	20	£745,511	4,396,413	4,147,668	3,898,924	3,650,179	3,401,435	3,152,689	2,903,945	2,655,200	2,406,456	2,157,710	1,908,966
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	6,813,760	6,432,392	6,051,024	5,669,656	5,288,288	4,906,920	4,525,553	4,144,185	3,762,817	3,381,449	3,000,081
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	10,278,137	9,693,553	9,108,969	8,524,386	7,939,802	7,355,219	6,770,635	6,186,051	5,601,468	5,016,884	4,432,301
12 Fifty unit scheme (flats - higher density)	50	£870,872	7,649,957	7,119,439	6,588,921	6,058,403	5,527,885	4,997,367	4,466,849	3,936,331	3,405,812	2,875,295	2,344,777
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	13,342,677	12,609,413	11,876,150	11,142,886	10,409,622	9,676,358	8,943,095	8,209,830	7,476,566	6,743,303	6,010,039
14 Seventy unit scheme (flats - higher density)	70	£460,296	11,134,556	10,363,446	9,592,336	8,821,226	8,050,116	7,279,007	6,507,897	5,736,787	4,965,677	4,194,569	3,423,459
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	16,985,717	15,810,837	14,635,763	13,456,610	12,277,459	11,098,307	9,919,155	8,740,003	7,560,851	6,381,699	5,202,547
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	18,272,406	17,230,281	16,188,155	15,146,030	14,103,905	13,061,779	12,019,654	10,977,527	9,935,402	8,893,277	7,851,151
17 Two hunded unit scheme (flats) with GF retail	200	£2,679,179	27,757,229	25,795,341	23,833,401	21,871,462	19,909,522	17,947,582	15,985,643	14,023,702	12,061,762	10,099,822	8,137,883
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	32,360,444	29,750,103	27,139,763	24,529,422	21,919,082	19,308,741	16,698,401	14,088,060	11,462,343	8,832,712	6,203,083
19 Five hundred unit scheme (flats)	500	£9,585,136	60,099,369	55,134,988	50,170,609	45,206,229	40,241,849	35,271,029	30,271,880	25,272,732	20,273,583	15,274,434	10,274,444
20 Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£2,307,533	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23 Data Centre	-	£5,524,766	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24 Office development	-	£3,328,172	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25 Office development	-	£2,773,477	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26 Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28 Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943	_					Residual land valu					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£95,835	437,818	417,839	397,860	377,881	357,902	337,924	317,944	297,966	277,987	258,008	238,02
2 Two unit scheme (houses)	-	£127,780	875,635	835,678	795,720	755,763	715,805	675,847	635,889	595,931	555,973	516,016	476,05
3 Four unit scheme (houses)	-	£138,676	1,422,413	1,357,366	1,292,318	1,227,271	1,162,223	1,097,176	1,032,128	967,080	902,032	836,985	771,93
4 Seven unit scheme (flats)	-	£236,858	1,588,477	1,498,637	1,408,797	1,318,958	1,229,119	1,139,280	1,049,440	959,601	869,762	779,922	690,08
5 Nine unit scheme (flats)	-	£200,584	1,787,788	1,686,346	1,584,905	1,483,463	1,382,023	1,280,581	1,179,140	1,077,699	976,258	874,816	773,37
6 Ten unit scheme (houses)	-	£359,804	3,954,860	3,774,864	3,594,868	3,414,871	3,234,875	3,054,879	2,874,883	2,694,886	2,514,889	2,334,893	2,154,89
7 Ten unit scheme (flats)	-	£214,593	2,238,382	2,111,768	1,985,153	1,858,540	1,731,926	1,605,313	1,478,699	1,352,086	1,225,472	1,098,859	972,24
8 Twenty unit scheme (houses and flats)	-	£668,614	6,172,503	5,862,998	5,553,492	5,243,987	4,934,481	4,624,976	4,315,471	4,005,966	3,696,461	3,386,956	3,077,45
9 Twenty unit scheme (flats)	-	£399,386	4,396,413	4,147,668	3,898,924	3,650,179	3,401,435	3,152,689	2,903,945	2,655,200	2,406,456	2,157,710	1,908,96
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	6,813,760	6,432,392	6,051,024	5,669,656	5,288,288	4,906,920	4,525,553	4,144,185	3,762,817	3,381,449	3,000,08
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	10,278,137	9,693,553	9,108,969	8,524,386	7,939,802	7,355,219	6,770,635	6,186,051	5,601,468	5,016,884	4,432,30
12 Fifty unit scheme (flats - higher density)	-	£466,544	7,649,957	7,119,439	6,588,921	6,058,403	5,527,885	4,997,367	4,466,849	3,936,331	3,405,812	2,875,295	2,344,77
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	13,342,677	12,609,413	11,876,150	11,142,886	10,409,622	9,676,358	8,943,095	8,209,830	7,476,566	6,743,303	6,010,03
14 Seventy unit scheme (flats - higher density)	-	£246,590	11,134,556	10,363,446	9,592,336	8,821,226	8,050,116	7,279,007	6,507,897	5,736,787	4,965,677	4,194,569	3,423,459
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	16,985,717	15,810,837	14,635,763	13,456,610	12,277,459	11,098,307	9,919,155	8,740,003	7,560,851	6,381,699	5,202,54
16 One hundred unit scheme (flats - higher density)	-	£999,738	18,272,406	17,230,281	16,188,155	15,146,030	14,103,905	13,061,779	12,019,654	10,977,527	9,935,402	8,893,277	7,851,15
17 Two hunded unit scheme (flats) with GF retail	-	£1,435,292	27,757,229	25,795,341	23,833,401	21,871,462	19,909,522	17,947,582	15,985,643	14,023,702	12,061,762	10,099,822	8,137,88
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	32,360,444	29,750,103	27,139,763	24,529,422	21,919,082	19,308,741	16,698,401	14,088,060	11,462,343	8,832,712	6,203,08
19 Five hundred unit scheme (flats)	-	£5,134,958	60,099,369	55,134,988	50,170,609	45,206,229	40,241,849	35,271,029	30,271,880	25,272,732	20,273,583	15,274,434	10,274,44
20 Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,71
21 Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,52
22 Comparison retail	-	£1,236,194	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,12
23 Data Centre	-	£2,959,733	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,51
24 Office development	-	£1,782,971	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,72
25 Office development	-	£1,485,810	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,06
26 Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,47
27 Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,57
28 Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,45
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,17
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,80

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)	£500,000 PER HA

							Re	esidual land valu	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH 2	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)		1 £13,438	437,818	417,839	397,860	377,881	357,902	337,924	317,944	297,966	277,987	258,008	238,02
2 Two unit scheme (houses)		2 £17,917	875,635	835,678	795,720	755,763	715,805	675,847	635,889	595,931	555,973	516,016	476,05
3 Four unit scheme (houses)		4 £19,444	1,422,413	1,357,366	1,292,318	1,227,271	1,162,223	1,097,176	1,032,128	967,080	902,032	836,985	771,93
4 Seven unit scheme (flats)		7 £33,211	1,588,477	1,498,637	1,408,797	1,318,958	1,229,119	1,139,280	1,049,440	959,601	869,762	779,922	690,08
5 Nine unit scheme (flats)		9 £28,125	1,787,788	1,686,346	1,584,905	1,483,463	1,382,023	1,280,581	1,179,140	1,077,699	976,258	874,816	773,37
6 Ten unit scheme (houses)	1	0 £50,450	3,954,860	3,774,864	3,594,868	3,414,871	3,234,875	3,054,879	2,874,883	2,694,886	2,514,889	2,334,893	2,154,89
7 Ten unit scheme (flats)	1	0 £30,089	2,238,382	2,111,768	1,985,153	1,858,540	1,731,926	1,605,313	1,478,699	1,352,086	1,225,472	1,098,859	972,24
8 Twenty unit scheme (houses and flats)	2	20 £93,750	6,172,503	5,862,998	5,553,492	5,243,987	4,934,481	4,624,976	4,315,471	4,005,966	3,696,461	3,386,956	3,077,45
9 Twenty unit scheme (flats)	2	£56,000	4,396,413	4,147,668	3,898,924	3,650,179	3,401,435	3,152,689	2,903,945	2,655,200	2,406,456	2,157,710	1,908,96
10 Thirty unit scheme (flats with retail use on ground floor)	3	£70,438	6,813,760	6,432,392	6,051,024	5,669,656	5,288,288	4,906,920	4,525,553	4,144,185	3,762,817	3,381,449	3,000,08
11 Fifty unit scheme (flats - lower density)	Ę	50 £180,208		- / /	9,108,969	8,524,386	7,939,802	7,355,219	6,770,635	6,186,051	5,601,468	5,016,884	4,432,30
2 Fifty unit scheme (flats - higher density)		60 £65,417	7,649,957	7,119,439	6,588,921	6,058,403	5,527,885	4,997,367	4,466,849	3,936,331	3,405,812	2,875,295	2,344,77
3 Seventy unit scheme (Industrial/employment led scheme)	7	0 £133,854	13,342,677	12,609,413	11,876,150	11,142,886	10,409,622	9,676,358	8,943,095	8,209,830	7,476,566	6,743,303	6,010,03
4 Seventy unit scheme (flats - higher density)	7	0 £34,576	11,134,556	10,363,446	9,592,336	8,821,226	8,050,116	7,279,007	6,507,897	5,736,787	4,965,677	4,194,569	3,423,45
5 One hundred unit scheme (flats - lower density)	10	00 £147,500	16,985,717	15,810,837	14,635,763	13,456,610	12,277,459	11,098,307	9,919,155	8,740,003	7,560,851	6,381,699	5,202,54
6 One hundred unit scheme (flats - higher density)	10	00 £140,179	18,272,406	17,230,281	16,188,155	15,146,030	14,103,905	13,061,779	12,019,654	10,977,527	9,935,402	8,893,277	7,851,15
Two hunded unit scheme (flats) with GF retail	20		27,757,229	25,795,341	23,833,401	21,871,462	19,909,522	17,947,582	15,985,643	14,023,702	12,061,762	10,099,822	8,137,88
8 Three hundred unit scheme (flats) with GF retail	30	00 £191,667	32,360,444	29,750,103	27,139,763	24,529,422	21,919,082	19,308,741	16,698,401	14,088,060	11,462,343	8,832,712	6,203,08
9 Five hundred unit scheme (flats)	50	00 £720,000	60,099,369	55,134,988	50,170,609	45,206,229	40,241,849	35,271,029	30,271,880	25,272,732	20,273,583	15,274,434	10,274,44
Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,71
21 Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,52
22 Comparison retail	-	£173,333	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,12
23 Data Centre	-	£415,000	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,51
24 Office development	-	£250,000	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,72
25 Office development	-	£208,333	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,06
Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,47
Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,57
28 Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,45
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,17
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,80

EALING LOCAL PLAN VIABILITY TESTING Sales value £10,326 psm AH tenure Rented 0% SO 100% Frst Hms 0%

EALING LOCAL PLAN VIABILITY TESTING BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)	Sales value £10,320 psili	£10,175,259	DED HA	AH tenure	Rented 0%	SO 100%	Frst Hms 0%)					
SENGTIMARK LAND VALUE I (SECONDART OFFICES)		210,173,233						Residual land value	e				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH			30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£273,460		446,724		403,726	382,227	360,728	339,228		296,231	274,731	253,
2 Two unit scheme (houses)	2	,				807,452			678,457		592,460		506,4
3 Four unit scheme (houses)	4	£395,705				1,311,416			1,101,425		961,430		821,4
4 Seven unit scheme (flats)	7	£675,863			1 1	1,437,538	1,340,723	1 1	1,147,094		953,465		759,
5 Nine unit scheme (flats)	9	,				1,617,356	1,508,039	1,398,722	1,289,405		1,070,770	,	1
6 Ten unit scheme (houses)	10	,		7 7 7		3,650,336	3,456,489	3,262,642	3,068,795	, , , , , , , , , , , , , , , , , , , ,	2,681,100	2,487,253	2,293,
7 Ten unit scheme (flats)	10	£612,333	3 2,434,991	2,298,547	2,162,103	2,025,658	1,889,214	1,752,770	1,616,326		1,343,438	1,206,994	1,070,
8 Twenty unit scheme (houses and flats)	20	£1,907,861	1 6,651,268	6,317,825	5,984,381	5,650,938	5,317,494	4,984,051	4,650,607	4,317,164	3,983,720	3,650,277	3,316,
9 Twenty unit scheme (flats)	20	£1,139,629	4,782,672	4,514,615	4,246,556	3,978,499	3,710,441	3,442,384	3,174,326	2,906,269	2,638,211	2,370,153	2,102,
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	7,410,080	6,998,897	6,587,713	6,176,529	5,765,346	5,354,161	4,942,978	4,531,793	4,120,610	3,709,425	3,298,
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	11,209,893	10,579,339	9,948,355	9,317,140	8,685,923	8,054,708	7,423,491	6,792,274	6,161,059	5,529,842	4,898,
12 Fifty unit scheme (flats - higher density)	50		8,496,352	7,923,514	7,350,676	6,777,838	6,205,001	5,632,163	5,059,325	4,486,487	3,913,650	3,340,812	2,767,
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	14,505,126	13,714,200	12,923,275	12,132,349	11,341,423	10,550,497	9,759,572	8,968,646	8,177,720	7,386,724	6,594,
14 Seventy unit scheme (flats - higher density)	70	£703,635	12,364,792	11,532,170	10,699,549	9,866,927	9,034,306	8,201,685	7,369,063	6,536,441	5,703,819	4,871,199	4,038,
15 One hundred unit scheme (flats - lower density)	100		18,862,717	17,593,988	16,325,257	15,056,526	13,787,795	12,518,271	11,244,454	9,970,639	8,696,822	7,423,005	6,149,
16 One hundred unit scheme (flats - higher density)	100	£2,852,706			17,686,575	16,561,204	15,435,832	14,310,462	13,185,091	12,059,719	10,934,349	9,808,978	8,683,
17 Two hunded unit scheme (flats) with GF retail	200	£4,095,542			26,718,866	24,604,126	22,484,624	20,361,740	18,238,856	16,115,973	13,993,089	11,870,205	9,747,
18 Three hundred unit scheme (flats) with GF retail	300		36,650,374	33,825,537	31,000,700	28,175,863	25,351,026	22,526,189	19,701,352	16,876,515	14,051,678	11,217,792	8,371,
19 Five hundred unit scheme (flats)	500	£14,652,373	67,799,596	62,474,364	57,149,132	51,804,929	46,452,391	41,099,852	35,747,314	30,371,533	24,980,170	19,588,805	14,197,
20 Two hundred unit Co-living scheme	-	£1,511,753				11,982,719	11,982,719	11,982,719	11,982,719		11,982,719	11,982,719	11,982,
21 Large retail supermarket	-	£10,175,259				1,082,520	1,082,520	1,082,520	1,082,520	7	1,082,520	1,082,520	1,082,
22 Comparison retail	-	£3,527,423				9,790,120			9,790,120		9,790,120		9,790,
23 Data Centre	-	£8,445,465				6,041,519	1 1	, ,	6,041,519	, , ,	6,041,519		
24 Office development	-	£5,087,629				43,351,724		43,351,724	43,351,724		43,351,724	43,351,724	43,351,
25 Office development	-	£4,239,691			, , , , , , , , , , , , , , , , , , , ,	21,672,065	, , , , , , , , , , , , , , , , , , , ,	21,672,065	21,672,065		21,672,065	21,672,065	21,672,
26 Hotel development (160 rooms)	-	£1,882,423				2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,
27 Hotel development (100 rooms)	-	£1,187,114				977,576	977,576	977,576	977,576		977,576	977,576	977,
28 Light industrial scheme	-	£5,087,629				3,217,453	3,217,453	3,217,453	3,217,453		3,217,453	3,217,453	3,217,
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259			7	4,013,171	4,013,171		4,013,171		4,013,171	4,013,171	4,013,
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,8

Description 1 One unit scheme (houses)	No of units	BLV	0% AH	1-0/									
1 One unit scheme (houses)	1		U /0 AII	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
		£178,889	468,224	446,724	425,225	403,726	382,227	360,728	339,228	317,729	296,231	274,731	253,232
2 Two unit scheme (houses)	2	£238,519	936,448	893,449	850,451	807,452	764,453	721,456	678,457	635,459	592,460	549,462	506,464
3 Four unit scheme (houses)	4	£258,858	1,521,408	1,451,411	1,381,414	1,311,416	1,241,419	1,171,422	1,101,425	1,031,428	961,430	891,433	821,436
4 Seven unit scheme (flats)	7	£442,129	1,727,981	1,631,167	1,534,353	1,437,538	1,340,723	1,243,909	1,147,094	1,050,279	953,465	856,651	759,835
5 Nine unit scheme (flats)	9	£374,419	1,945,309	1,835,992	1,726,673	1,617,356	1,508,039	1,398,722	1,289,405	1,180,088	1,070,770	961,453	852,136
6 Ten unit scheme (houses)	10	£671,625	4,231,877	4,038,031	3,844,183	3,650,336	3,456,489	3,262,642	3,068,795	2,874,947	2,681,100	2,487,253	2,293,406
7 Ten unit scheme (flats)	10	£400,569	2,434,991	2,298,547	2,162,103	2,025,658	1,889,214	1,752,770	1,616,326	1,479,882	1,343,438	1,206,994	1,070,549
8 Twenty unit scheme (houses and flats)	20	£1,248,065	6,651,268	6,317,825	5,984,381	5,650,938	5,317,494	4,984,051	4,650,607	4,317,164	3,983,720	3,650,277	3,316,833
9 Twenty unit scheme (flats)	20	£745,511	4,782,672	4,514,615	4,246,556	3,978,499	3,710,441	3,442,384	3,174,326	2,906,269	2,638,211	2,370,153	2,102,095
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	7,410,080	6,998,897	6,587,713	6,176,529	5,765,346	5,354,161	4,942,978	4,531,793	4,120,610	3,709,425	3,298,242
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	11,209,893	10,579,339	9,948,355	9,317,140	8,685,923	8,054,708	7,423,491	6,792,274	6,161,059	5,529,842	4,898,626
12 Fifty unit scheme (flats - higher density)	50	£870,872	8,496,352	7,923,514	7,350,676	6,777,838	6,205,001	5,632,163	5,059,325	4,486,487	3,913,650	3,340,812	2,767,974
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	14,505,126	13,714,200	12,923,275	12,132,349	11,341,423	10,550,497	9,759,572	8,968,646	8,177,720	7,386,724	6,594,968
14 Seventy unit scheme (flats - higher density)	70	£460,296		11,532,170	10,699,549	9,866,927	9,034,306	8,201,685	7,369,063	6,536,441	5,703,819	4,871,199	4,038,577
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	18,862,717	17,593,988	16,325,257	15,056,526	13,787,795	12,518,271	11,244,454	9,970,639	8,696,822	7,423,005	6,149,190
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	19,937,317	18,811,946	17,686,575	16,561,204	15,435,832	14,310,462	13,185,091	12,059,719	10,934,349	9,808,978	8,683,606
17 Two hunded unit scheme (flats) with GF retail	200	£2,679,179	30,948,346	28,833,606	26,718,866	24,604,126	22,484,624	20,361,740	18,238,856	16,115,973	13,993,089	11,870,205	9,747,321
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	36,650,374	33,825,537	31,000,700	28,175,863	25,351,026	22,526,189	19,701,352	16,876,515	14,051,678	11,217,792	8,371,336
19 Five hundred unit scheme (flats)	500	£9,585,136	67,799,596	62,474,364	57,149,132	51,804,929	46,452,391	41,099,852	35,747,314	30,371,533	24,980,170	19,588,805	14,197,441
20 Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£2,307,533	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23 Data Centre	-	£5,524,766	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24 Office development	-	£3,328,172	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25 Office development	-	£2,773,477	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26 Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28 Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943						Residual land value					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£95,835	468,224	446,724	425,225	403,726	382,227	360,728	339,228	317,729	296,231	274,731	253,23
2 Two unit scheme (houses)	-	£127,780	936,448	893,449	850,451	807,452	764,453	721,456	678,457	635,459	592,460	549,462	506,46
3 Four unit scheme (houses)	-	£138,676	1,521,408	1 2 1	//	/- /	1 1 1	1,171,422	1,101,425	, ,	961,430		
4 Seven unit scheme (flats)	-	£236,858	1,727,981	1,631,167	1,534,353	1,437,538	1,340,723	1,243,909	1,147,094	1,050,279	953,465	856,651	
5 Nine unit scheme (flats)	-	£200,584	1,945,309	1,835,992	1,726,673	1,617,356	1,508,039	1,398,722	1,289,405	1,180,088	1,070,770	961,453	852,13
6 Ten unit scheme (houses)	-	£359,804	4,231,877	4,038,031	3,844,183	3,650,336	3,456,489	3,262,642	3,068,795	2,874,947	2,681,100	2,487,253	2,293,40
7 Ten unit scheme (flats)	-	£214,593	2,434,991	2,298,547	2,162,103	2,025,658	1,889,214	1,752,770	1,616,326	1,479,882	1,343,438	1,206,994	1,070,54
8 Twenty unit scheme (houses and flats)	-	£668,614	6,651,268	6,317,825	5,984,381	5,650,938	5,317,494	4,984,051	4,650,607	4,317,164	3,983,720	3,650,277	3,316,83
9 Twenty unit scheme (flats)	-	£399,386	4,782,672	4,514,615	4,246,556	3,978,499	3,710,441	3,442,384	3,174,326	2,906,269	2,638,211	2,370,153	2,102,09
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	7,410,080	6,998,897	6,587,713	6,176,529	5,765,346	5,354,161	4,942,978	4,531,793	4,120,610	3,709,425	3,298,24
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	11,209,893	10,579,339	9,948,355	9,317,140	8,685,923	8,054,708	7,423,491	6,792,274	6,161,059	5,529,842	4,898,62
12 Fifty unit scheme (flats - higher density)	-	£466,544	8,496,352	7,923,514	7,350,676	6,777,838	6,205,001	5,632,163	5,059,325	4,486,487	3,913,650	3,340,812	2,767,97
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	14,505,126		,, -	12,132,349	11,341,423	10,550,497	9,759,572	8,968,646	8,177,720	7,386,724	6,594,96
14 Seventy unit scheme (flats - higher density)	-	£246,590	12,364,792	11,532,170	10,699,549	9,866,927	9,034,306	8,201,685	7,369,063	6,536,441	5,703,819	4,871,199	4,038,57
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	18,862,717	17,593,988	16,325,257	15,056,526	13,787,795	12,518,271	11,244,454	9,970,639	8,696,822	7,423,005	6,149,19
16 One hundred unit scheme (flats - higher density)	-	£999,738	19,937,317	18,811,946	17,686,575	16,561,204	15,435,832	14,310,462	13,185,091	12,059,719	10,934,349	9,808,978	8,683,60
17 Two hunded unit scheme (flats) with GF retail	-	£1,435,292	30,948,346	28,833,606	26,718,866	24,604,126	22,484,624	20,361,740	18,238,856	16,115,973	13,993,089	11,870,205	9,747,32
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	36,650,374	33,825,537	31,000,700	28,175,863	25,351,026	22,526,189	19,701,352	16,876,515	14,051,678	11,217,792	8,371,33
19 Five hundred unit scheme (flats)	-	£5,134,958	67,799,596	62,474,364	57,149,132	51,804,929	46,452,391	41,099,852	35,747,314	30,371,533	24,980,170	19,588,805	14,197,44
20 Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,71
21 Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,52
22 Comparison retail	-	£1,236,194	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,12
23 Data Centre	-	£2,959,733	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,51
24 Office development	-	£1,782,971	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,72
25 Office development	-	£1,485,810	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,06
26 Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,47
27 Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,57
28 Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,45
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,17
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,80

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)	£500,000 PER HA

									Residual land value	es				
Descripti	ion	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
	scheme (houses)	1	£13,438	468,224	446,724	425,225	403,726	382,227	360,728	339,228	317,729	296,231	274,731	253,232
2 Two unit s	scheme (houses)	2	£17,917	936,448	893,449	850,451	807,452	764,453	721,456	678,457	635,459	592,460	549,462	506,464
3 Four unit	scheme (houses)	4	£19,444	1,521,408	1,451,411	1,381,414	1,311,416	1,241,419	1,171,422	1,101,425	1,031,428	961,430	891,433	821,436
4 Seven un	nit scheme (flats)	7	£33,211	1,727,981	1,631,167	1,534,353	1,437,538	1,340,723	1,243,909	1,147,094	1,050,279	953,465		
5 Nine unit	scheme (flats)	9	£28,125	1,945,309	1,835,992	1,726,673	1,617,356	1,508,039	1,398,722	1,289,405	1,180,088	1,070,770	961,453	852,136
6 Ten unit s	scheme (houses)	10	£50,450	4,231,877	4,038,031	3,844,183	3,650,336	3,456,489	3,262,642	3,068,795	2,874,947	2,681,100	2,487,253	2,293,406
7 Ten unit s	scheme (flats)	10	£30,089	2,434,991	2,298,547	2,162,103	2,025,658	1,889,214	1,752,770	1,616,326	1,479,882	1,343,438	1,206,994	1,070,549
8 Twenty ur	init scheme (houses and flats)	20	£93,750	6,651,268	6,317,825	5,984,381	5,650,938	5,317,494	4,984,051	4,650,607	4,317,164	3,983,720	3,650,277	3,316,833
9 Twenty ur	init scheme (flats)	20	£56,000	4,782,672	4,514,615	4,246,556	3,978,499	3,710,441	3,442,384	3,174,326	2,906,269	2,638,211	2,370,153	2,102,095
	it scheme (flats with retail use on ground floor)	30	£70,438	7,410,080	6,998,897	6,587,713	6,176,529	5,765,346	5,354,161	4,942,978	4,531,793	4,120,610	3,709,425	3,298,242
	scheme (flats - lower density)	50	£180,208	11,209,893	10,579,339	9,948,355	9,317,140	8,685,923	8,054,708	7,423,491	6,792,274	6,161,059	5,529,842	
12 Fifty unit s	scheme (flats - higher density)	50	£65,417	8,496,352	7,923,514	7,350,676	6,777,838	6,205,001	5,632,163	5,059,325		3,913,650	3,340,812	
,	unit scheme (Industrial/employment led scheme)	70	£133,854	14,505,126	13,714,200	12,923,275	12,132,349	11,341,423	10,550,497	9,759,572		8,177,720	7,386,724	6,594,968
,	unit scheme (flats - higher density)	70	£34,576	, , .	11,532,170	10,699,549	9,866,927	9,034,306	8,201,685	7,369,063	6,536,441	5,703,819	4,871,199	4,038,577
	dred unit scheme (flats - lower density)	100	£147,500	18,862,717	17,593,988	16,325,257	15,056,526	13,787,795	12,518,271	11,244,454	9,970,639	8,696,822	7,423,005	6,149,190
	dred unit scheme (flats - higher density)	100	£140,179		18,811,946	17,686,575	16,561,204	15,435,832	14,310,462	13,185,091	12,059,719	10,934,349	9,808,978	8,683,606
	ded unit scheme (flats) with GF retail	200	£201,250	30,948,346	28,833,606	26,718,866	24,604,126	22,484,624	20,361,740	18,238,856	16,115,973	13,993,089	11,870,205	9,747,321
	ndred unit scheme (flats) with GF retail	300	£191,667	36,650,374	33,825,537	31,000,700	28,175,863	25,351,026	22,526,189	19,701,352	16,876,515	14,051,678	11,217,792	
	dred unit scheme (flats)	500	£720,000	67,799,596	62,474,364	57,149,132	51,804,929	46,452,391	41,099,852	35,747,314	30,371,533	24,980,170	19,588,805	14,197,441
	dred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719		11,982,719	11,982,719	11,982,719
· ·	ail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparis		-	£173,333	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23 Data Cen		-	£415,000	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519		6,041,519	6,041,519	6,041,519
24 Office dev	•	-	£250,000	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25 Office dev	•	-	£208,333	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
	velopment (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
	velopment (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576		977,576	977,576	
	ustrial scheme	-	£250,000	3,217,453	3,217,453	7, 7	3,217,453	3,217,453	3,217,453	3,217,453	-, ,	3,217,453	3,217,453	-, ,
	Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial	scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

EALING LOCAL PLAN VIABILITY TESTING	Sales value £10,764 psm	AH tenure	Rented 0%	SO 100%	Frst Hms 0%

ENCHMARK LAND VALUE 1 (SECONDARY OFFICES)	Sales value £10,704 psi	£10.175.259	PER HA	AH tenure	Rented 0%	SO 100%	Frst Hms 0%	0					
		2.0,,200						Residual land value	s				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH		30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£273,460	498,629	475,610	452,590	429,571	406,551	383,532	360,513	337,493	314,474	291,454	268,4
2 Two unit scheme (houses)	2	£364,613	997,259	951,220	905,181	859,142	813,103	767,064	721,025	674,986	628,947	582,908	536,8
3 Four unit scheme (houses)	4	£395,705	1,620,404	1,545,457	1,470,510	1,395,563	1,320,616	1,245,668	1,170,722	1,095,775	1,020,827	945,880	870,9
4 Seven unit scheme (flats)	7	£675,863	1,867,487	1,763,697	1,659,907	1,556,118	1,452,327	1,348,538	1,244,747	1,140,958	1,037,168	933,378	829,5
5 Nine unit scheme (flats)	9	£572,358	2,102,830	1,985,636	1,868,443	1,751,249	1,634,056	1,516,863	1,399,670	1,282,477	1,165,283	1,048,090	930,8
6 Ten unit scheme (houses)	10	£1,026,684	4,508,895	4,301,197	4,093,499	3,885,801	3,678,103	3,470,404	3,262,706	3,055,008	2,847,310	2,639,612	2,431,9
7 Ten unit scheme (flats)	10	£612,333	2,631,601	2,485,326	2,339,052	2,192,777	2,046,502	1,900,228	1,753,953	1,607,679	1,461,404	1,315,129	1,168,8
8 Twenty unit scheme (houses and flats)	20	£1,907,861	7,130,034	6,772,652	6,415,271	6,057,889	5,700,507	5,343,125	4,985,743	4,628,361	4,270,980	3,913,598	3,556,2
9 Twenty unit scheme (flats)	20	£1,139,629	5,168,931	4,881,560	4,594,190	4,306,819	4,019,449	3,732,078	3,444,706	3,157,336	2,869,965	2,582,595	2,295,2
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	8,006,402	7,565,402	7,124,402	6,683,402	6,242,402	5,801,402	5,360,402	4,919,403	4,478,403	4,037,403	3,596,4
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	12,136,127	11,459,262	10,782,397	10,105,532	9,428,666	8,751,801	8,074,935	7,398,070	6,720,649	6,042,801	5,364,9
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	9,342,745	8,727,588	8,112,431	7,497,274	6,882,115	6,266,958	5,651,801	5,036,644	4,421,486	3,806,328	3,191,1
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	15,666,935	14,817,919	13,968,903	13,119,886	12,270,870	11,421,854	10,572,838	9,723,822	8,874,806	8,025,789	7,176,7
14 Seventy unit scheme (flats - higher density)	70	£703,635	13,595,029	12,700,895	11,806,762	10,912,629	10,018,496	9,124,362	8,230,228	7,336,095	6,441,962	5,547,829	4,653,6
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	20,739,719	19,377,137	18,014,557	16,651,977	15,289,397	13,926,816	12,564,236	11,201,274	9,832,793	8,464,312	7,095,8
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	21,602,227	20,393,610	19,184,994	17,976,378	16,767,761	15,559,144	14,350,528	13,141,911	11,933,294	10,724,678	9,516,0
17 Two hunded unit scheme (flats) with GF retail	200	£4,095,542	34,139,464	31,865,168	29,590,871	27,316,575	25,042,279	22,767,983	20,492,070	18,208,243	15,924,416	13,640,588	11,356,7
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	40,930,885	37,900,972	34,861,639	31,822,305	28,782,972	25,743,638	22,704,305	19,664,971	16,625,638	13,586,304	10,539,
19 Five hundred unit scheme (flats)	500	£14,652,373	75,495,639	69,785,604	64,075,570	58,365,536	52,655,502	46,922,234	41,181,537	35,440,840	29,686,757	23,903,176	18,119,5
20 Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,7
21 Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,5
22 Comparison retail	-	£3,527,423	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,1
23 Data Centre	-	£8,445,465	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,5
24 Office development	-	£5,087,629	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,7
25 Office development	-	£4,239,691	1 21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,0
26 Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,4
27 Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,5
28 Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,4
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,1
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,8

2 Two unit scheme (houses)	BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	1				ı	Residual land valu	ies				
2 Two unit scheme (houses)	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
3 Four unit scheme (nouse) 4 (258,858) 1,820,404 (47,178,186) 1,186,667 (170,510) 1,385,568 (130,816) 1,245,768 (134,815) 1,245,777 (140,956) 1,186,263 (140,816) 1,18	1 One unit scheme (houses)	1	£178,889	498,629	475,610	452,590	429,571	406,551	383,532	360,513	337,493	314,474	291,454	268,435
4 Seven unit scheme (flats) 7	2 Two unit scheme (houses)	2	£238,519	997,259	951,220	905,181	859,142	813,103	767,064	721,025	674,986	628,947	582,908	536,869
Solution of Solu	3 Four unit scheme (houses)	4	£258,858	1,620,404	1,545,457	1,470,510	1,395,563	1,320,616	1,245,668	1,170,722	1,095,775	1,020,827	945,880	870,934
6 Fee unit scheme (houses) 10 (E671-625 45,08 596 4301.197 4093.499 3,885.601 3,676.103 3,470.404 3,262.706 3,055.008 2,247.310 2,239.612 2,2431.91 7 Fee unit scheme (flats) 10 (240.556 2,331.601 2,446.526 2,339.062 2,245.701 (6.657.898 5,700.507 5,343.125 4,945.743 4,628.361 4,270.980 3,915.508 3,556.21 (7.701.001.001.001.001.001.001.001.001.00	4 Seven unit scheme (flats)	7	£442,129	1,867,487	1,763,697	1,659,907	1,556,118	1,452,327	1,348,538	1,244,747	1,140,958	1,037,168	933,378	829,588
Ten unit scheme (flats) 10 6400.569 2631.601 2485.262 2.339.062 2.192.777 2.046.602 1.575.963 1.607.679 1.461.404 1.151.5129 1.168.828 1.007.679 1.461.404 1.151.5129 1.168.828 1.007.679 1.461.404 1.151.5129 1.168.828 1.007.679 1.461.404 1.151.5129 1.168.828 1.007.679 1.461.404 1.151.5129 1.168.828 1.007.679 1.461.404 1.151.5129 1.168.828 1.007.679 1.461.404 1.151.5129 1.168.828 1.007.679 1.461.404 1.151.5129 1.168.828 1.007.679 1.461.404 1.151.5129 1.168.828 1.007.679 1.461.404 1.151.5129 1.168.828 1.007.679 1.461.404 1.151.5129 1.168.828 1.007.679 1.461.404 1.151.5129 1.168.828 1.007.679 1.461.404 1.151.5129 1.168.828 1.167.828	5 Nine unit scheme (flats)	9	£374,419	2,102,830	1,985,636	1,868,443	1,751,249	1,634,056	1,516,863	1,399,670	1,282,477	1,165,283	1,048,090	930,897
8 Twenty unit scheme (houses and flats) 9 Twenty unit scheme (flats with refail use on ground floor) 9 Twenty unit scheme (flats with refail use on ground floor) 9 Twenty unit scheme (flats with refail use on ground floor) 9 Twenty unit scheme (flats with refail use on ground floor) 9 Twenty unit scheme (flats with refail use on ground floor) 9 Twenty unit scheme (flats with refail use on ground floor) 9 Twenty unit scheme (flats with refail use on ground floor) 9 Twenty unit scheme (flats with refail use on ground floor) 15 E870.51 17 Fifty unit scheme (flats with refail use on ground floor) 16 E870.51 17 Fifty unit scheme (flats with refail use on ground floor) 17 E870.51 18 Fifty unit scheme (flats with refail use on ground floor) 18 E870.51 18 Fifty unit scheme (flats with refail use on ground floor) 19 E870.51 18 Fifty unit scheme (flats with refail use on ground floor) 19 E870.51 18 Fifty unit scheme (flats with refail use on ground floor) 19 E870.51 18 Fifty unit scheme (flats with refail use on ground floor) 19 E870.51 18 Fifty unit scheme (flats with refail use on ground floor) 19 E870.51 18 Fifty unit scheme (flats with floor) 19 E870.51 18 Fifty unit scheme (flats with floor) 19 E870.51 18 Fifty unit scheme (flats with floor) 19 E870.51 18 Fifty unit scheme (flats with floor) 19 E870.51 18 Fifty unit scheme (flats with floor) 19 E870.51 18 Fifty unit scheme (flats with floor) 19 E870.51 18 Fifty unit scheme (flats with floor) 19 E870.51 18 Fifty unit scheme (flats with floor) 19 E870.51 18 Fifty unit scheme (flats with floor) 19 E870.51 18 Fifty unit scheme (flats with floor) 19 E870.51 18 Fifty unit scheme (flats with floor) 19 E870.51 18 Fifty unit scheme (flats with floor) 19 E870.51 18 Fifty unit scheme (flats with floor) 19 E870.51 18 Fifty unit scheme (flats with floor) 19 E870.51 18 Fifty unit scheme (flats with floor) 19 E870.51 18 Fifty unit scheme (flats with floor) 19 E870.51 18 Fifty unit scheme (flats with floor) 19 E870.51 18 Fifty unit scheme (flats with floor) 19 E870.51 18 Fifty unit	6 Ten unit scheme (houses)	10	£671,625	4,508,895	4,301,197	4,093,499	3,885,801	3,678,103	3,470,404	3,262,706	3,055,008	2,847,310	2,639,612	2,431,914
Second Control of the Control of the Control of Contr	7 Ten unit scheme (flats)	10	£400,569	2,631,601	2,485,326	2,339,052	2,192,777	2,046,502	1,900,228	1,753,953	1,607,679	1,461,404	1,315,129	1,168,855
10 Thirty unit scheme (flats with refail use on ground floor) 50 £2.399.57 12 Fifty unit scheme (flats - lower density) 50 £2.399.57 12 Fifty unit scheme (flats - lower density) 50 £2.399.57 12 Fifty unit scheme (flats - lower density) 50 £2.399.57 12 Fifty unit scheme (flats - lower density) 50 £2.399.57 12 Fifty unit scheme (flats - lower density) 50 £2.399.57 12 Fifty unit scheme (flats - lower density) 50 £2.399.57 12 Fifty unit scheme (flats - lower density) 50 £2.399.57 12 Fifty unit scheme (flats - lower density) 50 £2.399.57 13 Seventy unit scheme (flats - lower density) 50 £1.781.599 50 £1.781.599 50 £1.781.599 50 £1.781.599 50 £1.781.599 50 £1.781.599 50 £1.781.599 50 £1.781.599 50 £1.781.599 50 £1.781.599 50 £1.781.599 50 £1.781.599 50 £1.781.599 50 £1.781.599 50 £1.781.599 50 £1.781.599 50 £1.781.599 50 £1.781.599 50 £1.881.599 50 £	8 Twenty unit scheme (houses and flats)	20	£1,248,065	7,130,034	6,772,652	6,415,271	6,057,889	5,700,507	5,343,125	4,985,743	4,628,361	4,270,980	3,913,598	3,556,217
11 Fiffy unit scheme (flats - lower density)	9 Twenty unit scheme (flats)	20	£745,51	5,168,931	4,881,560	4,594,190	4,306,819	4,019,449	3,732,078	3,444,706	3,157,336	2,869,965	2,582,595	2,295,224
12 Fiffyunit scheme (flats - higher density) 50 E370,872 9,342,448 8,727,588 8,112,431 7,497,274 6,882,115 6,266,565 5,661,801 5,036,644 4,421,486 3,806,328 3,191,176,77 14 Seventy unit scheme (linds - higher density) 70 E1,781,959 15,666,935 11,806,762 10,912,629 10,018,496 9,124,362 8,230,228 7,336,095 6,441,962 5,547,829 4,655,66 15 One hundred unit scheme (flats - higher density) 100 E1,963,622 20,739,719 19,377,137 18,014,557 16,651,977 15,289,397 13,926,816 12,564,236 11,201,274 9,832,793 8,464,312 7,095,836 17,000,000,000,000,000,000,000,000,000,0	10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	8,006,402	7,565,402	7,124,402	6,683,402	6,242,402	5,801,402	5,360,402	4,919,403	4,478,403	4,037,403	3,596,403
13 Seventy unit scheme (Industrial/employment led scheme) 70 £1.781.959 15.666.935 14.817.999 13.986.903 13.119.888 12.270.870 11.421.854 10.572.838 9.723.822 8.874.806 8.025.789 7.176.77	11 Fifty unit scheme (flats - lower density)	50	£2,399,057	12,136,127	11,459,262	10,782,397	10,105,532	9,428,666	8,751,801	8,074,935	7,398,070	6,720,649	6,042,801	5,364,952
14 Seventy unit scheme (flats - higher density) 70 £460.296 13,595.029 12,700.895 11,806,762 10,912,629 10,018,496 9,124,362 8,230,228 7,336,095 6,441,962 5,547,829 4,653,693 15 One hundred unit scheme (flats - higher density) 100 £1,866,152 20,739,719 19,377,137 18,014,557 16,651,977 15,259,397 13,392,816 112,564,236 11,201,274 9,832,793 8,464,312 7,095,160 16 One hundred unit scheme (flats - higher density) 100 £1,866,164 21,602,277 23,33,610 19,184,994 11,7976,378 16,757,718 15,795,809 16,756,761 15,595,164 14,602,272 23,36,10 19,184,994 11,7976,378 16,707,779 12,509,397 13,322,805 14,1911 11,233,294 11,264,314 11,264,314 11,264,314 11,264,314 11,264,314 11,264,314 11,264,314 11,264,314 11,264,314 11,264,314 11,264,314 11,264,314 11,264,314 11,264,314 11,264,314 11,264,314 11,264,314 11,264,314 11,	12 Fifty unit scheme (flats - higher density)	50	£870,872	9,342,745	8,727,588	8,112,431	7,497,274	6,882,115	6,266,958	5,651,801	5,036,644	4,421,486	3,806,328	3,191,171
15 One hundred unit scheme (flats - lower density) 100 £1,963,622 20,739,719 19,377,137 18,014,557 16,651,977 15,289,397 13,926,816 12,564,236 11,201,274 9,832,793 8,464,312 7,095,83 16 One hundred unit scheme (flats - higher density) 100 £1,866,154 21,602,227 20,393,610 19,184,994 17,976,378 16,767,761 15,559,144 14,350,528 13,141,911 11,933,294 10,724,678 9,516,000 19,700,100 19,7	13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	15,666,935	14,817,919	13,968,903	13,119,886	12,270,870	11,421,854	10,572,838	9,723,822	8,874,806	8,025,789	7,176,774
16 One hundred unit scheme (flats - higher density) 10 £1,866,154 21,602,227 20,393,610 19,184,994 17,976,378 16,767,761 15,559,144 14,350,528 13,141,911 11,933,294 10,724,678 9,516,06 17 Two hundred unit scheme (flats) with GF retail 20 £2,679,179 34,139,464 31,865,168 29,590,871 27,316,575 25,042,279 22,767,983 20,492,070 18,208,243 15,924,416 13,640,588 11,356,76 18 Three hundred unit scheme (flats) with GF retail 300 £2,551,599 40,930,885 37,900,972 34,861,639 31,822,305 28,782,972 25,743,688 22,704,305 19,664,971 18,266,4971 18,182,379 18,223,305 18,664,971 18,182,379 18,223,305 18,664,971 18,182,379 18,223,305 18,664,971 18,182,379 18,223,305 18,664,971 18,182,379 18,182,379 18,182,379 11,982,779 11,	14 Seventy unit scheme (flats - higher density)	70	£460,296	13,595,029	12,700,895	11,806,762	10,912,629	10,018,496	9,124,362	8,230,228	7,336,095	6,441,962	5,547,829	4,653,695
17 Two hunded unit scheme (flats) with GF retail 20 £2,679,179 34,139,464 31,865,168 29,590,871 27,316,575 25,042,279 22,767,983 20,492,070 18,208,243 15,924,416 13,640,588 11,356,761 18 Three hundred unit scheme (flats) with GF retail 300 £2,551,599 40,930,885 37,900,972 34,861,639 31,822,305 28,782,972 25,743,638 22,704,305 19,664,971 16,625,6358 13,5863,04 10,539,590 17 19 Five hundred unit scheme (flats) with GF retail 300 £2,551,599 40,930,885 37,900,972 34,861,639 31,822,305 28,782,972 25,743,638 22,704,305 19,664,971 16,625,6358 13,5863,04 10,539,590 17 19 Five hundred unit scheme (flats) with GF retail 300 £2,551,599 40,930,885 37,900,972 34,861,639 31,822,305 28,782,972 25,743,638 22,704,305 19,664,971 16,625,6375 35,440,840 11,625,639 11,982,719 11,9	15 One hundred unit scheme (flats - lower density)	100	£1,963,622	20,739,719	19,377,137	18,014,557	16,651,977	15,289,397	13,926,816	12,564,236	11,201,274	9,832,793	8,464,312	7,095,832
18 Three hundred unit scheme (flats) with GF retail 300 £2,551,599 40,930,885 37,900,972 34,861,639 31,822,305 28,782,972 25,743,638 22,704,305 19,664,971 16,625,638 13,586,304 10,539,593 19, Five hundred unit scheme (flats) 500 £9,585,136 75,495,639 69,785,604 64,075,570 58,365,536 52,655,502 46,922,234 41,181,537 35,408,40 29,686,757 23,903,176 18,195,502 10,000,000,000,000,000,000,000,000,000,	16 One hundred unit scheme (flats - higher density)	100	£1,866,154	21,602,227	20,393,610	19,184,994	17,976,378	16,767,761	15,559,144	14,350,528	13,141,911	11,933,294	10,724,678	9,516,062
19 Five hundred unit scheme (flats) 500 £9,585,136 75,495,639 69,785,604 64,075,570 58,365,536 52,655,502 46,922,234 41,181,537 35,440,840 29,686,757 23,903,176 18,119,592 1700 hundred unit Co-living scheme - £988,943 11,982,719 11		200	£2,679,179	34,139,464	31,865,168	29,590,871	27,316,575	25,042,279	22,767,983	20,492,070	18,208,243	15,924,416	13,640,588	11,356,760
20 Two hundred unit Co-living scheme	18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	40,930,885	37,900,972	34,861,639	31,822,305	28,782,972	25,743,638	22,704,305	19,664,971	16,625,638	13,586,304	10,539,590
21 Large retail supermarket - £6,656,344 1,082,520 2,082,412 2,082,412 2,082,412 2,08	19 Five hundred unit scheme (flats)	500	£9,585,136	75,495,639	69,785,604	64,075,570	58,365,536	52,655,502	46,922,234	, , , , , , , , , , , , , , , , , , , ,		29,686,757	23,903,176	18,119,596
22 Comparison retail - £2,307,533 9,790,120 9,	20 Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
23 Data Centre - £5,524,766 6,041,519 6,041,51	21 Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
24 Office development	22 Comparison retail	-	£2,307,533	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
25 Office development	23 Data Centre	-	£5,524,766	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
26 Hotel development (160 rooms) - £1,231,424 2,068,471 <td< th=""><td>24 Office development</td><td>-</td><td>£3,328,172</td><td>43,351,724</td><td>43,351,724</td><td>43,351,724</td><td>43,351,724</td><td>43,351,724</td><td>43,351,724</td><td>43,351,724</td><td>43,351,724</td><td>43,351,724</td><td>43,351,724</td><td>43,351,724</td></td<>	24 Office development	-	£3,328,172	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
27 Hotel development (100 rooms) - £776,574 977,576	25 Office development	-	£2,773,477	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
28 Light industrial scheme £3,328,172 3,217,453 <	26 Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
29 Industrial Scheme new build (50% plot ratio) - £6,656,344 4,013,171 4,013,171 4,013,171 4,013,171 4,013,171 4,013,171 4,013,171 4,013,171 4,013,171 4,013,171 4,013,171 4,013,171	27 Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
	28 Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
30 Industrial scheme intensification (60% plot ratio) - £6,656,344 4,815,804 4,815,804 4,815,804 4,815,804 4,815,804 4,815,804 4,815,804 4,815,804 4,815,804 4,815,804 4,815,804 4,815,804 4,815,804 4,815,804 4,815,804 4,815,804 4,815,804	29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
	30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943		1		1		esidual land value					
Description	No of units		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£95,835	498,629		452,590	429,571	406,551	383,532	360,513		314,474		
2 Two unit scheme (houses)	-	£127,780	997,259		905,181		813,103	767,064	721,025	674,986	628,947		536,869
3 Four unit scheme (houses)	-	£138,676	1,620,404	, , , , , , , , , , , , , , , , , , , ,	1,470,510	, ,	1,320,616	1,245,668	1,170,722	1,095,775	1,020,827		
4 Seven unit scheme (flats)	-	£236,858	1,867,487		1,659,907	1,556,118	1,452,327	1,348,538	1,244,747	1,140,958	1,037,168	933,378	- 7
5 Nine unit scheme (flats)	-	£200,584	2,102,830	1,985,636	1,868,443	1,751,249	1,634,056	1,516,863	1,399,670	1,282,477	1,165,283	1,048,090	930,897
6 Ten unit scheme (houses)	-	£359,804	4,508,895	4,301,197	4,093,499	3,885,801	3,678,103	3,470,404	3,262,706	3,055,008	2,847,310	2,639,612	2,431,914
7 Ten unit scheme (flats)	-	£214,593	2,631,601	2,485,326	2,339,052	2,192,777	2,046,502	1,900,228	1,753,953	1,607,679	1,461,404	1,315,129	1,168,855
8 Twenty unit scheme (houses and flats)	-	£668,614	7,130,034		6,415,271	6,057,889	5,700,507	5,343,125	4,985,743	4,628,361	4,270,980	3,913,598	3,556,217
9 Twenty unit scheme (flats)	-	£399,386	5,168,931	4,881,560	4,594,190	4,306,819	4,019,449	3,732,078	3,444,706	3,157,336	2,869,965	2,582,595	2,295,224
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	8,006,402	7,565,402	7,124,402	6,683,402	6,242,402	5,801,402	5,360,402	4,919,403	4,478,403	4,037,403	3,596,403
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	12,136,127	11,459,262	10,782,397	10,105,532	9,428,666	8,751,801	8,074,935	7,398,070	6,720,649	6,042,801	5,364,952
12 Fifty unit scheme (flats - higher density)	-	£466,544	9,342,745	8,727,588	8,112,431	7,497,274	6,882,115	6,266,958	5,651,801	5,036,644	4,421,486	3,806,328	3,191,171
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	15,666,935	14,817,919	13,968,903	13,119,886	12,270,870	11,421,854	10,572,838	9,723,822	8,874,806	8,025,789	7,176,774
14 Seventy unit scheme (flats - higher density)	-	£246,590	13,595,029	12,700,895	11,806,762	10,912,629	10,018,496	9,124,362	8,230,228	7,336,095	6,441,962	5,547,829	4,653,695
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	20,739,719	19,377,137	18,014,557	16,651,977	15,289,397	13,926,816	12,564,236	11,201,274	9,832,793	8,464,312	7,095,832
16 One hundred unit scheme (flats - higher density)	-	£999,738	21,602,227	20,393,610	19,184,994	17,976,378	16,767,761	15,559,144	14,350,528	13,141,911	11,933,294	10,724,678	9,516,062
17 Two hunded unit scheme (flats) with GF retail	-	£1,435,292	34,139,464	31,865,168	29,590,871	27,316,575	25,042,279	22,767,983	20,492,070	18,208,243	15,924,416	13,640,588	11,356,760
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	40,930,885	37,900,972	34,861,639	31,822,305	28,782,972	25,743,638	22,704,305	19,664,971	16,625,638	13,586,304	10,539,590
19 Five hundred unit scheme (flats)	-	£5,134,958	75,495,639	69,785,604	64,075,570	58,365,536	52,655,502	46,922,234	41,181,537	35,440,840	29,686,757	23,903,176	18,119,596
20 Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£1,236,194	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23 Data Centre	-	£2,959,733	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24 Office development	-	£1,782,971	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25 Office development	-	£1,485,810	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26 Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-	£416,027	977,576		977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28 Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4.815.804	4.815.804	4.815.804	4.815.804	4.815.804	4.815.804	4.815.804	4.815.804	4.815.804	4.815.804	4,815,804

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)	£500,000 PER HA

							R	esidual land value	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£13,438	498,629	475,610	452,590	429,571	406,551	383,532	360,513	337,493	314,474	291,454	268,4
2 Two unit scheme (houses)	2	£17,917	997,259	951,220	905,181	859,142	813,103	767,064	721,025	674,986	628,947	582,908	536,8
3 Four unit scheme (houses)	4	£19,444	1,620,404	1,545,457	1,470,510	1,395,563	1,320,616	1,245,668	1,170,722	1,095,775	1,020,827	945,880	870,9
4 Seven unit scheme (flats)	7	£33,211	1,867,487	1,763,697	1,659,907	1,556,118	1,452,327	1,348,538	1,244,747	1,140,958	1,037,168		829,5
5 Nine unit scheme (flats)	9	£28,125	2,102,830	1,985,636	1,868,443	1,751,249	1,634,056	1,516,863	1,399,670	1,282,477	1,165,283	1,048,090	930,89
6 Ten unit scheme (houses)	10	£50,450	4,508,895	4,301,197	4,093,499	3,885,801	3,678,103	3,470,404	3,262,706	3,055,008	2,847,310	2,639,612	2,431,9
7 Ten unit scheme (flats)	10	£30,089	2,631,601	2,485,326	2,339,052	2,192,777	2,046,502	1,900,228	1,753,953	1,607,679	1,461,404	1,315,129	1,168,8
8 Twenty unit scheme (houses and flats)	20	£93,750	7,130,034	6,772,652	6,415,271	6,057,889	5,700,507	5,343,125	4,985,743	4,628,361	4,270,980	3,913,598	3,556,2
9 Twenty unit scheme (flats)	20	£56,000	5,168,931	4,881,560	4,594,190	4,306,819	4,019,449	3,732,078	3,444,706	3,157,336	2,869,965	2,582,595	2,295,22
Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	8,006,402	7,565,402	7,124,402	6,683,402	6,242,402	5,801,402	5,360,402	4,919,403	4,478,403	4,037,403	3,596,40
1 Fifty unit scheme (flats - lower density)	50	£180,208	12,136,127	11,459,262	10,782,397	10,105,532	9,428,666	8,751,801	8,074,935	7,398,070	6,720,649	6,042,801	5,364,9
2 Fifty unit scheme (flats - higher density)	50	£65,417	9,342,745	8,727,588	8,112,431	7,497,274	6,882,115	6,266,958	5,651,801	5,036,644	4,421,486	3,806,328	3,191,1
3 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	15,666,935	14,817,919	13,968,903	13,119,886	12,270,870	11,421,854	10,572,838	9,723,822	8,874,806	8,025,789	7,176,7
4 Seventy unit scheme (flats - higher density)	70	£34,576	13,595,029	12,700,895	11,806,762	10,912,629	10,018,496	9,124,362	8,230,228	7,336,095	6,441,962	5,547,829	4,653,69
5 One hundred unit scheme (flats - lower density)	100	£147,500	20,739,719	19,377,137	18,014,557	16,651,977	15,289,397	13,926,816	12,564,236	11,201,274	9,832,793	8,464,312	7,095,8
6 One hundred unit scheme (flats - higher density)	100	£140,179	21,602,227	20,393,610	19,184,994	17,976,378	16,767,761	15,559,144	14,350,528	13,141,911	11,933,294	10,724,678	9,516,00
7 Two hunded unit scheme (flats) with GF retail	200	£201,250	34,139,464	31,865,168	29,590,871	27,316,575	25,042,279	22,767,983	20,492,070	18,208,243	15,924,416	13,640,588	11,356,70
8 Three hundred unit scheme (flats) with GF retail	300	£191,667	40,930,885	37,900,972	34,861,639	31,822,305	28,782,972	25,743,638	22,704,305	19,664,971	16,625,638	13,586,304	10,539,59
9 Five hundred unit scheme (flats)	500	£720,000	75,495,639	69,785,604	64,075,570	58,365,536	52,655,502	46,922,234	41,181,537	35,440,840	29,686,757	23,903,176	18,119,59
Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,7
Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,52
22 Comparison retail	-	£173,333	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,12
23 Data Centre	-	£415,000	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,51
24 Office development	-	£250,000	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,72
25 Office development	-	£208,333	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,00
Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,47
Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,5
28 Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,4
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,17
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,80



Appendix 11 - Maximum CIL rates

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

		£7,630,000	PER HA			M	laximum C	CIL per squ	are metre		
Description	Floor area	BLV	£7,260	£7,698	£8,136	£8,574	£9,012	£9,450	£9,888	£10,326	£10,764
1 One unit scheme (houses)	108	£273,460	-	-	-	-	-	-	146	324	503
2 Two unit scheme (houses)	215	£364,613	-	100	279	458	636	815	994	1,172	1,351
3 Four unit scheme (houses)	350	£395,705	478	657	836	1,014	1,193	1,372	1,550	1,729	1,907
4 Seven unit scheme (flats)	598	£675,863	-	-	-	-	114	261	409	556	703
5 Nine unit scheme (flats)	675	£572,358	-	-	93	240	388	535	683	830	977
6 Ten unit scheme (houses)	1,009	£1,026,684	534	707	880	1,054	1,227	1,401	1,574	1,747	1,921
7 Ten unit scheme (flats)	843	£612,333	-	75	222	370	517	665	812	959	1,107
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	78	240	401	562	723	885	1,046	1,207	1,369
9 Twenty unit scheme (flats)	1,680	£1,139,629	-	109	255	401	547	692	837	982	1,127
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	100	234	368	501	635	769	902	1,036	1,170
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	-	-	-	114	250	386	522	659	795
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	-	-	56	193	331	467	604	740	876
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	113	228	343	458	573	688	803	918	1,032
14 Seventy unit scheme (flats - higher density)	5,705	£703,635	-	137	274	412	549	686	822	958	1,095
15 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	-	-	48	184	319	454	589	724	859
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	168	303	439	574	708	842	976	1,110	1,244
17 Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	-	-	54	182	309	436	562	688	814
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	-	-	-	35	154	273	392	510	628
19 Five hundred unit scheme (flats)	43,200	£14,652,373	-	-	-	-	-	80	195	310	424
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£3,527,423	630	630	630	630	630	630	1,204	1,204	1,204
23 Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-
24 Office development	30,000	£5,087,629	-	-	-	-	-	-	1,275	1,275	1,275
25 Office development	15,000	£4,239,691	-	-	-	-	-	-	1,162	1,162	1,162
26 Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25
27 Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-
28 Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	_

NCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£4,210,000	PER HA			M	aximum C	IL per squ	are metre		
Description	Floor area	BLV	£5,595	£5,791	£5,988	£6,184	£6,380	£6,576	£6,773	£6,969	£7,165
1 One unit scheme (houses)	84	£178,889	-	132	311	489	668	847	1,025	1,204	1,383
2 Two unit scheme (houses)	167	£238,519	508	687	865	1,044	1,223	1,401	1,580	1,759	1,937
3 Four unit scheme (houses)	418	£258,858	869	1,048	1,227	1,405	1,584	1,763	1,941	2,120	2,298
4 Seven unit scheme (flats)	837	£442,129	-	63	210	357	505	652	800	947	1,094
5 Nine unit scheme (flats)	2,510	£374,419	91	239	386	534	681	828	976	1,123	1,271
6 Ten unit scheme (houses)	2,510	£671,625	885	1,059	1,232	1,406	1,579	1,752	1,926	2,099	2,273
7 Ten unit scheme (flats)	2,510	£400,569	179	326	474	621	769	916	1,063	1,211	1,358
8 Twenty unit scheme (houses and flats)	8,368	£1,248,065	430	592	753	914	1,075	1,237	1,398	1,559	1,720
9 Twenty unit scheme (flats)	8,368	£745,511	197	343	490	636	781	926	1,072	1,217	1,362
10 Thirty unit scheme (flats with retail use on ground floor)	16,735	£937,713	276	410	544	677	811	945	1,078	1,212	1,346
11 Fifty unit scheme (flats - lower density)	16,735	£2,399,057	-	135	271	407	543	679	816	952	1,088
12 Fifty unit scheme (flats - higher density)	37,654	£870,872	-	35	173	311	448	585	721	857	993
13 Seventy unit scheme (Industrial/employment led scheme)	2,000	£1,781,959	260	375	490	605	720	835	950	1,065	1,179
14 Seventy unit scheme (flats - higher density)	4,500	£460,296	42	179	317	454	592	729	865	1,001	1,137
15 One hundred unit scheme (flats - lower density)	3,000	£1,963,622	-	29	165	301	436	571	706	841	977
16 One hundred unit scheme (flats - higher density)	2,000	£1,866,154	294	429	564	699	834	968	1,102	1,236	1,370
17 Two hunded unit scheme (flats) with GF retail	4,500	£2,679,179	-	14	142	270	397	524	650	776	902
18 Three hundred unit scheme (flats) with GF retail	4,376	£2,551,599	-	-	-	93	212	331	450	569	686
19 Five hundred unit scheme (flats)	3,529	£9,585,136	-	-	-	-	83	198	312	427	541
20 Two hundred unit Co-living scheme	2,500	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
21 Large retail supermarket	2,500	£6,656,344	-	-	-	-	-	-	-	-	-
22 Comparison retail	1,500	£2,307,533	865	865	865	865	865	865	1,439	1,439	1,439
23 Data Centre	2,500	£5,524,766	-	-	-	-	-	-	74	74	74
24 Office development	5,000	£3,328,172	-	-	-	-	-	-	1,334	1,334	1,334
25 Office development	20,000	£2,773,477	-	-	-	-	-	-	1,260	1,260	1,260
26 Hotel development (160 rooms)	1,000	£1,231,424	113	113	113	113	113	113	113	113	113
27 Hotel development (100 rooms)	1,250	£776,574	57	57	57	57	57	57	57	57	57
28 Light industrial scheme	1,875	£3,328,172	-	-	-	-	-	-	-	-	-
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-
30 Industrial scheme intensification (60% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£2,793,156				M	aximum C	IL per squ	are metre		
Description	Floor area	BLV	£5,595	£5,791	£5,988	£6,184	£6,380	£6,576	£6,773	£6,969	£7,165
1 One unit scheme (houses)	84	£95,835	726	905	1,083	1,262	1,441	1,619	1,798	1,977	2,155
2 Two unit scheme (houses)	167	£127,780	1,023	1,202	1,381	1,559	1,738	1,916	2,095	2,274	2,452
3 Four unit scheme (houses)	418	£138,676	1,213	1,391	1,570	1,749	1,927	2,106	2,285	2,463	2,642
4 Seven unit scheme (flats)	837	£236,858	259	406	553	701	848	996	1,143	1,290	1,438
5 Nine unit scheme (flats)	2,510	£200,584	349	496	644	791	939	1,086	1,233	1,381	1,528
6 Ten unit scheme (houses)	2,510	£359,804	1,195	1,368	1,541	1,715	1,888	2,061	2,235	2,408	2,582
7 Ten unit scheme (flats)	2,510	£214,593	400	547	694	842	989	1,137	1,284	1,431	1,579
8 Twenty unit scheme (houses and flats)	8,368	£668,614	739	901	1,062	1,223	1,384	1,546	1,707	1,868	2,029
9 Twenty unit scheme (flats)	8,368	£399,386	403	549	696	842	987	1,132	1,278	1,423	1,568
10 Thirty unit scheme (flats with retail use on ground floor)	16,735	£502,352	431	565	698	832	966	1,099	1,233	1,367	1,500
11 Fifty unit scheme (flats - lower density)	16,735	£1,285,225	256	392	528	665	801	937	1,073	1,209	1,345
12 Fifty unit scheme (flats - higher density)	37,654	£466,544	1	138	276	414	551	688	824	960	1,096
13 Seventy unit scheme (Industrial/employment led scheme)	2,000	£954,633	389	504	619	734	849	964	1,079	1,193	1,308
14 Seventy unit scheme (flats - higher density)	4,500	£246,590	79	217	354	492	630	766	902	1,038	1,175
15 One hundred unit scheme (flats - lower density)	3,000	£1,051,953	-	132	268	404	539	674	809	944	1,080
16 One hundred unit scheme (flats - higher density)	2,000	£999,738	404	539	675	810	944	1,078	1,212	1,346	1,480
17 Two hunded unit scheme (flats) with GF retail	4,500	£1,435,292	-	92	219	347	475	601	727	853	980
18 Three hundred unit scheme (flats) with GF retail	4,376	£1,366,945	-	-	25	145	264	383	502	620	738
19 Five hundred unit scheme (flats)	3,529	£5,134,958	-	-	-	70	186	301	415	530	645
20 Two hundred unit Co-living scheme	2,500	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21 Large retail supermarket	2,500	£3,565,943	-	-	-	-	-	-	-	-	-
22 Comparison retail	1,500	£1,236,194	1,071	1,071	1,071	1,071	1,071	1,071	1,645	1,645	1,645
23 Data Centre	2,500	£2,959,733	270	270	270	270	270	270	440	440	440
24 Office development	5,000	£1,782,971	-	-	-	-	-	-	1,386	1,386	1,386
25 Office development	20,000	£1,485,810	-	-	-	-	-	-	1,346	1,346	1,346
26 Hotel development (160 rooms)	1,000	£659,699	190	190	190	190	190	190	190	190	190
27 Hotel development (100 rooms)	1,250	£416,027	160	160	160	160	160	160	160	160	160
28 Light industrial scheme	1,875	£1,782,971	239	239	239	239	239	239	239	239	239
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89
30 Industrial scheme intensification (60% plot ratio)	5,000	£3,565,943	208	208	208	208	208	208	208	208	208

NCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)		£500,000					/laximum (
Description	Floor area	BLV	£5,595	,	£5,988	£6,184	£6,380	£6,576	£6,773	£6,969	£7,165
1 One unit scheme (houses)	84	£13,438		40% AH		40% AH	40% AH	40% AH	40% AH	40% AH	40% AH
2 Two unit scheme (houses)	167	£17,917	1,493	1,671	1,850	2,029	2,207	2,386	2,564	2,743	2,922
3 Four unit scheme (houses)	418	£19,444	1,534	1,713	1,892	2,070	2,249	2,427	2,606	2,785	2,963
4 Seven unit scheme (flats)	837	£33,211	1,553	1,732	1,911	2,089	2,268	2,447	2,625	2,804	2,982
5 Nine unit scheme (flats)	2,510	£28,125	599	747	894	1,041	1,189	1,336	1,484	1,631	1,778
6 Ten unit scheme (houses)	2,510	£50,450	604	752	899	1,047	1,194	1,341	1,489	1,636	1,784
7 Ten unit scheme (flats)	2,510	£30,089	1,501	1,675	1,848	2,021	2,195	2,368	2,541	2,715	2,888
8 Twenty unit scheme (houses and flats)	8,368	£93,750	619	766	913	1,061	1,208	1,356	1,503	1,650	1,798
9 Twenty unit scheme (flats)	8,368	£56,000	1,046	1,207	1,368	1,530	1,691	1,852	2,014	2,175	2,336
10 Thirty unit scheme (flats with retail use on ground floor)	16,735	£70,438	607	754	900	1,046	1,192	1,337	1,482	1,627	1,772
11 Fifty unit scheme (flats - lower density)	16,735	£180,208	584	718	851	985	1,119	1,253	1,386	1,520	1,654
12 Fifty unit scheme (flats - higher density)	37,654	£65,417	511	648	784	920	1,056	1,192	1,329	1,465	1,601
13 Seventy unit scheme (Industrial/employment led scheme)	2,000	£133,854	103	241	378	516	653	790	926	1,062	1,199
14 Seventy unit scheme (flats - higher density)	4,500	£34,576	516	631	746	861	976	1,091	1,206	1,321	1,435
15 One hundred unit scheme (flats - lower density)	3,000	£147,500	116	254	391	529	667	803	939	1,076	1,212
16 One hundred unit scheme (flats - higher density)	2,000	£140,179	97	234	371	506	641	776	912	1,047	1,182
17 Two hunded unit scheme (flats) with GF retail	4,500	£201,250	514	649	784	919	1,054	1,188	1,322	1,455	1,589
18 Three hundred unit scheme (flats) with GF retail	4,376	£191,667	40	168	296	424	551	678	804	930	1,056
19 Five hundred unit scheme (flats)	3,529	£720,000	-	-	76	196	315	434	553	671	789
20 Two hundred unit Co-living scheme	2,500	£74,286	-	-	56	172	288	403	518	632	747
21 Large retail supermarket	2,500	£500,000	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290
22 Comparison retail	1,500	£173,333	194	194	194	194	194	194	194	194	194
23 Data Centre	2,500	£415,000	1,275	1,275	1,275	1,275	1,275	1,275	1,849	1,849	1,849
24 Office development	5,000	£250,000	633	633	633	633	633	633	804	804	804
25 Office development	20,000	£208,333	-	-	-	-	-	-	1,437	1,437	1,437
26 Hotel development (160 rooms)	1,000	£92,500	-	-	-	-	-	-	1,431	1,431	1,431
27 Hotel development (100 rooms)	1,250	£58,333	267	267	267	267	267	267	267	267	267
28 Light industrial scheme	1,875	£250,000	263	263	263	263	263	263	263	263	263
29 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	495	495	495	495	495	495	495	495	495
30 Industrial scheme intensification (60% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703

		£10,175,259	PER HA				Re	sidual land val	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£273,460	79	-	-	-	-	-	-	-	-	-	
2 Two unit scheme (houses)	215	£364,613	927	801	675	550	424	299	173	47	-	-	-
3 Four unit scheme (houses)	350	£395,705	1,483	1,358	1,232	1,106	981	855	730	604	478	353	227
4 Seven unit scheme (flats)	598	£675,863	330	229	129	28	-	-	-	-	-	-	
5 Nine unit scheme (flats)	675	£572,358	604	503	403	302	201	100	-	-	-	-	
6 Ten unit scheme (houses)	1,009	£1,026,684	1,494	1,374	1,254	1,134	1,014	894	774	654	534	413	293
7 Ten unit scheme (flats)	843	£612,333	733	633	532	431	331	230	129	28	-	-	
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	965	854	743	633	522	411	300	189	78	-	-
9 Twenty unit scheme (flats)	1,680	£1,139,629	758	658	559	459	360	261	161	62	-	-	
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	824	734	643	553	462	372	281	191	100	10	
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	423	333		154	64	-	-	-	-	-	
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	502	412	322	231	141	51	-	-	-	-	
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	719	643	568	492	416	340	265	189	113	37	
14 Seventy unit scheme (flats - higher density)	5,705	£703,635	720	630	540	450	360	270	179	89	-	-	-
15 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	484	396	308	219	130	42	-	-	-	-	
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	874	786	698	609	521	433	345	257	168	80	
17 Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	443	362	282	201	121	40	-	-	-	-	
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	277	202	127	52	-	-	-	-	-	-	
19 Five hundred unit scheme (flats)	43,200	£14,652,373	125	47	-	-	-	-	-	-	-	-	
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£3,527,423	630	630	630	630	630	630	630	630	630	630	630
23 Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	
24 Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25 Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	
26 Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	25
27 Hotel development (100 rooms)	3,500	£1,187,114	_	-	-	-	-	-	-	-	-	-	
28 Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	_	_	-	_	-	_	_	_	_	_	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	PER HA				Re	sidual land val	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889	958	833	707	582	456	330	205	79	-	-	-
2 Two unit scheme (houses)	215	£238,519	1,513	1,387	1,262	1,136	1,011	885	759	634	508	383	257
3 Four unit scheme (houses)	350	£258,858	1,874	1,749	1,623	1,497	1,372	1,246	1,121	995	869	744	618
4 Seven unit scheme (flats)	598	£442,129	721	620	520	419	318	217	117	16	-	-	-
5 Nine unit scheme (flats)	675	£374,419	897	797	696	595	494	394	293	192	91	-	-
6 Ten unit scheme (houses)	1,009	£671,625	1,846	1,726	1,606	1,486	1,366	1,246	1,126	1,006	885	765	645
7 Ten unit scheme (flats)	843	£400,569	985	884	783	683	582	481	380	280	179	78	-
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	1,317	1,206	1,095	985	874	763	652	541	430	319	209
9 Twenty unit scheme (flats)	1,680	£745,511	992	893	794	694	595	495	396	296	197	97	-
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,000	910	819	729	638	548	457	367	276	186	95
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	716	626	537	447	357	268	178	88	-	-	-
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	619	529	439	349	258	168	78	-	-	-	-
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	866	790	714	638	563	487	411	336	260	184	108
14 Seventy unit scheme (flats - higher density)	5,705	£460,296	763	673	583	493	402	312	222	132	42	-	-
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	601	513	425	337	248	159	70	-	-	-	-
16 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,000	912	823	735	647	559	470	382	294	206	118
17 Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	531	450	370	289	209	128	48	-	-	-	-
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	335	260	185	111	35	-	-	-	-	-	-
19 Five hundred unit scheme (flats)	43,200	£9,585,136	242	164	86	9	-	-	-	-	-	-	-
20 Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£2,307,533	865	865	865	865	865	865	865	865	865	865	865
23 Data Centre	7,000	£5,524,766	-	-	-	-	-	-	-	-	-	-	-
24 Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
25 Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-
26 Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	
27 Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57
28 Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-		-	-	-		-	-	-		-
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					Re	esidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£95,835	1,731	1,605	1,480	1,354	1,229	1,103	977	852	726	601	475
2 Two unit scheme (houses)	215	£127,780	2,028	1,902	1,777	1,651	1,526	1,400	1,274	1,149	1,023	898	772
3 Four unit scheme (houses)	350	£138,676	2,218	2,092	1,966	1,841	1,715	1,590	1,464	1,338	1,213	1,087	962
4 Seven unit scheme (flats)	598	£236,858	1,064	964	863	762	661	561	460	359	259	158	57
5 Nine unit scheme (flats)	675	£200,584	1,155	1,054	953	853	752	651	550	450	349	248	148
6 Ten unit scheme (houses)	1,009	£359,804	2,155	2,035	1,915	1,795	1,675	1,555	1,435	1,315	1,195	1,074	954
7 Ten unit scheme (flats)	843	£214,593	1,206	1,105	1,004	903	803	702	601	500	400	299	198
8 Twenty unit scheme (houses and flats)	1,875	£668,614	1,626	1,515	1,404	1,294	1,183	1,072	961	850	739	629	518
9 Twenty unit scheme (flats)	1,680	£399,386	1,198	1,099	1,000	900	801	701	602	502	403	303	
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	1,155	1,064	974	883	793	702	612	521	431	340	
11 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	974	884	794	704	615	525	435	346	256	166	76
12 Fifty unit scheme (flats - higher density)	3,925	£466,544	722	632	542	452	361	271	181	91	1	-	-
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	994	919	843	767	691	616	540	464	389	313	237
14 Seventy unit scheme (flats - higher density)	5,705	£246,590	801	710	620	530	440	350	259	169	79	-	-
15 One hundred unit scheme (flats - lower density)	8,850	£1,051,953	704	616	528	440	351	262	173	84	-	-	-
16 One hundred unit scheme (flats - higher density)	7,850	£999,738	1,110	1,022	934	845	757	669	581	493	404	316	228
17 Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	608	528	447	367	286	206	125	44	-	-	-
18 Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	387	312	237	162	86	11	-	-	-	-	-
19 Five hundred unit scheme (flats)	43,200	£5,134,958	345	267	189	112	34	-	-	-	-	-	-
20 Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21 Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£1,236,194	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071
23 Data Centre	7,000	£2,959,733	270	270	270	270	270	270	270	270	270	270	270
24 Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25 Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26 Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190
27 Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160			
28 Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	
30 Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208

MARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UND	,	,						sidual land va					
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£13,438	2,497	2,372	2,246	2,121	1,995	1,869	1,744	1,618	1,493	1,367	1,24
2 Two unit scheme (houses)	215	£17,917	2,539	2,413	2,288	2,162	2,037	1,911	1,785	1,660	1,534	1,409	1,28
3 Four unit scheme (houses)	350	£19,444	2,558	2,433	2,307	2,181	2,056	1,930	1,805	1,679	1,553	1,428	1,30
4 Seven unit scheme (flats)	598	£33,211	1,405	1,304	1,204	1,103	1,002	901	801	700	599	499	39
5 Nine unit scheme (flats)	675	£28,125	1,410	1,310	1,209	1,108	1,007	907	806	705	604	504	40
6 Ten unit scheme (houses)	1,009	£50,450	2,462	2,342	2,222	2,102	1,981	1,861	1,741	1,621	1,501	1,381	1,26
7 Ten unit scheme (flats)	843	£30,089	1,425	1,324	1,223	1,122	1,022	921	820	719	619	518	41
8 Twenty unit scheme (houses and flats)	1,875	£93,750	1,933	1,822	1,711	1,600	1,489	1,378	1,268	1,157	1,046	935	82
9 Twenty unit scheme (flats)	1,680	£56,000	1,403	1,303	1,204	1,105	1,005	906	806	707	607	508	40
0 Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	1,308	1,218	1,127	1,037	946	856	765	675	584	494	40
11 Fifty unit scheme (flats - lower density)	4,325	£180,208	1,229	1,139	1,050	960	870	781	691	601	511	421	33
12 Fifty unit scheme (flats - higher density)	3,925	£65,417	824	734	644	554	464	373	283	193	103	13	
3 Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	1,122	1,046	971	895	819	744	668	592	516	441	36
14 Seventy unit scheme (flats - higher density)	5,705	£34,576	838	748	657	567	477	387	297	206	116	26	
15 One hundred unit scheme (flats - lower density)	8,850	£147,500	807	718	630	542	453	364	275	186	97	8	
16 One hundred unit scheme (flats - higher density)	7,850	£140,179	1,220	1,131	1,043	955	867	779	690	602	514	426	33
17 Two hunded unit scheme (flats) with GF retail	16,100	£201,250	685	604	524	443	363	282	202	121	40	-	
18 Three hundred unit scheme (flats) with GF retail	23,000	£191,667	438	363	288	213	138	62	-	-	-	-	
19 Five hundred unit scheme (flats)	43,200	£720,000	447	370	292	214	136	58	-	-	-	-	
Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,29
21 Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	19
22 Comparison retail	5,200	£173,333	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,27
23 Data Centre	7,000	£415,000	633	633	633	633	633	633	633	633	633	633	63
24 Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	
26 Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	26
27 Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	26
28 Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	49
29 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	

BENCHMARK LAND VALUE I (SECONDARI OFFICES)		£10,175,259	PER HA				Re	sidual land val	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£273,460	376	236	95	-	-	-	-	-	-	-	-
2 Two unit scheme (houses)	215	£364,613	1,224	1,084	943	803	662	522	381	241	100	-	-
3 Four unit scheme (houses)	350	£395,705	1,781	1,640	1,500	1,359	1,219	1,078	938	797	657	516	376
4 Seven unit scheme (flats)	598	£675,863	576	463	350	237	124	11	-	-	-	-	-
5 Nine unit scheme (flats)	675	£572,358	850	737	624	511	398	285	172	59	-	-	-
6 Ten unit scheme (houses)	1,009	£1,026,684	1,783	1,649	1,514	1,380	1,245	1,111	976	842	707	572	438
7 Ten unit scheme (flats)	843	£612,333	979	866	753	640	527	414	301	188	75	-	-
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	1,234	1,110	985	861	737	613	488	364	240	115	-
9 Twenty unit scheme (flats)	1,680	£1,139,629	1,002	890	779	667	555	444	332	220	109	-	-
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,047	946	844	742	641	539	437	336	234	132	31
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	650	549	448	347	246	145	43	-	-	-	-
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	731	630	528	426	325	223	121	20	-	-	-
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002		825		655	569		399	313			57
14 Seventy unit scheme (flats - higher density)	5,705	£703,635	950	848	747	645	543	442	340	238	137	35	-
15 One hundred unit scheme (flats - lower density)	8,850	, ,	709	610	510	411	311	212	112	12	-	-	-
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,099	1,000	900	801	701	602	502	403	303	204	104
17 Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	655	564	473	382	291	200	109	18	-	-	-
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	475	390	305	221	136	51	-	-	-	-	-
19 Five hundred unit scheme (flats)	43,200	£14,652,373	316	229	142	56	-	-	-	-	-	-	-
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£3,527,423	630	630	630	630	630	630	630	630	630	630	630
23 Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24 Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25 Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26 Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	25
27 Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28 Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

IMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	PER HA				Re	sidual land va	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889	1,256	1,116	975	835	694	554	413	273	132	-	
2 Two unit scheme (houses)	215	£238,519	1,811	1,670	1,530	1,389	1,249	1,108	968	827	687	546	
3 Four unit scheme (houses)	350	£258,858	2,172	2,031	1,891	1,750	1,610	1,469	1,329	1,188	1,048	907	76
4 Seven unit scheme (flats)	598	£442,129	967	854	741	628	515	402	289	176	63	-	
5 Nine unit scheme (flats)	675	£374,419	1,143	1,030	917	804	691	578	465	352	239	126	1
6 Ten unit scheme (houses)	1,009	£671,625	2,135	2,001	1,866	1,732	1,597	1,462	1,328	1,193	1,059	924	
7 Ten unit scheme (flats)	843	£400,569	1,230	1,117	1,004	891	778	665	552	439	326	213	
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	1,586	1,462	1,337	1,213	1,089	964	840	716	592	467	34
9 Twenty unit scheme (flats)	1,680	£745,511	1,236	1,125	1,013	902	790	678	567	455	343	232	
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,223	1,121	1,020	918	817	715	613	512	410	308	20
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	943	842	741	640	539	438	337	236	135	34	
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	848	747	645	544	442	340	239	137	35	-	
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,057	972	887	801	716	631	545	460	375	289	2
14 Seventy unit scheme (flats - higher density)	5,705	£460,296	992	891	789	688	586	484	383	281	179	78	
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	827	727	628	528	429	329	229	129	29	-	
16 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,225	1,125	1,026	926	827	728	628	529	429	330	2
17 Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	743	652	561	470	379	288	197	106	14	-	
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	534	449	364	279	194	110	24	-	-	-	
19 Five hundred unit scheme (flats)	43,200	£9,585,136	433	346	260	173	85	-	-	-	-	-	
20 Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,1
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£2,307,533	865	865	865	865	865	865	865	865	865	865	86
23 Data Centre	7,000	£5,524,766	-	-	-	-	-	-	-	-	-	-	
24 Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	
26 Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	1
27 Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	
28 Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	_	-	_	-	-	_	-	-	

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					Re	sidual land val	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£95,835	2,029	1,888	1,748	1,607	1,467	1,326	1,186	1,045	905	764	624
2 Two unit scheme (houses)	215	£127,780	2,326	2,185	2,045	1,904	1,764	1,623	1,483	1,342	1,202	1,061	921
3 Four unit scheme (houses)	350	£138,676	2,515	2,375	2,234	2,094	1,953	1,813	1,672	1,532	1,391	1,251	1,110
4 Seven unit scheme (flats)	598	£236,858	1,310	1,197	1,084	971	858	745	632	519	406	293	180
5 Nine unit scheme (flats)	675	£200,584	1,400	1,287	1,174	1,061	948	835	722	609	496	383	270
6 Ten unit scheme (houses)	1,009	£359,804	2,444	2,310	2,175	2,041	1,906	1,772	1,637	1,502	1,368	1,233	1,099
7 Ten unit scheme (flats)	843	£214,593	1,451	1,338	1,225	1,112	999	886	773	660	547	434	321
8 Twenty unit scheme (houses and flats)	1,875	£668,614	1,895	1,771	1,646	1,522	1,398	1,273	1,149	1,025	901	776	652
9 Twenty unit scheme (flats)	1,680	£399,386	1,442	1,331	1,219	1,108	996	884	773	661	549	438	326
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	1,378	1,276	1,174	1,073	971	869	768	666	565	463	361
11 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	1,201	1,099	998	897	796	695	594	493	392	291	190
12 Fifty unit scheme (flats - higher density)	3,925	£466,544	951	850	748	647	545	443	342	240	138	37	-
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,186	1,101	1,015	930	845	760	674	589	504	418	333
14 Seventy unit scheme (flats - higher density)	5,705	£246,590	1,030	928	827	725	623	522	420	318	217	115	13
15 One hundred unit scheme (flats - lower density)	8,850	£1,051,953	930	830	731	631	532	432	332	232	132	32	-
16 One hundred unit scheme (flats - higher density)	7,850	£999,738	1,335	1,236	1,136	1,037	937	838	738	639	539	440	341
17 Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	820	730	639	547	456	365	274	183	92	0	-
18 Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	585	500	416	331	246	161	76	-	-	-	-
19 Five hundred unit scheme (flats)	43,200	£5,134,958	536	449	363	276	188	101	13	-	-	-	-
20 Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21 Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£1,236,194	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071
23 Data Centre	7,000	£2,959,733	270	270	270	270	270	270	270	270	270	270	270
24 Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25 Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26 Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190
27 Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	
28 Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	
30 Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVE	LOPED LAND	£500,000					Re	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£13,438	2,795	2,655	2,514	2,374	2,233	2,093	1,952	1,812	1,671	1,531	1,390
2 Two unit scheme (houses)	215	£17,917	2,837	2,696	2,556	2,415	2,275	2,134	1,994	1,853	1,713	1,572	1,432
3 Four unit scheme (houses)	350	£19,444	2,856	2,715	2,575	2,434	2,294	2,153	2,013	1,872	1,732	1,592	1,451
4 Seven unit scheme (flats)	598	£33,211	1,651	1,538	1,425	1,312	1,199	1,086	973	860	747	634	521
5 Nine unit scheme (flats)	675	£28,125	1,656	1,543	1,430	1,317	1,204	1,091	978	865	752	639	526
6 Ten unit scheme (houses)	1,009	£50,450	2,751	2,616	2,482	2,347	2,213	2,078	1,944	1,809	1,675	1,540	1,405
7 Ten unit scheme (flats)	843	£30,089	1,670	1,557	1,444	1,331	1,218	1,105	992	879	766	653	540
8 Twenty unit scheme (houses and flats)	1,875	£93,750	2,201	2,077	1,953	1,829	1,704	1,580	1,456	1,331	1,207	1,083	959
9 Twenty unit scheme (flats)	1,680	£56,000	1,647	1,535	1,424	1,312	1,200	1,089	977	865	754	642	530
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	1,531	1,429	1,328	1,226	1,124	1,023	921	819	718	616	515
11 Fifty unit scheme (flats - lower density)	4,325	£180,208	1,456	1,355	1,254	1,153	1,052	951	850	749	648	547	446
12 Fifty unit scheme (flats - higher density)	3,925	£65,417	1,054	952	850	749	647	546	444	342	241	139	37
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	1,314	1,229	1,143	1,058	973	887	802	717	631	546	461
14 Seventy unit scheme (flats - higher density)	5,705	£34,576	1,067	965	864	762	660	559	457	356	254	152	51
15 One hundred unit scheme (flats - lower density)	8,850	£147,500	1,032	932	833	733	634	534	435	334	234	134	33
16 One hundred unit scheme (flats - higher density)	7,850	£140,179	, -	1,345	1,246	1,146	1,047	947	848	748	649	550	450
17 Two hunded unit scheme (flats) with GF retail	16,100	£201,250	897	806	715	624	533	442	351	260	168	77	-
18 Three hundred unit scheme (flats) with GF retail	23,000	£191,667	636	552	467	382	297	212	127	41	-	-	-
19 Five hundred unit scheme (flats)	43,200	£720,000	638	552	465	378	291	203	115	28	-	-	-
20 Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290
21 Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	194
22 Comparison retail	5,200	£173,333	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275
23 Data Centre	7,000	£415,000	633	633	633	633	633	633	633	633	633	633	633
24 Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	-
25 Office development	15,000	£208,333		-	-	-	-	-		-	-		-
26 Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	267
27 Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	263
28 Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	495
29 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	703

		£10,175,259	PER HA				Re	sidual land val	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£273,460	674	519	363	208	53	-	-	-	-		
2 Two unit scheme (houses)	215	£364,613	1,522	1,367	1,211	1,056	900	745	590	434	279	124	-
3 Four unit scheme (houses)	350	£395,705	2,079	1,923	1,768	1,612	1,457	1,302	1,146	991	836	680	525
4 Seven unit scheme (flats)	598	£675,863	821	696	571	445	320	195	70	-	-		
5 Nine unit scheme (flats)	675	£572,358	1,095	970	845	719	594	469	344	218	93		
6 Ten unit scheme (houses)	1,009	£1,026,684	2,072	1,923	1,774	1,625	1,476	1,327	1,178	1,029	880	731	582
7 Ten unit scheme (flats)	843	£612,333	1,225	1,099	974	849	724	598	473	348	222	97	-
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	1,503	1,365	1,227	1,090	952	814	676	539	401	263	3 126
9 Twenty unit scheme (flats)	1,680	£1,139,629	1,244	1,120	997	873	750	626	503	379	255	131	7
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,270	1,157	1,044	932	819	706	593	480	368	255	142
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	877	764	652	540	427	315	202	90	-		
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	958	846	733	621	508	395	282	169	56		
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,102	1,007	913	818	723	628	533	438	343	248	153
14 Seventy unit scheme (flats - higher density)	5,705	£703,635	1,177	1,064	952	839	727	614	500	387	274	161	1 48
15 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	934	824	713	602	492	381	270	159	48		
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,323	1,213	1,103	992	882	771	660	549	439	328	3 217
17 Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	865	764	663	562	461	359	258	156	54		
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	674	579	484	389	295	200	105	10	-		
19 Five hundred unit scheme (flats)	43,200	£14,652,373	507	411	314	218	122	25	-	-	_		
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-		
22 Comparison retail	5,200	£3,527,423	630	630	630	630	630	630	630	630	630	630	630
23 Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-		
24 Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-		
25 Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-		
26 Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	5 25
27 Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-		
28 Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-		
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-		
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-		

HMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	PER HA				Re	sidual land va	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889	1,554	1,398	1,243	1,088	932	777	622	466	311	155	
2 Two unit scheme (houses)	215	£238,519	2,108	1,953	1,798	1,642	1,487	1,332	1,176	1,021	865	710	
3 Four unit scheme (houses)	350	£258,858	2,470	2,314	2,159	2,003	1,848	1,693	1,537	1,382	1,227	1,071	91
4 Seven unit scheme (flats)	598	£442,129	1,212	1,087	962	836	711	586	461	335	210	85	
5 Nine unit scheme (flats)	675	£374,419	1,389	1,263	1,138	1,013	887	762	637	512	386	261	13
6 Ten unit scheme (houses)	1,009	£671,625	2,424	2,275	2,126	1,977	1,828	1,679	1,530	1,381	1,232	1,083	
7 Ten unit scheme (flats)	843	£400,569	1,476	1,351	1,225	1,100	975	850	724	599	474	348	
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	1,855	1,717	1,579	1,441	1,304	1,166	1,028	891	753	615	47
9 Twenty unit scheme (flats)	1,680	£745,511	1,478	1,355	1,231	1,108	985	861	737	614	490	366	
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,446	1,333	1,220	1,108	995	882	769	656	544	431	31
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,170	1,058	945	833	720	608	496	383	271	158	4
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	1,075	963	851	738	625	512	399	286	173	60	
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,249	1,154	1,059	964	869	774	680	585	490	395	30
14 Seventy unit scheme (flats - higher density)	5,705	£460,296	1,219	1,107	994	882	769	656	543	430	317	204	9
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,052	941	830	720	609	498	387	277	165	54	
16 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,449	1,339	1,228	1,118	1,007	896	786	675	564	453	34
17 Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	953	852	751	650	549	447	346	244	142	40	
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	732	637	543	448	353	258	164	69	-	-	
19 Five hundred unit scheme (flats)	43,200	£9,585,136	624	528	432	335	239	143	46	-	-	-	
20 Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,11
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£2,307,533	865	865	865	865	865	865	865	865	865	865	86
23 Data Centre	7,000	£5,524,766	-	-	-	-	-	-	-	-	-	-	
24 Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	
26 Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	
27 Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	5
28 Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	

CHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					Re	sidual land va	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£95,835	2,326	2,171	2,016	1,860	1,705	1,550	1,394	1,239	1,083	928	773
2 Two unit scheme (houses)	215	£127,780	2,624	2,468	2,313	2,157	2,002	1,847	1,691	1,536	1,381	1,225	1,070
3 Four unit scheme (houses)	350	£138,676	2,813	2,658	2,502	2,347	2,191	2,036	1,881	1,725	1,570	1,415	1,259
4 Seven unit scheme (flats)	598	£236,858	1,556	1,430	1,305	1,180	1,055	929	804	679	553	428	303
5 Nine unit scheme (flats)	675	£200,584	1,646	1,521	1,396	1,270	1,145	1,020	894	769	644	518	393
6 Ten unit scheme (houses)	1,009	£359,804	2,733	2,584	2,435	2,286	2,137	1,988	1,839	1,690	1,541	1,392	1,243
7 Ten unit scheme (flats)	843	£214,593	1,697	1,572	1,446	1,321	1,196	1,070	945	820	694	569	444
8 Twenty unit scheme (houses and flats)	1,875	£668,614	2,164	2,026	1,888	1,751	1,613	1,475	1,337	1,200	1,062	924	786
9 Twenty unit scheme (flats)	1,680	£399,386	1,684	1,561	1,437	1,314	1,191	1,067	944	820	696	572	448
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	1,600	1,488	1,375	1,262	1,149	1,037	924	811	698	585	473
11 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	1,428	1,315	1,203	1,090	978	866	753	641	528	416	304
12 Fifty unit scheme (flats - higher density)	3,925	£466,544	1,178	1,066	954	841	728	615	502	389	276	163	50
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,378	1,283	1,188	1,093	998	903	808	713	619	524	429
14 Seventy unit scheme (flats - higher density)	5,705	£246,590	1,257	1,144	1,032	920	807	694	581	467	354	241	128
15 One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,155	1,044	933	823	712	601	490	380	268	157	45
16 One hundred unit scheme (flats - higher density)	7,850	£999,738	1,559	1,449	1,339	1,228	1,118	1,007	896	785	675	564	453
17 Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	1,031	930	829	727	626	525	423	321	219	118	16
18 Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	784	689	594	499	405	310	215	120	25	-	
19 Five hundred unit scheme (flats)	43,200	£5,134,958	727	631	535	438	342	246	149	51	-	-	
20 Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21 Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£1,236,194	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071
23 Data Centre	7,000	£2,959,733	270	270	270	270	270	270	270	270	270	270	270
24 Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	
26 Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190
27 Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	160
28 Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89
30 Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208

CHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEV	ELOPED LAND	£500,000					Re	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£13,438	3,093	2,937	2,782	2,627	2,471	2,316	2,161	2,005	1,850	1,695	1,539
2 Two unit scheme (houses)	215	£17,917	3,135	2,979	2,824	2,668	2,513	2,358	2,202	2,047	1,892	1,736	1,581
3 Four unit scheme (houses)	350	£19,444	3,154	2,998	2,843	2,688	2,532	2,377	2,221	2,066	1,911	1,755	1,600
4 Seven unit scheme (flats)	598	£33,211	1,896	1,771	1,646	1,520	1,395	1,270	1,145	1,019	894	769	643
5 Nine unit scheme (flats)	675	£28,125	1,902	1,776	1,651	1,526	1,400	1,275	1,150	1,025	899	774	
6 Ten unit scheme (houses)	1,009	£50,450	3,040	2,891	2,742	2,593	2,444	2,295	2,146	1,997	1,848	1,699	1,550
7 Ten unit scheme (flats)	843	£30,089	1,916	1,791	1,665	1,540	1,415	1,289	1,164	1,039	913	788	663
8 Twenty unit scheme (houses and flats)	1,875	£93,750	2,470	2,333	2,195	2,057	1,919	1,782	1,644	1,506	1,368	1,231	1,093
9 Twenty unit scheme (flats)	1,680	£56,000	1,889	1,765	1,642	1,518	1,395	1,271	1,148	1,024	900	776	652
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	1,754	1,641	1,528	1,415	1,303	1,190	1,077	964	851	739	626
11 Fifty unit scheme (flats - lower density)	4,325	£180,208	1,683	1,571	1,458	1,346	1,233	1,121	1,009	896	784	671	559
12 Fifty unit scheme (flats - higher density)	3,925	£65,417	1,281	1,168	1,056	943	831	718	604	491	378	265	
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	1,506	1,411	1,316	1,221	1,126	1,031	936	841	746	651	
14 Seventy unit scheme (flats - higher density)	5,705	£34,576	1,294	1,182	1,069	957	844	731	618	505	391	278	
15 One hundred unit scheme (flats - lower density)	8,850	£147,500	1,257	1,146	1,036	925	814	703	593	482	371	259	
16 One hundred unit scheme (flats - higher density)	7,850	£140,179	1,669	1,558	1,448	1,338	1,227	1,116	1,006	895	784	673	
17 Two hunded unit scheme (flats) with GF retail	16,100	£201,250	1,107	1,006	905	804	703	601	500	398	296	194	92
18 Three hundred unit scheme (flats) with GF retail	23,000	£191,667	835	740	645	551	456	361	266	172	76	-	-
19 Five hundred unit scheme (flats)	43,200	£720,000	830	733	637	541	444	348	251	153	56	-	-
20 Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290
21 Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	194
22 Comparison retail	5,200	£173,333	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275
23 Data Centre	7,000	£415,000	633	633	633	633	633	633	633	633	633	633	633
24 Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	-
25 Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	-
26 Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	267
27 Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	
28 Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	495
29 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	703

		£10,175,259	PER HA				Re	esidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£273,460	972	802	631	461	291	120	-	-	-	-	-
2 Two unit scheme (houses)	215	£364,613	1,820	1,649	1,479	1,309	1,139	968	798	628	458	287	11
Four unit scheme (houses)	350	£395,705	2,376	2,206	2,036	1,866	1,695	1,525	1,355	1,185	1,014	844	67
Seven unit scheme (flats)	598	£675,863	1,067	929	792	654	517	379	242	104	-	-	
5 Nine unit scheme (flats)	675	£572,358	1,341	1,203	1,066	928	791	653	516	378	240	103	3
6 Ten unit scheme (houses)	1,009	£1,026,684	2,361	2,198	2,034	1,871	1,708	1,544	1,381	1,217	1,054	890	72
7 Ten unit scheme (flats)	843	£612,333	1,470	1,333	1,195	1,058	920	782	645	507	370	232	9
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	1,772	1,620	1,469	1,318	1,167	1,016	865	713	562	411	26
9 Twenty unit scheme (flats)	1,680	£1,139,629	1,486	1,350	1,215	1,079	944	808	672	537	401	266	12
0 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,493	1,369	1,245	1,121	997	873	749	625	501	377	25
1 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,104	980	856	732	609	485	361	237	114	-	-
2 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,185	1,061	938	814	690	566	442	318	193	69)
3 Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,294	1,190	1,085	981	876	772	667	563	458	354	24
4 Seventy unit scheme (flats - higher density)	5,705	£703,635	1,404	1,280	1,156	1,032	909	785	661	536	412	287	16
One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,160	1,038	916	794	672	550	428	306	184	62	?
One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,547	1,425	1,303	1,182	1,060	939	817	696	574	452	33
7 Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	1,076	964	853	741	630	518	406	294	182	69)
8 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	870	766	662	558	453	349	244	139	35	-	
9 Five hundred unit scheme (flats)	43,200	£14,652,373	698	592	486	381	275	169	63	-	-	_	-
0 Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,01
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-		-	-
2 Comparison retail	5,200	£3,527,423	630	630	630	630	630	630	630	630	630	630	63
3 Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	_	-
4 Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25 Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
P6 Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	5 2
Property (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28 Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
Industrial scheme intensification (60% plot ratio)	6.000	£10,175,259	-	_	_	_	-	_	_	_	-	_	

ICHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	PER HA				R	esidual land val	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889	1,852	1,681	1,511	1,341	1,170	1,000	830	660	489	319	14
2 Two unit scheme (houses)	215	£238,519	2,406	2,236	2,066	1,895	1,725	1,555	1,385	1,214	1,044	874	70
3 Four unit scheme (houses)	350	£258,858	2,767	2,597	2,427	2,257	2,086	1,916	1,746	1,576	1,405	1,235	1,06
4 Seven unit scheme (flats)	598	£442,129	1,458	1,320	1,183	1,045	908	770	633	495	357	220	
5 Nine unit scheme (flats)	675	£374,419	1,634	1,497	1,359	1,221	1,084	946	809	671	534	396	25
6 Ten unit scheme (houses)	1,009	£671,625	2,713	2,550	2,386	2,223	2,059	1,896	1,733	1,569	1,406	1,242	1,07
7 Ten unit scheme (flats)	843	£400,569	1,722	1,584	1,447	1,309	1,171	1,034	896	759	621	484	34
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,123	1,972	1,821	1,670	1,519	1,368	1,216	1,065	914	763	61
9 Twenty unit scheme (flats)	1,680	£745,511	1,720	1,585	1,449	1,314	1,178	1,043	907	772	636	500	36
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,669	1,545	1,421	1,297	1,173	1,049	925	801	677	553	43
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,397	1,273	1,149	1,026	902	778	654	531	407	283	
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	1,302	1,179	1,055	931	807	684	560	435	311	186	
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,441	1,336	1,232	1,127	1,023	918	814	709	605	500	
14 Seventy unit scheme (flats - higher density)	5,705	£460,296	1,446	1,323	1,199	1,075	951	828	704	579	454	330	20
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,277	1,155	1,033	911	789	667	545	423	301	179	
16 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,672	1,551	1,429	1,308	1,186	1,064	943	821	699	577	45
17 Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	1,164	1,052	941	829	717	606	494	382	270	157	
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	929	825	721	617	512	407	303	198	93	-	
19 Five hundred unit scheme (flats)	43,200	£9,585,136	815	710	604	498	392	286	180	74	-	-	
20 Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,1
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-			-	-	-	-	
22 Comparison retail	5,200	£2,307,533	865	865	865	865	865	865	865	865	865	865	8
23 Data Centre	7,000	£5,524,766	-	-	-	-		-	-	-	-	-	
24 Office development	30,000	£3,328,172	-	-	-	-		-	-	-	-	-	
25 Office development	15,000	£2,773,477	-	-	-	-			-	-	-	-	
26 Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	
27 Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	
28 Light industrial scheme	6,000	£3,328,172	-	-	-	-			-	-	-	-	
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-		-	-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-			-	-	-	-	

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					Re	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£95,835	2,624	2,454	2,284	2,113	1,943	1,773	1,603	1,432	1,262	1,092	922
2 Two unit scheme (houses)	215	£127,780	2,921	2,751	2,581	2,410	2,240	2,070	1,900	1,729	1,559	1,389	1,219
3 Four unit scheme (houses)	350	£138,676	3,111	2,940	2,770	2,600	2,430	2,259	2,089	1,919	1,749	1,578	1,408
4 Seven unit scheme (flats)	598	£236,858	1,801	1,664	1,526	1,389	1,251	1,113	976	838	701	563	426
5 Nine unit scheme (flats)	675	£200,584	1,892	1,754	1,617	1,479	1,341	1,204	1,066	929	791	654	516
6 Ten unit scheme (houses)	1,009	£359,804	3,022	2,859	2,695	2,532	2,368	2,205	2,042	1,878	1,715	1,551	1,388
7 Ten unit scheme (flats)	843	£214,593	1,942	1,805	1,667	1,530	1,392	1,255	1,117	979	842	704	
8 Twenty unit scheme (houses and flats)	1,875	£668,614	2,432	2,281	2,130	1,979	1,828	1,677	1,525	1,374	1,223	1,072	921
9 Twenty unit scheme (flats)	1,680	£399,386	1,926	1,791	1,655	1,520	1,384	1,249	1,113	978	842	706	
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	1,823	1,699	1,575	1,451	1,328	1,204	1,080	956	832	708	584
11 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	1,655	1,531	1,407	1,283	1,160	1,036	912	788	665	541	417
12 Fifty unit scheme (flats - higher density)	3,925	£466,544	1,405	1,282	1,158	1,034	910	787	663	538	414	289	164
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,569	1,465	1,360	1,256	1,151	1,047	943	838	734	629	525
14 Seventy unit scheme (flats - higher density)	5,705	£246,590	1,484	1,360	1,236	1,112	989	865	741	617	492	367	243
15 One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,380	1,258	1,136	1,014	892	770	648	526	404	282	159
16 One hundred unit scheme (flats - higher density)	7,850	£999,738	1,783	1,661	1,539	1,418	1,296	1,175	1,053	932	810	688	
17 Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	1,241	1,130	1,018	906	795	683	572	459	347	235	122
18 Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	980	876	772	668	563	459	354	249	145	40	-
19 Five hundred unit scheme (flats)	43,200	£5,134,958	918	813	707	601	495	389	283	177	70	-	-
20 Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21 Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£1,236,194	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071
23 Data Centre	7,000	£2,959,733	270	270	270	270	270	270	270	270	270	270	270
24 Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25 Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26 Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	
27 Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	
28 Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	
30 Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208

CHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEV	ELOPED LAND	£500,000					Re	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£13,438	3,391	3,220	3,050	2,880	2,710	2,539	2,369	2,199	2,029	1,858	1,688
2 Two unit scheme (houses)	215	£17,917	3,432	3,262	3,092	2,921	2,751	2,581	2,411	2,240	2,070	1,900	1,730
3 Four unit scheme (houses)	350	£19,444	3,451	3,281	3,111	2,941	2,770	2,600	2,430	2,260	2,089	1,919	, -
4 Seven unit scheme (flats)	598	£33,211	2,142	2,004	1,867	1,729	1,592	1,454	1,317	1,179	1,041	904	
5 Nine unit scheme (flats)	675	£28,125	2,147	2,010	1,872	1,735	1,597	1,459	1,322	1,184	1,047	909	
6 Ten unit scheme (houses)	1,009	£50,450	3,329	3,165	3,002	2,838	2,675	2,512	2,348	2,185	2,021	1,858	1,694
7 Ten unit scheme (flats)	843	£30,089	2,161	2,024	1,886	1,749	1,611	1,474	1,336	1,198	1,061	923	786
8 Twenty unit scheme (houses and flats)	1,875	£93,750	2,739	2,588	2,437	2,286	2,134	1,983	1,832	1,681	1,530	1,379	
9 Twenty unit scheme (flats)	1,680	£56,000	2,131	1,995	1,860	1,724	1,589	1,453	1,317	1,182	1,046	911	775
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	1,976	1,853	1,729	1,605	1,481	1,357	1,233	1,109	985	861	737
11 Fifty unit scheme (flats - lower density)	4,325	£180,208	1,910	1,786	1,663	1,539	1,415	1,291	1,168	1,044	920	796	672
12 Fifty unit scheme (flats - higher density)	3,925	£65,417	1,508	1,384	1,260	1,136	1,013	889	765	640	516	391	
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	1,697	1,593	1,488	1,384	1,279	1,175	1,070	966	861	757	
14 Seventy unit scheme (flats - higher density)	5,705	£34,576	1,521	1,397	1,273	1,150	1,026	902	778	654	529	404	
15 One hundred unit scheme (flats - lower density)	8,850	£147,500	1,482	1,360	1,238	1,116	994	872	750	628	506	384	261
16 One hundred unit scheme (flats - higher density)	7,850	£140,179	1,892	1,771	1,649	1,527	1,406	1,284	1,163	1,041	919	797	
17 Two hunded unit scheme (flats) with GF retail	16,100	£201,250	1,318	1,206	1,095	983	871	760	648	536	424	311	199
18 Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,031	927	823	719	615	510	405	301	196	91	-
19 Five hundred unit scheme (flats)	43,200	£720,000	1,021	915	809	703	597	491	385	279	172	65	-
20 Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290
21 Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	194
22 Comparison retail	5,200	£173,333	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275
23 Data Centre	7,000	£415,000	633	633	633	633	633	633	633	633	633	633	633
24 Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	-
25 Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	-
26 Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	267
27 Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	
28 Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	495
29 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	703

BENOTIFIANT EARD VALUE I (GEOORDANT OTTIGES)		£10,175,259	PER HA				Re	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£273,460	1,270	1,084	899	714	529	344	159	-	-	-	-
2 Two unit scheme (houses)	215	£364,613	2,117	1,932	1,747	1,562	1,377	1,192	1,007	821	636	451	266
3 Four unit scheme (houses)	350	£395,705	2,674	2,489	2,304	2,119	1,933	1,748	1,563	1,378	1,193	1,008	823
4 Seven unit scheme (flats)	598	£675,863	1,313	1,163	1,013	863	713	563	413	264	114	-	-
5 Nine unit scheme (flats)	675	£572,358	1,587	1,437	1,287	1,137	987	837	687	538	388	238	88
6 Ten unit scheme (houses)	1,009	£1,026,684	2,650	2,472	2,294	2,117	1,939	1,761	1,583	1,405	1,227	1,049	
7 Ten unit scheme (flats)	843	£612,333	1,716	1,566	1,416	1,266	1,117	967	817	667	517	367	217
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,040	1,876	1,711	1,546	1,382	1,217	1,053	888	723	559	394
9 Twenty unit scheme (flats)	1,680	£1,139,629	1,728	1,580	1,432	1,285	1,137	990	842	694	547	399	
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,716	1,580	1,445	1,310	1,175	1,040	905	770	635	500	365
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,331	1,196	1,061	925	790	655	520	385	250	115	
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,412	1,277	1,142	1,007	872	737	601	466	331	195	59
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	, ,		,-	1,258	1,144	1,029	915	801	687	573	459	
14 Seventy unit scheme (flats - higher density)	5,705	£703,635	1,631	1,496	1,360	1,225	1,090	955	820	685	549	413	
15 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,385	1,252	1,118	985	852	719	585	452	319	186	
16 One hundred unit scheme (flats - higher density)	7,850			,	1,504	1,372	1,239	1,106	974	841	708	575	
17 Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	1,286	1,164	1,042	920	798	676	554	432	309	186	63
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516			839	725	611	497	383	268	154	39	-
19 Five hundred unit scheme (flats)	43,200	£14,652,373	887	773	658	543	428	312	197	81	-	-	-
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014
21 Large retail supermarket	3,000			-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£3,527,423	630	630	630	630	630	630	630	630	630	630	630
23 Data Centre	7,000	, .,	-	-	-	-	-	-	-	-	-	-	-
24 Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25 Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26 Hotel development (160 rooms)	7,400		25	25	25	25	25	25	25	25	25	25	25
27 Hotel development (100 rooms)	3,500		-	-	-	-	-	-	-	-	-	-	-
28 Light industrial scheme	6,000			-	-	-	-	-	-	-	-	-	-
29 Industrial Scheme new build (50% plot ratio)	5,000	, .,		-	-	-	-	-	-	-	-	-	-
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

HMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	PER HA				R	esidual land va	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889	2,149	1,964	1,779	1,594	1,409	1,224	1,038	853	668	483	2
2 Two unit scheme (houses)	215	£238,519	2,704	2,519	2,334	2,149	1,963	1,778	1,593	1,408	1,223	1,038	8
3 Four unit scheme (houses)	350	£258,858	3,065	2,880	2,695	2,510	2,324	2,139	1,954	1,769	1,584	1,399	1,2
4 Seven unit scheme (flats)	598	£442,129	1,704	1,554	1,404	1,254	1,104	954	804	655	505	355	2
5 Nine unit scheme (flats)	675	£374,419	1,880	1,730	1,580	1,430	1,280	1,131	981	831	681	531	3
6 Ten unit scheme (houses)	1,009	£671,625	3,002	2,824	2,646	2,469	2,291	2,113	1,935	1,757	1,579	1,401	1,2
7 Ten unit scheme (flats)	843	£400,569	1,967	1,818	1,668	1,518	1,368	1,218	1,068	918	769	619	40
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,392	2,228	2,063	1,898	1,734	1,569	1,405	1,240	1,075	911	74
9 Twenty unit scheme (flats)	1,680	£745,511	1,962	1,815	1,667	1,519	1,372	1,224	1,076	929	781	634	4
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,891	1,756	1,621	1,486	1,351	1,216	1,081	946	811	676	5-
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,624	1,489	1,354	1,219	1,084	948	813	678	543	408	
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	1,529	1,394	1,259	1,124	989	854	719	584	448	312	1
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,632	1,518	1,404	1,290	1,176	1,062	948	834	720	606	
14 Seventy unit scheme (flats - higher density)	5,705	£460,296	1,673	1,538	1,403	1,268	1,133	998	863	728	592	456	3
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,502	1,369	1,236	1,102	969	836	703	569	436	303	1
16 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,895	1,763	1,630	1,497	1,365	1,232	1,099	966	834	701	5
17 Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	1,374	1,252	1,130	1,008	886	764	642	519	397	274	1
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,125	1,011	898	784	670	556	442	327	212	98	
19 Five hundred unit scheme (flats)	43,200	£9,585,136	1,005	890	775	660	545	429	314	198	83	-	
20 Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,1
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-		-	-	-	-	-	
22 Comparison retail	5,200	£2,307,533	865	865	865	865	865	865	865	865	865	865	8
23 Data Centre	7,000	£5,524,766	-	-	-	-			-	-	-	-	
24 Office development	30,000	£3,328,172	-	-	-	-			-	-	-	-	
25 Office development	15,000	£2,773,477	-	-	-	-			-	-	-	-	
26 Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	1
27 Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	
28 Light industrial scheme	6,000	£3,328,172	-	-	-	-			-	-	-	-	
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-			-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000		-	-	-	_			-	_	-	-	

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					Re	sidual land val	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£95,835	2,922	2,737	2,552	2,366	2,181	1,996	1,811	1,626	1,441	1,256	1,070
2 Two unit scheme (houses)	215	£127,780	3,219	3,034	2,849	2,664	2,478	2,293	2,108	1,923	1,738	1,553	1,368
3 Four unit scheme (houses)	350	£138,676	3,408	3,223	3,038	2,853	2,668	2,483	2,298	2,112	1,927	1,742	1,557
4 Seven unit scheme (flats)	598	£236,858	2,047	1,897	1,747	1,597	1,448	1,298	1,148	998	848	698	548
5 Nine unit scheme (flats)	675	£200,584	2,137	1,988	1,838	1,688	1,538	1,388	1,238	1,088	939	789	639
6 Ten unit scheme (houses)	1,009	£359,804	3,311	3,133	2,955	2,778	2,600	2,422	2,244	2,066	1,888	1,710	1,532
7 Ten unit scheme (flats)	843	£214,593	2,188	2,038	1,888	1,739	1,589	1,439	1,289	1,139	989	839	690
8 Twenty unit scheme (houses and flats)	1,875	£668,614	2,701	2,537	2,372	2,207	2,043	1,878	1,714	1,549	1,384	1,220	1,055
9 Twenty unit scheme (flats)	1,680	£399,386	2,168	2,021	1,873	1,725	1,578	1,430	1,282	1,135	987	840	692
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,046	1,911	1,776	1,641	1,506	1,371	1,236	1,101	966	830	695
11 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	1,882	1,746	1,611	1,476	1,341	1,206	1,071	936	801	666	530
12 Fifty unit scheme (flats - higher density)	3,925	£466,544	1,632	1,497	1,362	1,227	1,092	957	822	687	551	415	279
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,761	1,647	1,533	1,419	1,305	1,191	1,077	963	849	734	620
14 Seventy unit scheme (flats - higher density)	5,705	£246,590	1,711	1,576	1,441	1,305	1,170	1,035	900	765	630	493	
15 One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,605	1,472	1,339	1,205	1,072	939	806	672	539	406	273
16 One hundred unit scheme (flats - higher density)	7,850	£999,738	2,006	1,873	1,740	1,608	1,475	1,342	1,210	1,077	944	811	678
17 Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	1,452	1,329	1,207	1,085	963	841	719	597	475	352	229
18 Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,176	1,063	949	835	722	608	493	378	264	149	34
19 Five hundred unit scheme (flats)	43,200	£5,134,958	1,108	993	878	763	648	532	417	301	186	69	-
20 Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21 Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£1,236,194	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071
23 Data Centre	7,000	£2,959,733	270	270	270	270	270	270	270	270	270	270	270
24 Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25 Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26 Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190
27 Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	160
28 Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	
30 Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVE	LOPED LAND	£500,000					Re	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£13,438	3,688	3,503	3,318	3,133	2,948	2,763	2,577	2,392	2,207	2,022	1,837
2 Two unit scheme (houses)	215	£17,917	3,730	3,545	3,360	3,175	2,989	2,804	2,619	2,434	2,249	2,064	1,879
3 Four unit scheme (houses)	350	£19,444	3,749	3,564	3,379	3,194	3,009	2,823	2,638	2,453	2,268	2,083	1,898
4 Seven unit scheme (flats)	598	£33,211	2,388	2,238	2,088	1,938	1,788	1,638	1,488	1,339	1,189	1,039	889
5 Nine unit scheme (flats)	675	£28,125	2,393	2,243	2,093	1,943	1,793	1,644	1,494	1,344	1,194	1,044	894
6 Ten unit scheme (houses)	1,009	£50,450	3,618	3,440	3,262	3,084	2,906	2,728	2,550	2,373	2,195	2,017	1,839
7 Ten unit scheme (flats)	843	£30,089	2,407	2,257	2,107	1,958	1,808	1,658	1,508	1,358	1,208	1,058	909
8 Twenty unit scheme (houses and flats)	1,875	£93,750	3,008	2,843	2,679	2,514	2,349	2,185	2,020	1,856	1,691	1,526	1,362
9 Twenty unit scheme (flats)	1,680	£56,000	2,373	2,225	2,077	1,930	1,782	1,635	1,487	1,339	1,192	1,044	896
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	2,199	2,064	1,929	1,794	1,659	1,524	1,389	1,254	1,119	984	849
11 Fifty unit scheme (flats - lower density)	4,325	£180,208	2,137	2,002	1,867	1,732	1,597	1,462	1,326	1,191	1,056	921	786
12 Fifty unit scheme (flats - higher density)	3,925	£65,417	1,735	1,600	1,464	1,329	1,194	1,059	924	789	653	517	381
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	1,889	1,775	1,661	1,547	1,433	1,318	1,204	1,090	976	862	748
14 Seventy unit scheme (flats - higher density)	5,705	£34,576	1,748	1,613	1,478	1,343	1,207	1,072	937	802	667	531	395
15 One hundred unit scheme (flats - lower density)	8,850	£147,500	1,707	1,574	1,441	1,308	1,174	1,041	908	775	641	508	375
16 One hundred unit scheme (flats - higher density)	7,850	£140,179	2,115	1,983	1,850	1,717	1,584	1,452	1,319	1,186	1,054	921	788
17 Two hunded unit scheme (flats) with GF retail	16,100	£201,250	1,528	1,406	1,284	1,162	1,040	918	796	673	551	428	305
18 Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,228	1,114	1,000	886	773	659	544	430	315		85
19 Five hundred unit scheme (flats)	43,200	£720,000	1,210	1,095	980	865	750	635	519	404	288	172	55
20 Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290
21 Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	194
22 Comparison retail	5,200	£173,333	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275
23 Data Centre	7,000	£415,000	633	633	633	633	633	633	633	633	633	633	633
24 Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	-
25 Office development	15,000	£208,333		-	-	-	-	-		-	-		-
26 Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	267
27 Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	263
28 Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	495
29 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	703

		£10,175,259	PER HA				Re	esidual land va	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£273,460	1,567	1,367	1,167	967	767	567	367	167	-	-	
2 Two unit scheme (houses)	215	£364,613	2,415	2,215	2,015	1,815	1,615	1,415	1,215	1,015	815	615	41:
3 Four unit scheme (houses)	350	£395,705	2,972	2,772	2,572	2,372	2,172	1,972	1,772	1,572	1,372	1,171	97
4 Seven unit scheme (flats)	598	£675,863	1,558	1,396	1,234	1,072	910	748	585	423	261	99	
5 Nine unit scheme (flats)	675	£572,358	1,832	1,670	1,508	1,346	1,184	1,022	859	697	535	373	21
6 Ten unit scheme (houses)	1,009	£1,026,684	2,939	2,747	2,555	2,362	2,170	1,978	1,785	1,593	1,401	1,208	1,016
7 Ten unit scheme (flats)	843	£612,333	1,962	1,800	1,637	1,475	1,313	1,151	989	827	665	502	34
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,309	2,131	1,953	1,775	1,597	1,419	1,241	1,063	885	707	529
9 Twenty unit scheme (flats)	1,680	£1,139,629	1,970	1,810	1,650	1,490	1,331	1,171	1,011	852	692	532	37
0 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,938	1,792	1,646	1,500	1,354	1,207	1,061	915	769	623	47
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,558	1,411	1,265	1,118	972	825	679	533	386	240	9
2 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,639	1,493	1,346	1,200	1,053	907	760	614	467	321	17
3 Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,677	1,554	1,430	1,306	1,183	1,059	935	812	688	564	44
4 Seventy unit scheme (flats - higher density)	5,705	£703,635	1,858	1,711	1,565	1,418	1,272	1,125	979	832	686	540	39
5 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,609	1,465	1,321	1,177	1,032	887	743	598	454	309	16
One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,993	1,849	1,705	1,561	1,418	1,274	1,130	986	842	698	55
7 Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	1,497	1,364	1,231	1,099	966	834	701	568	436	303	17
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,263	1,139	1,016	892	768	645	521	397	273	148	2
19 Five hundred unit scheme (flats)	43,200	£14,652,373	1,076	952	828	704	580	455	330	205	80	-	
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,01
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-		-	
22 Comparison retail	5,200	£3,527,423	630	630	630	630	630	630	630	630	630	630	63
23 Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-		-	
24 Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-		-	
26 Hotel development (160 rooms)	7,400	£1,882,423	3 25	25	25	25	25	25	25	25	25	25	2
27 Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-		-	
28 Light industrial scheme	6,000		-	-	-	-	-	-	-	-		-	
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-		-	
30 Industrial scheme intensification (60% plot ratio)	6.000	£10,175,259	-	-	-	-	-	_	-	-		_	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	PER HA				Re	esidual land va	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889	2,447	2,247	2,047	1,847	1,647	1,447	1,247	1,047	847	647	447
2 Two unit scheme (houses)	215	£238,519	3,002	2,802	2,602	2,402	2,202	2,002	1,801	1,601	1,401	1,201	1,001
3 Four unit scheme (houses)	350	£258,858	3,363	3,163	2,963	2,763	2,563	2,363	2,163	1,963	1,763	1,562	1,362
4 Seven unit scheme (flats)	598	£442,129	1,949	1,787	1,625	1,463	1,301	1,139	976	814	652	490	
5 Nine unit scheme (flats)	675	£374,419	2,126	1,963	1,801	1,639	1,477	1,315	1,153	991	828	666	504
6 Ten unit scheme (houses)	1,009	£671,625	3,291	3,099	2,906	2,714	2,522	2,329	2,137	1,945	1,752	1,560	
7 Ten unit scheme (flats)	843	£400,569	2,213	2,051	1,889	1,727	1,564	1,402	1,240	1,078	916	754	592
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,661	2,483	2,305	2,127	1,949	1,771	1,593	1,415	1,237	1,059	881
9 Twenty unit scheme (flats)	1,680	£745,511	2,204	2,045	1,885	1,725	1,565	1,406	1,246	1,086	926	767	607
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,114	1,968	1,822	1,676	1,529	1,383	1,237	1,091	945	798	
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,851	1,705	1,558	1,412	1,265	1,119	972	826	679	533	1
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	1,756	1,610	1,463	1,317	1,171	1,024	878	731	585		
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,824	1,700	1,577	1,453	1,329	1,206	1,082	958			
14 Seventy unit scheme (flats - higher density)	5,705	£460,296	1,900	1,754	1,607	1,461	1,314	1,168	1,022	875	729	582	435
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,726	1,582	1,438	1,294	1,149	1,005	860	716	571	427	282
16 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,119	1,975	1,831	1,687	1,543	1,399	1,255	1,112	968	824	680
17 Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	1,585	1,452	1,319	1,187	1,054	922	789	656	524	391	
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,321	1,198	1,074	951	827	704	580	456	331	207	82
19 Five hundred unit scheme (flats)	43,200	£9,585,136	1,194	1,070	946	821	697	573	448	323	198	73	
20 Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£2,307,533	865	865	865	865	865	865	865	865	865	865	865
23 Data Centre	7,000	£5,524,766	-	-	-	-	-	-	-	-	-	-	
24 Office development	30,000	£3,328,172	2 -	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£2,773,477	-	-	-	-		-	-	-	-	-	
26 Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	
27 Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57
28 Light industrial scheme	6,000	£3,328,172	-	-	-	-		-	-	-	-	-	
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-		-		-	-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					Re	esidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£95,835	3,220	3,020	2,820	2,619	2,419	2,219	2,019	1,819	1,619	1,419	1,219
2 Two unit scheme (houses)	215	£127,780	3,517	3,317	3,117	2,917	2,717	2,517	2,317	2,117	1,916	1,716	1,516
3 Four unit scheme (houses)	350	£138,676	3,706	3,506	3,306	3,106	2,906	2,706	2,506	2,306	2,106	1,906	1,706
4 Seven unit scheme (flats)	598	£236,858	2,293	2,130	1,968	1,806	1,644	1,482	1,320	1,158	996	833	671
5 Nine unit scheme (flats)	675	£200,584	2,383	2,221	2,059	1,897	1,734	1,572	1,410	1,248	1,086	924	762
6 Ten unit scheme (houses)	1,009	£359,804	3,600	3,408	3,216	3,023	2,831	2,639	2,446	2,254	2,061	1,869	1,677
7 Ten unit scheme (flats)	843	£214,593	2,434	2,272	2,109	1,947	1,785	1,623	1,461	1,299	1,137	975	812
8 Twenty unit scheme (houses and flats)	1,875	£668,614	2,970	2,792	2,614	2,436	2,258	2,080	1,902	1,724	1,546	1,368	1,190
9 Twenty unit scheme (flats)	1,680	£399,386	2,410	2,251	2,091	1,931	1,771	1,612	1,452	1,292	1,132	973	
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,269	2,123	1,976	1,830	1,684	1,538	1,392	1,245	1,099	953	
11 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,109	1,962	1,816	1,669	1,523	1,376	1,230	1,083	937	790	644
12 Fifty unit scheme (flats - higher density)	3,925	£466,544	1,859	1,713	1,566	1,420	1,274	1,127	981	834	688	541	394
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,953	1,829	1,705	1,582	1,458	1,334	1,211	1,087	964	840	716
14 Seventy unit scheme (flats - higher density)	5,705	£246,590	1,938	1,791	1,645	1,498	1,352	1,205	1,059	913	766	620	
15 One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,829	1,685	1,541	1,397	1,252	1,108	963	819	674	530	385
16 One hundred unit scheme (flats - higher density)	7,850	£999,738	2,229	2,085	1,941	1,797	1,654	1,510	1,366	1,222	1,078	934	
17 Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	1,662	1,529	1,397	1,264	1,131	999	866	734	601	468	335
18 Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,373	1,249	1,126	1,002	879	755	632	507	383	258	
19 Five hundred unit scheme (flats)	43,200	£5,134,958	1,297	1,173	1,049	924	800	676	551	426	301	176	
20 Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21 Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£1,236,194	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071
23 Data Centre	7,000	£2,959,733	270	270	270	270	270	270	270	270	270	270	270
24 Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25 Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26 Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190
27 Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160			
28 Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89
30 Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	

CHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEV	ELOPED LAND	£500,000					Re	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£13,438	3,986	3,786	3,586	3,386	3,186	2,986	2,786	2,586	2,386	2,186	1,986
2 Two unit scheme (houses)	215	£17,917	4,028	3,828	3,628	3,428	3,228	3,028	2,828	2,628	2,427	2,227	2,027
3 Four unit scheme (houses)	350	£19,444	4,047	3,847	3,647	3,447	3,247	3,047	2,847	2,647	2,447	2,247	2,046
4 Seven unit scheme (flats)	598	£33,211	2,633	2,471	2,309	2,147	1,985	1,823	1,660	1,498	1,336	1,174	1,012
5 Nine unit scheme (flats)	675	£28,125	2,639	2,476	2,314	2,152	1,990	1,828	1,666	1,504	1,341	1,179	1,017
6 Ten unit scheme (houses)	1,009	£50,450	3,907	3,714	3,522	3,330	3,137	2,945	2,753	2,560	2,368	2,176	1,983
7 Ten unit scheme (flats)	843	£30,089	2,653	2,491	2,328	2,166	2,004	1,842	1,680	1,518	1,356	1,194	1,031
8 Twenty unit scheme (houses and flats)	1,875	£93,750	3,277	3,099	2,921	2,742	2,564	2,386	2,208	2,030	1,852	1,674	1,496
9 Twenty unit scheme (flats)	1,680	£56,000	2,615	2,455	2,295	2,136	1,976	1,816	1,656	1,497	1,337	1,177	1,017
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	2,422	2,276	2,130	1,983	1,837	1,691	1,545	1,399	1,253	1,106	960
11 Fifty unit scheme (flats - lower density)	4,325	£180,208	2,364	2,218	2,071	1,925	1,778	1,632	1,485	1,339	1,192	1,046	899
12 Fifty unit scheme (flats - higher density)	3,925	£65,417	1,962	1,815	1,669	1,522	1,376	1,229	1,083	936	790	643	496
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,080	1,957	1,833	1,710	1,586	1,462	1,339	1,215	1,091	968	_
14 Seventy unit scheme (flats - higher density)	5,705	£34,576	1,975	1,828	1,682	1,536	1,389	1,243	1,096	950	803	657	
15 One hundred unit scheme (flats - lower density)	8,850	£147,500	1,931	1,787	1,644	1,499	1,355	1,210	1,065	921	776	632	487
16 One hundred unit scheme (flats - higher density)	7,850	£140,179	2,339	2,195	2,051	1,907	1,763	1,619	1,475	1,331	1,188	1,044	
17 Two hunded unit scheme (flats) with GF retail	16,100	£201,250	1,738	1,606	1,473	1,341	1,208	1,075	943	810	678	545	
18 Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,424	1,300	1,177	1,053	930	806	683	559	434	309	
19 Five hundred unit scheme (flats)	43,200	£720,000	1,399	1,275	1,151	1,027	903	778	653	528	403	278	152
20 Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290
21 Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	194
22 Comparison retail	5,200	£173,333	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275
23 Data Centre	7,000	£415,000	633	633	633	633	633	633	633	633	633	633	633
24 Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	-
25 Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	-
26 Hotel development (160 rooms)	7,400	£92,500	267		267	267	267	267	267	267	267	267	267
27 Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	
28 Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	495
29 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	703

		£10,175,259	PER HA				Re	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£273,460	1,865	1,650	1,435	1,220	1,005	790	575	361	146	-	-
2 Two unit scheme (houses)	215	£364,613	2,713	2,498	2,283	2,068	1,853	1,638	1,423	1,208	994	779	564
3 Four unit scheme (houses)	350	£395,705	3,270	3,055	2,840	2,625	2,410	2,195	1,980	1,765	1,550	1,335	1,120
4 Seven unit scheme (flats)	598	£675,863	1,804	1,629	1,455	1,281	1,106	932	757	583	409	234	60
5 Nine unit scheme (flats)	675	£572,358	2,078	1,903	1,729	1,555	1,380	1,206	1,031	857	683	508	334
6 Ten unit scheme (houses)	1,009	£1,026,684	3,228	3,021	2,815	2,608	2,401	2,194	1,988	1,781	1,574	1,367	1,160
7 Ten unit scheme (flats)	843	£612,333	2,207	2,033	1,858	1,684	1,510	1,335	1,161	986	812	638	463
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,578	2,386	2,195	2,003	1,812	1,620	1,429	1,238	1,046	855	663
9 Twenty unit scheme (flats)	1,680	£1,139,629	2,212	2,040	1,868	1,696	1,524	1,353	1,181	1,009	837	665	493
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,161	2,004	1,846	1,689	1,532	1,374	1,217	1,060	902	745	588
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,784	1,627	1,469	1,311	1,154	996	838	680	522	365	207
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,866	1,708	1,550	1,393	1,235	1,077	919	761	604	446	288
13 Seventy unit scheme (Industrial/employment led scheme)	6,425			,	1,602	1,469	1,336	1,203	1,070	936	803	670	537
14 Seventy unit scheme (flats - higher density)	5,705	£703,635	2,085	1,927	1,769	1,611	1,453	1,296	1,138	980	822	664	507
15 One hundred unit scheme (flats - lower density)	8,850		1,832		1,522	1,367	1,212	1,056	901	745	589	433	278
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,216	2,061	1,906	1,751	1,596	1,441	1,286	1,131	976	821	666
17 Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	1,705	1,563	1,420	1,278	1,135	991	848	705	562	419	276
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,459	1,326	1,192	1,059	926	792	659	525	392	257	123
19 Five hundred unit scheme (flats)	43,200	£14,652,373	1,264	1,131	998	865	731	598	464	330	195	60	-
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014
21 Large retail supermarket	3,000			-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£3,527,423	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204
23 Data Centre	7,000			-	-	-	-	-	-	-	-	-	-
24 Office development	30,000		,		1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275
25 Office development	15,000		1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162
26 Hotel development (160 rooms)	7,400			25	25	25	25	25	25	25	25	25	25
Hotel development (100 rooms)	3,500			-	-	-	-	-	-	-	-	-	-
28 Light industrial scheme	6,000	' '		-	-	-	-	-	-	-	-	-	-
29 Industrial Scheme new build (50% plot ratio)	5,000			-	-	-	-	-	-	-	-	-	-
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

HMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	PER HA				Re	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889	2,745	2,530	2,315	2,100	1,885	1,670	1,455	1,240	1,025	810	5
2 Two unit scheme (houses)	215	£238,519	3,299	3,084	2,870	2,655	2,440	2,225	2,010	1,795	1,580	1,365	1,15
3 Four unit scheme (houses)	350	£258,858	3,661	3,446	3,231	3,016	2,801	2,586	2,371	2,156	1,941	1,726	1,5
4 Seven unit scheme (flats)	598	£442,129	2,195	2,020	1,846	1,672	1,497	1,323	1,148	974	800	625	
5 Nine unit scheme (flats)	675	£374,419	2,371	2,197	2,022	1,848	1,673	1,499	1,325	1,150	976	801	6
6 Ten unit scheme (houses)	1,009	£671,625	3,580	3,373	3,167	2,960	2,753	2,546	2,339	2,133	1,926	1,719	1,5
7 Ten unit scheme (flats)	843	£400,569	2,459	2,284	2,110	1,935	1,761	1,587	1,412	1,238	1,063	889	7
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,930	2,738	2,547	2,355	2,164	1,972	1,781	1,589	1,398	1,206	1,0
9 Twenty unit scheme (flats)	1,680	£745,511	2,446	2,274	2,103	1,931	1,759	1,587	1,415	1,243	1,072	900	
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,337	2,180	2,022	1,865	1,708	1,550	1,393	1,236	1,078	921	7
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,077	1,920	1,762	1,605	1,447	1,289	1,131	973	816	658	
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	1,983	1,826	1,668	1,510	1,352	1,194	1,037	879	721	563	4
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,014	1,881	1,748	1,615	1,482	1,349	1,216	1,083	950	817	6
14 Seventy unit scheme (flats - higher density)	5,705	£460,296	2,127	1,969	1,812	1,654	1,496	1,338	1,180	1,023	865	707	5
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,949	1,794	1,639	1,484	1,329	1,174	1,018	862	706	551	3
16 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,342	2,187	2,032	1,877	1,722	1,567	1,412	1,257	1,102	947	7
17 Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	1,793	1,651	1,508	1,366	1,223	1,079	936	793	650	507	
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,518	1,384	1,251	1,118	984	851	717	584	450	316	
19 Five hundred unit scheme (flats)	43,200	£9,585,136	1,381	1,248	1,116	982	849	715	581	447	312	178	
20 Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,1
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£2,307,533	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,4
23 Data Centre	7,000	£5,524,766	74	74	74	74	74	74	74	74	74	74	
24 Office development	30,000	£3,328,172	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,3
25 Office development	15,000	£2,773,477	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,2
26 Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	1
27 Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	
28 Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	_	-	_	-	-	-	-	-	

IMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					Re	sidual land val	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£95,835	3,517	3,302	3,087	2,873	2,658	2,443	2,228	2,013	1,798	1,583	1,368
2 Two unit scheme (houses)	215	£127,780	3,814	3,600	3,385	3,170	2,955	2,740	2,525	2,310	2,095	1,880	1,66
3 Four unit scheme (houses)	350	£138,676	4,004	3,789	3,574	3,359	3,144	2,929	2,714	2,499	2,285	2,070	1,85
4 Seven unit scheme (flats)	598	£236,858	2,538	2,364	2,189	2,015	1,841	1,666	1,492	1,317	1,143	968	794
5 Nine unit scheme (flats)	675	£200,584	2,629	2,454	2,280	2,105	1,931	1,757	1,582	1,408	1,233	1,059	88
6 Ten unit scheme (houses)	1,009	£359,804	3,889	3,682	3,476	3,269	3,062	2,855	2,648	2,442	2,235	2,028	1,82
7 Ten unit scheme (flats)	843	£214,593	2,679	2,505	2,331	2,156	1,982	1,807	1,633	1,458	1,284	1,110	93
8 Twenty unit scheme (houses and flats)	1,875	£668,614	3,239	3,047	2,856	2,664	2,473	2,281	2,090	1,898	1,707	1,515	1,32
9 Twenty unit scheme (flats)	1,680	£399,386	2,652	2,481	2,309	2,137	1,965	1,793	1,621	1,449	1,278	1,106	93
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,492	2,334	2,177	2,020	1,862	1,705	1,548	1,390	1,233	1,076	
11 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,335	2,178	2,020	1,862	1,704	1,546	1,389	1,231	1,073	915	75
12 Fifty unit scheme (flats - higher density)	3,925	£466,544	2,086	1,929	1,771	1,613	1,455	1,297	1,140	982	824	666	5 50
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,143	2,010	1,877	1,744	1,611	1,478	1,345	1,212	1,079	945	8
14 Seventy unit scheme (flats - higher density)	5,705	£246,590	2,165	2,007	1,849	1,691	1,534	1,376	1,218	1,060	902	744	- 58
15 One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,052	1,897	1,742	1,587	1,432	1,277	1,121	965	809	654	. 49
16 One hundred unit scheme (flats - higher density)	7,850	£999,738	2,452	2,297	2,142	1,987	1,832	1,677	1,522	1,367	1,212	1,057	90
17 Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	1,870	1,728	1,585	1,443	1,300	1,157	1,014	870	727	584	. 44
18 Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,569	1,436	1,302	1,169	1,036	902	769	636	502	368	2
19 Five hundred unit scheme (flats)	43,200	£5,134,958	1,484	1,351	1,219	1,085	952	818	684	550	415	281	1-
20 Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,20
21 Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£1,236,194	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,64
23 Data Centre	7,000	£2,959,733	440	440	440	440	440	440	440	440	440	440) 44
24 Office development	30,000	£1,782,971	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,38
25 Office development	15,000	£1,485,810	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,34
26 Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	19
27 Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	16
28 Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	23
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	3
30 Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	

ENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEV	ELOPED LAND	£500,000					Re	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£13,438	4,284	4,069	3,854	3,639	3,424	3,209	2,994	2,779	2,564	2,350	2,135
2 Two unit scheme (houses)	215	£17,917	4,325	4,111	3,896	3,681	3,466	3,251	3,036	2,821	2,606	2,391	2,176
3 Four unit scheme (houses)	350	£19,444	4,345	4,130	3,915	3,700	3,485	3,270	3,055	2,840	2,625	2,410	2,195
4 Seven unit scheme (flats)	598	£33,211	2,879	2,705	2,530	2,356	2,181	2,007	1,832	1,658	1,484	1,309	1,135
5 Nine unit scheme (flats)	675	£28,125	2,884	2,710	2,535	2,361	2,187	2,012	1,838	1,663	1,489	1,314	1,140
6 Ten unit scheme (houses)	1,009	£50,450	4,196	3,989	3,782	3,575	3,369	3,162	2,955	2,748	2,541	2,335	2,128
7 Ten unit scheme (flats)	843	£30,089	2,898	2,724	2,550	2,375	2,201	2,026	1,852	1,677	1,503	1,329	1,154
8 Twenty unit scheme (houses and flats)	1,875	£93,750	3,545	3,354	3,162	2,971	2,779	2,588	2,397	2,205	2,014	1,822	1,631
9 Twenty unit scheme (flats)	1,680	£56,000	2,857	2,685	2,513	2,341	2,169	1,998	1,826	1,654	1,482	1,310	1,138
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	2,645	2,488	2,330	2,173	2,016	1,858	1,701	1,544	1,386	1,229	1,072
11 Fifty unit scheme (flats - lower density)	4,325	£180,208	2,591	2,433	2,275	2,118	1,960	1,802	1,644	1,486	1,329	1,171	1,013
12 Fifty unit scheme (flats - higher density)	3,925	£65,417	2,189	2,031	1,873	1,715	1,557	1,400	1,242	1,084	926	768	611
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,271	2,138	2,005	1,872	1,739	1,606	1,473	1,340	1,206	1,073	940
14 Seventy unit scheme (flats - higher density)	5,705	£34,576	2,202	2,044	1,886	1,728	1,571	1,413	1,255	1,097	939	782	624
15 One hundred unit scheme (flats - lower density)	8,850	£147,500	2,155	2,000	1,845	1,690	1,534	1,379	1,223	1,067	912	756	600
16 One hundred unit scheme (flats - higher density)	7,850	£140,179	2,562	2,407	2,252	2,097	1,942	1,787	1,632	1,477	1,322	1,167	1,011
17 Two hunded unit scheme (flats) with GF retail	16,100	£201,250	1,947	1,805	1,662	1,520	1,376	1,233	1,090	947	804	661	518
18 Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,620	1,487	1,354	1,220	1,087	953	820	687	553	419	
19 Five hundred unit scheme (flats)	43,200	£720,000	1,586	1,454	1,321	1,187	1,054	920	787	652	518	383	248
20 Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290
21 Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	194
22 Comparison retail	5,200	£173,333	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849
23 Data Centre	7,000	£415,000	804	804	804	804	804	804	804	804	804	804	804
24 Office development	30,000	£250,000	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437
25 Office development	15,000	£208,333	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431
26 Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	267
27 Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	
28 Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	495
29 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	703

BENOTIMANN EARLY VALUE I (GEOGRANNI OTT IGEG)		£10,175,259	PER HA				Re	sidual land va	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£273,460	2,163	1,933	1,703	1,473	1,243	1,014	784	554	324	94	-
2 Two unit scheme (houses)	215	£364,613	3,011	2,781	2,551	2,321	2,091	1,862	1,632	1,402	1,172	942	713
3 Four unit scheme (houses)	350	£395,705	3,567	3,337	3,108	2,878	2,648	2,418	2,188	1,959	1,729	1,499	1,269
4 Seven unit scheme (flats)	598	£675,863	2,050	1,863	1,676	1,489	1,303	1,116	929	743	556	369	183
5 Nine unit scheme (flats)	675	£572,358	2,324	2,137	1,950	1,763	1,577	1,390	1,203	1,017	830	643	457
6 Ten unit scheme (houses)	1,009	£1,026,684	3,517	3,296	3,075	2,854	2,632	2,411	2,190	1,969	1,747	1,526	1,305
7 Ten unit scheme (flats)	843	£612,333	2,453	2,266	2,080	1,893	1,706	1,519	1,333	1,146	959	773	586
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,847	2,642	2,437	2,232	2,027	1,822	1,617	1,412	1,207	1,002	797
9 Twenty unit scheme (flats)	1,680	£1,139,629	2,454	2,270	2,086	1,902	1,718	1,534	1,350	1,166	982	798	614
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,384	2,215	2,047	1,878	1,710	1,542	1,373	1,205	1,036	868	699
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	2,010	1,841	1,672	1,503	1,335	1,166	997	828	659	489	320
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	,		1,755	1,586	1,416	1,247	1,078		740	571	402
13 Seventy unit scheme (Industrial/employment led scheme)	6,425			,	1,773	1,631	1,488	1,346	1,203	,	918	775	632
14 Seventy unit scheme (flats - higher density)	5,705				1,973	1,804	1,635	1,466	1,297	1,128	958	789	620
15 One hundred unit scheme (flats - lower density)	8,850		2,055		1,723	1,557	1,391	1,224	1,058		724	557	390
16 One hundred unit scheme (flats - higher density)	7,850			, -	2,107	1,941	1,775	1,609	1,442		1,110	944	778
Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542			1,608	1,455	1,302	1,149	996		688	535	381
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516		,-	1,369	1,226	1,083	939	796		510	367	222
19 Five hundred unit scheme (flats)	43,200	£14,652,373			1,167	1,025	883	740	597	454	310	166	21
20 Two hundred unit Co-living scheme	5,200			2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014
21 Large retail supermarket	3,000			-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200		1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204
23 Data Centre	7,000	, .,		-	-	-	-	-	-	-	-	-	-
24 Office development	30,000		1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275
25 Office development	15,000		1,162		1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162
26 Hotel development (160 rooms)	7,400			25	25	25	25	25	25	25	25	25	25
27 Hotel development (100 rooms)	3,500			-	-	-	-	-	-	-	-	-	-
28 Light industrial scheme	6,000			-	-	-	-	-	-	-	-	-	-
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259		-	-	-	-	-	-	-	-	-	-
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

ARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	PER HA				Re	sidual land val	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
One unit scheme (houses)	108	£178,889	3,042	2,813	2,583	2,353	2,123	1,893	1,664	1,434	1,204	974	
Two unit scheme (houses)	215	£238,519	3,597	3,367	3,138	2,908	2,678	2,448	2,218	1,988	1,759	1,529	1,:
Four unit scheme (houses)	350	£258,858	3,958	3,728	3,499	3,269	3,039	2,809	2,579	2,350	2,120	1,890	1,
Seven unit scheme (flats)	598	£442,129	2,441	2,254	2,067	1,880	1,694	1,507	1,320	1,134	947	760	
Nine unit scheme (flats)	675	£374,419	2,617	2,430	2,243	2,057	1,870	1,683	1,497	1,310	1,123	936	
Ten unit scheme (houses)	1,009	£671,625	3,869	3,648	3,427	3,205	2,984	2,763	2,542	2,320	2,099	1,878	1
7 Ten unit scheme (flats)	843	£400,569	2,704	2,518	2,331	2,144	1,957	1,771	1,584	1,397	1,211	1,024	
Twenty unit scheme (houses and flats)	1,875	£1,248,065	3,199	2,994	2,789	2,584	2,379	2,174	1,969	1,764	1,559	1,354	1,
Twenty unit scheme (flats)	1,680	£745,511	2,688	2,504	2,320	2,137	1,953	1,769	1,585	1,401	1,217	1,033	
Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,560	2,391	2,223	2,054	1,886	1,717	1,549	1,381	1,212	1,044	
Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,303	2,134	1,965	1,797	1,628	1,459	1,290	1,121	952	783	
Fifty unit scheme (flats - higher density)	3,925	£870,872	2,210	2,041	1,872	1,703	1,534	1,365	1,195	1,026	857	688	
Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,205	2,062	1,920	1,777	1,635	1,492	1,350	1,207	1,065	922	
Seventy unit scheme (flats - higher density)	5,705	£460,296	2,354	2,185	2,016	1,847	1,678	1,508	1,339	1,170	1,001	832	
One hundred unit scheme (flats - lower density)	8,850	£1,963,622	2,173	2,006	1,840	1,674	1,508	1,342	1,175	1,009	841	674	
One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,565	2,399	2,233	2,067	1,900	1,734	1,568	1,402	1,236	1,069	
Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	2,002	1,849	1,696	1,543	1,390	1,237	1,084	930	776	623	
Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,713	1,571	1,428	1,284	1,141	998	855	712	569	425	
Five hundred unit scheme (flats)	43,200	£9,585,136	1,569	1,426	1,284	1,142	1,000	857	714	571	427	283	
Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2
Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
Comparison retail	5,200	£2,307,533	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1
Data Centre	7,000	£5,524,766	74	74	74	74	74	74	74	74	74	74	
4 Office development	30,000	£3,328,172	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1
Office development	15,000	£2,773,477	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1
Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	
7 Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	
B Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	
Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	_	-	-	_	-	_	-	-	-	

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					Re	sidual land va	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£95,835	3,815	3,585	3,355	3,126	2,896	2,666	2,436	2,206	1,977	1,747	1,517
2 Two unit scheme (houses)	215	£127,780	4,112	3,882	3,653	3,423	3,193	2,963	2,733	2,504	2,274	2,044	1,814
3 Four unit scheme (houses)	350	£138,676	4,302	4,072	3,842	3,612	3,382	3,153	2,923	2,693	2,463	2,233	2,004
4 Seven unit scheme (flats)	598	£236,858	2,784	2,597	2,411	2,224	2,037	1,850	1,664	1,477	1,290	1,104	917
5 Nine unit scheme (flats)	675	£200,584	2,874	2,688	2,501	2,314	2,128	1,941	1,754	1,567	1,381	1,194	1,007
6 Ten unit scheme (houses)	1,009	£359,804	4,178	3,957	3,736	3,514	3,293	3,072	2,851	2,630	2,408	2,187	1,966
7 Ten unit scheme (flats)	843	£214,593	2,925	2,738	2,552	2,365	2,178	1,992	1,805	1,618	1,431	1,245	1,058
8 Twenty unit scheme (houses and flats)	1,875	£668,614	3,508	3,303	3,098	2,893	2,688	2,483	2,278	2,073	1,868	1,663	1,458
9 Twenty unit scheme (flats)	1,680	£399,386	2,894	2,710	2,526	2,343	2,159	1,975	1,791	1,607	1,423	1,239	1,055
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,714	2,546	2,377	2,209	2,040	1,872	1,703	1,535	1,367	1,198	1,030
11 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,560	2,392	2,223	2,054	1,885	1,717	1,548	1,378	1,209	1,040	871
12 Fifty unit scheme (flats - higher density)	3,925	£466,544	2,313	2,144	1,975	1,806	1,637	1,468	1,298	1,129	960	791	622
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,333	2,191	2,048	1,906	1,763	1,621	1,478	1,336	1,193	1,051	908
14 Seventy unit scheme (flats - higher density)	5,705	£246,590	2,392	2,223	2,053	1,884	1,715	1,546	1,377	1,208	1,038	869	700
15 One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,276	2,109	1,943	1,777	1,611	1,445	1,278	1,112	944	777	610
16 One hundred unit scheme (flats - higher density)	7,850	£999,738	2,676	2,509	2,343	2,177	2,011	1,845	1,678	1,512	1,346	1,180	1,014
17 Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	2,079	1,926	1,773	1,620	1,467	1,314	1,161	1,007	853	700	546
18 Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,765	1,622	1,479	1,336	1,193	1,050	906	763	620	477	332
19 Five hundred unit scheme (flats)	43,200	£5,134,958	1,672	1,529	1,387	1,245	1,103	960	817	674	530	386	242
20 Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21 Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£1,236,194	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645
23 Data Centre	7,000	£2,959,733	440	440	440	440	440	440	440	440	440	440	440
24 Office development	30,000	£1,782,971	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386
25 Office development	15,000	£1,485,810	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346
26 Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190
27 Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	
28 Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89
30 Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208

MARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UND	EVELOPED LAND)	£500,000					Re	esidual land val	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£13,438	4,582	4,352	4,122	3,892	3,662	3,432	3,203	2,973	2,743	2,513	2,28
2 Two unit scheme (houses)	215	£17,917	4,623	4,393	4,164	3,934	3,704	3,474	3,244	3,015	2,785	2,555	2,32
3 Four unit scheme (houses)	350	£19,444	4,642	4,412	4,183	3,953	3,723	3,493	3,263	3,034	2,804	2,574	2,34
4 Seven unit scheme (flats)	598	£33,211	3,125	2,938	2,751	2,564	2,378	2,191	2,004	1,818	1,631	1,444	1,25
5 Nine unit scheme (flats)	675	£28,125	3,130	2,943	2,756	2,570	2,383	2,196	2,010	1,823	1,636	1,450	1,26
6 Ten unit scheme (houses)	1,009	£50,450	4,485	4,264	4,042	3,821	3,600	3,379	3,157	2,936	2,715	2,494	2,27
7 Ten unit scheme (flats)	843	£30,089	3,144	2,957	2,771	2,584	2,397	2,211	2,024	1,837	1,650	1,464	1,27
8 Twenty unit scheme (houses and flats)	1,875	£93,750	3,814	3,609	3,404	3,199	2,994	2,790	2,585	2,380	2,175	1,970	1,76
9 Twenty unit scheme (flats)	1,680	£56,000	3,099	2,915	2,731	2,547	2,363	2,179	1,995	1,811	1,627	1,443	1,25
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	2,868	2,699	2,531	2,362	2,194	2,025	1,857	1,688	1,520	1,351	1,18
11 Fifty unit scheme (flats - lower density)	4,325	£180,208	2,816	2,647	2,478	2,310	2,141	1,972	1,803	1,634	1,465	1,296	1,12
12 Fifty unit scheme (flats - higher density)	3,925	£65,417	2,416	2,246	2,077	1,908	1,739	1,570	1,401	1,232	1,062	893	7:
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,461	2,319	2,176	2,034	1,891	1,749	1,606	1,464	1,321	1,178	1,03
14 Seventy unit scheme (flats - higher density)	5,705	£34,576	2,429	2,260	2,091	1,921	1,752	1,583	1,414	1,245	1,076	907	7:
15 One hundred unit scheme (flats - lower density)	8,850	£147,500	2,378	2,212	2,045	1,879	1,713	1,547	1,381	1,214	1,047	880	7
16 One hundred unit scheme (flats - higher density)	7,850	£140,179	2,785	2,619	2,453	2,286	2,120	1,954	1,788	1,622	1,455	1,289	1,12
17 Two hunded unit scheme (flats) with GF retail	16,100	£201,250	2,156	2,003	1,850	1,697	1,544	1,391	1,237	1,084	930	776	62
18 Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,816	1,673	1,530	1,387	1,244	1,101	958	814	671	528	38
19 Five hundred unit scheme (flats)	43,200	£720,000	1,774	1,632	1,489	1,347	1,205	1,062	919	776	632	488	34
Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,29
21 Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	1:
22 Comparison retail	5,200	£173,333	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,84
23 Data Centre	7,000	£415,000	804	804	804	804	804	804	804	804	804	804	80
24 Office development	30,000	£250,000	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,4
25 Office development	15,000	£208,333	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,4
26 Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	2
27 Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	2
28 Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	
29 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	

		£10,175,259	PER HA				Re	sidual land val	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£273,460	2,460	2,216	1,971	1,726	1,482	1,237	992	748	503	258	
2 Two unit scheme (houses)	215	£364,613	3,308	3,064	2,819	2,574	2,330	2,085	1,840	1,596	1,351	1,106	86
3 Four unit scheme (houses)	350	£395,705	3,865	3,620	3,376	3,131	2,886	2,642	2,397	2,152	1,907	1,663	1,41
4 Seven unit scheme (flats)	598	£675,863	2,295	2,096	1,897	1,698	1,499	1,300	1,101	902	703	504	305
5 Nine unit scheme (flats)	675	£572,358	2,569	2,370	2,171	1,972	1,773	1,574	1,375	1,176	977	778	579
6 Ten unit scheme (houses)	1,009	£1,026,684	3,806	3,571	3,335	3,099	2,864	2,628	2,392	2,156	1,921	1,685	1,449
7 Ten unit scheme (flats)	843	£612,333	2,699	2,500	2,301	2,102	1,903	1,704	1,505	1,306	1,107	908	709
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	3,115	2,897	2,679	2,460	2,242	2,024	1,805	1,587	1,369	1,150	932
9 Twenty unit scheme (flats)	1,680	£1,139,629	2,696	2,500	2,304	2,108	1,912	1,716	1,520	1,323	1,127	931	73
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,607	2,427	2,247	2,068	1,888	1,709	1,529	1,349	1,170	990	81
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	2,235	2,055	1,875	1,695	1,515	1,335	1,155	975	795	614	434
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	2,320	2,140	1,959	1,779	1,598	1,418	1,237	1,057	876	696	
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	2,248	2,096	1,944	1,792	1,640	1,488	1,336	1,184	1,032	880	728
4 Seventy unit scheme (flats - higher density)	5,705	£703,635	2,539	2,358	2,178	1,997	1,817	1,636	1,456	1,275	1,095	914	73
5 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	2,279	2,101	1,924	1,747	1,569	1,392	1,214	1,037	859	681	503
6 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,663	2,485	2,308	2,131	1,953	1,776	1,599	1,421	1,244	1,067	889
17 Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	2,122	1,959	1,796	1,632	1,469	1,306	1,142	979	814	650	486
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,849	1,697	1,545	1,393	1,240	1,087	934	781	628	475	32
19 Five hundred unit scheme (flats)	43,200	£14,652,373	1,639	1,487	1,336	1,184	1,033	881	729	577	424	271	117
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,01
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-		-	
22 Comparison retail	5,200	£3,527,423	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,20
23 Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-		-	
24 Office development	30,000	£5,087,629	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,27
25 Office development	15,000	£4,239,691	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,16
26 Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	2
27 Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-		-	
28 Light industrial scheme	6,000	£5,087,629		-	-	-	-	-	-	-		-	
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-		-	
30 Industrial scheme intensification (60% plot ratio)	6.000	£10,175,259	-	-	-	_	-	-	-	_		-	

CHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	PER HA				Re	sidual land va	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889	3,340	3,095	2,851	2,606	2,361	2,117	1,872	1,627	1,383	1,138	
2 Two unit scheme (houses)	215	£238,519	3,895	3,650	3,405	3,161	2,916	2,671	2,427	2,182	1,937	1,693	1,448
3 Four unit scheme (houses)	350	£258,858	4,256	4,011	3,767	3,522	3,277	3,033	2,788	2,543	2,298	2,054	1,809
4 Seven unit scheme (flats)	598	£442,129	2,686	2,487	2,288	2,089	1,890	1,691	1,492	1,293	1,094	895	696
5 Nine unit scheme (flats)	675	£374,419	2,862	2,663	2,464	2,265	2,067	1,868	1,669	1,470	1,271	1,072	873
6 Ten unit scheme (houses)	1,009	£671,625	4,158	3,922	3,687	3,451	3,215	2,980	2,744	2,508	2,273	2,037	1,80
7 Ten unit scheme (flats)	843	£400,569	2,950	2,751	2,552	2,353	2,154	1,955	1,756	1,557	1,358	1,159	960
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	3,467	3,249	3,031	2,812	2,594	2,376	2,157	1,939	1,720	1,502	1,284
9 Twenty unit scheme (flats)	1,680	£745,511	2,930	2,734	2,538	2,342	2,146	1,950	1,754	1,558	1,362	1,166	
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,783	2,603	2,423	2,244	2,064	1,885	1,705	1,525	1,346	1,166	
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,528	2,348	2,168	1,988	1,808	1,628	1,448	1,268	1,088	907	72
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	2,437	2,257	2,076	1,896	1,715	1,535	1,354	1,174	993	813	633
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,395	2,243	2,091	1,939	1,787	1,635	1,483	1,331	1,179	1,027	87
14 Seventy unit scheme (flats - higher density)	5,705	£460,296	2,581	2,401	2,220	2,040	1,859	1,679	1,498	1,318	1,137	957	770
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	2,396	2,219	2,041	1,864	1,686	1,509	1,332	1,154	977	798	62
16 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,788	2,611	2,434	2,256	2,079	1,902	1,724	1,547	1,370	1,192	1,01
17 Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	2,210	2,047	1,884	1,720	1,557	1,394	1,230	1,067	902	738	57
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,908	1,756	1,603	1,451	1,298	1,145	992	839	686	533	38
19 Five hundred unit scheme (flats)	43,200	£9,585,136	1,756	1,605	1,453	1,302	1,150	998	846	694	541	388	23
20 Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£2,307,533	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	
23 Data Centre	7,000	£5,524,766	74	74	74	74	74	74	74	74	74	74	74
24 Office development	30,000	£3,328,172	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334
25 Office development	15,000	£2,773,477	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,26
26 Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	
27 Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	5
28 Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					Re	sidual land val	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£95,835	4,113	3,868	3,623	3,379	3,134	2,889	2,645	2,400	2,155	1,911	1,666
2 Two unit scheme (houses)	215	£127,780	4,410	4,165	3,921	3,676	3,431	3,186	2,942	2,697	2,452	2,208	1,963
3 Four unit scheme (houses)	350	£138,676	4,599	4,355	4,110	3,865	3,621	3,376	3,131	2,887	2,642	2,397	2,152
4 Seven unit scheme (flats)	598	£236,858	3,030	2,831	2,632	2,433	2,234	2,035	1,836	1,637	1,438	1,239	1,040
5 Nine unit scheme (flats)	675	£200,584	3,120	2,921	2,722	2,523	2,324	2,125	1,926	1,727	1,528	1,329	1,130
6 Ten unit scheme (houses)	1,009	£359,804	4,467	4,232	3,996	3,760	3,524	3,289	3,053	2,817	2,582	2,346	2,110
7 Ten unit scheme (flats)	843	£214,593	3,171	2,972	2,773	2,574	2,375	2,176	1,977	1,778	1,579	1,380	1,181
8 Twenty unit scheme (houses and flats)	1,875	£668,614	3,776	3,558	3,340	3,121	2,903	2,685	2,466	2,248	2,029	1,811	1,593
9 Twenty unit scheme (flats)	1,680	£399,386	3,136	2,940	2,744	2,548	2,352	2,156	1,960	1,764	1,568	1,372	1,176
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,937	2,758	2,578	2,398	2,219	2,039	1,859	1,680	1,500	1,321	1,141
11 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,786	2,606	2,426	2,246	2,066	1,886	1,706	1,526	1,345	1,165	984
12 Fifty unit scheme (flats - higher density)	3,925	£466,544	2,540	2,360	2,179	1,999	1,818	1,638	1,457	1,277	1,096	916	735
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,524	2,372	2,220	2,068	1,916	1,764	1,612	1,460	1,308	1,156	1,004
14 Seventy unit scheme (flats - higher density)	5,705	£246,590	2,619	2,438	2,258	2,077	1,897	1,716	1,536	1,355	1,175	994	814
15 One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,499	2,322	2,144	1,967	1,789	1,612	1,435	1,257	1,080	901	723
16 One hundred unit scheme (flats - higher density)	7,850	£999,738	2,899	2,721	2,544	2,367	2,189	2,012	1,835	1,657	1,480	1,303	
17 Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	2,288	2,124	1,961	1,798	1,634	1,471	1,308	1,144	980	816	
18 Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,959	1,807	1,655	1,503	1,350	1,197	1,044	891	738	585	432
19 Five hundred unit scheme (flats)	43,200	£5,134,958	1,859	1,708	1,556	1,405	1,253	1,101	949	797	645	491	337
20 Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21 Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£1,236,194	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645
23 Data Centre	7,000	£2,959,733	440	440	440	440	440	440	440	440	440	440	440
24 Office development	30,000	£1,782,971	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386
25 Office development	15,000	£1,485,810	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346
26 Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	
27 Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	
28 Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	
30 Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208

ENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEV	ELOPED LAND	£500,000					Re	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£13,438	4,879	4,635	4,390	4,145	3,900	3,656	3,411	3,166	2,922	2,677	2,432
2 Two unit scheme (houses)	215	£17,917	4,921	4,676	4,432	4,187	3,942	3,697	3,453	3,208	2,963	2,719	2,474
3 Four unit scheme (houses)	350	£19,444	4,940	4,695	4,451	4,206	3,961	3,717	3,472	3,227	2,982	2,738	2,493
4 Seven unit scheme (flats)	598	£33,211	3,370	3,171	2,972	2,773	2,574	2,375	2,176	1,977	1,778	1,579	1,380
5 Nine unit scheme (flats)	675	£28,125	3,375	3,176	2,978	2,779	2,580	2,381	2,182	1,983	1,784	1,585	1,386
6 Ten unit scheme (houses)	1,009	£50,450	4,774	4,538	4,302	4,067	3,831	3,595	3,360	3,124	2,888	2,653	2,417
7 Ten unit scheme (flats)	843	£30,089	3,390	3,191	2,992	2,793	2,594	2,395	2,196	1,997	1,798	1,599	1,400
8 Twenty unit scheme (houses and flats)	1,875	£93,750	4,083	3,865	3,646	3,428	3,210	2,991	2,773	2,554	2,336	2,118	1,899
9 Twenty unit scheme (flats)	1,680	£56,000	3,341	3,145	2,949	2,753	2,557	2,361	2,165	1,968	1,772	1,576	1,380
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	3,090	2,911	2,731	2,552	2,372	2,192	2,013	1,833	1,654	1,474	1,294
11 Fifty unit scheme (flats - lower density)	4,325	£180,208	3,041	2,861	2,681	2,501	2,321	2,141	1,961	1,781	1,601	1,420	1,240
12 Fifty unit scheme (flats - higher density)	3,925	£65,417	2,643	2,462	2,282	2,101	1,921	1,740	1,560	1,379	1,199	1,018	838
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,651	2,499	2,347	2,195	2,043	1,891	1,739	1,587	1,435	1,283	1,131
14 Seventy unit scheme (flats - higher density)	5,705	£34,576	2,656	2,475	2,295	2,114	1,934	1,753	1,573	1,392	1,212	1,031	851
15 One hundred unit scheme (flats - lower density)	8,850	£147,500	2,601	2,424	2,246	2,069	1,892	1,714	1,537	1,360	1,182	1,004	825
16 One hundred unit scheme (flats - higher density)	7,850	£140,179	3,008	2,831	2,654	2,476	2,299	2,122	1,944	1,767	1,589	1,412	
17 Two hunded unit scheme (flats) with GF retail	16,100	£201,250	2,364	2,201	2,038	1,874	1,711	1,548	1,384	1,221	1,056	892	728
18 Three hundred unit scheme (flats) with GF retail	23,000	£191,667	2,010	1,858	1,706	1,554	1,401	1,248	1,095	942	789	636	
19 Five hundred unit scheme (flats)	43,200	£720,000	1,961	1,810	1,658	1,507	1,355	1,204	1,052	899	747	593	440
20 Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290
21 Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	194
22 Comparison retail	5,200	£173,333	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849
23 Data Centre	7,000	£415,000	804	804	804	804	804	804	804	804	804	804	804
24 Office development	30,000	£250,000	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437
25 Office development	15,000	£208,333	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431
26 Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	267
27 Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	
28 Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	495
29 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	703



Appendix 12 - CIL viability (CIL as input)

Mkt value: £5,595 per square metre

40%

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£173,893	£165,169		£162,261		£159,353	-8%
2	Two unit scheme (houses)	2	£347,786	£330,338	-5%	£324,522	-7%	£318,706	-8%
3	Four unit scheme (houses)	4	£563,123	£534,719	-5%	£525,251	-7%	£515,784	-8%
4	Seven unit scheme (flats)	7	£391,432	£342,999	-12%	£326,856	-16%	£310,712	-21%
5	Nine unit scheme (flats)	9	£436,156	£381,469	-13%	£363,241	-17%	£345,012	-21%
6	Ten unit scheme (houses)	10	£1,565,064	£1,483,318	-5%	£1,456,069	-7%	£1,428,820	-9%
7	Ten unit scheme (flats)	10	£551,345	£483,088	-12%	£460,336	-17%	£437,584	-21%
8	Twenty unit scheme (houses and flats)	20	£2,054,889	£1,905,227	-7%	£1,855,320	-10%	£1,804,727	-12%
9	Twenty unit scheme (flats)	20	£1,076,182	£940,189	-13%	£894,857	-17%	£849,525	-21%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,716,241	£1,467,881	-14%	£1,388,396	-19%	£1,308,910	-24%
11	Fifty unit scheme (flats - lower density)	50	£2,391,955	£2,048,177	-14%	£1,933,585	-19%	£1,818,993	-24%
12	Fifty unit scheme (flats - higher density)	50	£469,393	£157,411	-66%	£53,417	-89%	-£52,602	-111%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£3,450,927	£3,001,590	-13%	£2,833,519	-18%	£2,665,449	-23%
14	Seventy unit scheme (flats - higher density)	70	£697,800	£244,332	-65%	£93,176	-87%	-£60,479	-109%
15	One hundred unit scheme (flats - lower density)	100	£1,008,919	£306,056	-70%	£71,768	-93%	-£164,820	-116%
16	One hundred unit scheme (flats - higher density)	100	£4,174,094	£3,559,350	-15%	£3,354,435	-20%	£3,149,521	-25%
17	Two hundred unit scheme (flats) with GF retail	200	£838,253	-£465,028	-155%	-£900,177	-207%	-£1,335,327	-259%
18	Three hundred unit scheme (flats) with GF retail	300	-£3,662,459	-£5,555,004	-52%	-£6,183,554	-69%	-£6,812,104	-86%
19	Five hundred unit scheme (flats)	500	-£7,085,448	-£10,540,506	-49%	-£11,716,162	-65%	-£12,891,817	-82%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£6,804,987	£6,513,284	-4%	£6,251,757	-8%	£5,990,231	-12%
23	Data Centre	-	£4,847,465	£4,621,144	-5%	£4,394,823	-9%	£4,168,501	-14%
24	Office development	-	-£22,971,636	-£25,231,583	-10%	-£25,984,899	-13%	-£26,738,214	-16%
25	Office development	-	-£11,489,668	-£12,619,642	-10%	-£12,996,299	-13%	-£13,372,957	-16%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576			£457,612		£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464		£3,757,759		£3,630,053	
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%

Mkt value: £7,698 per square metre

40%

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£193,096	£184,373	-5%	£181,465	-6%	£178,557	-8%
2	Two unit scheme (houses)	2	£386,193	£368,746	-5%	£362,929	-6%	£357,114	-8%
3	Four unit scheme (houses)	4	£625,646	£597,242	-5%	£587,775	-6%	£578,307	-8%
4	Seven unit scheme (flats)	7	£479,540	£431,109	-10%	£414,965	-13%	£398,821	-17%
5	Nine unit scheme (flats)	9	£535,643	£480,957	-10%	£462,728	-14%	£444,500	-17%
6	Ten unit scheme (houses)	10	£1,740,022	£1,658,276	-5%	£1,631,028	-6%	£1,603,779	-8%
7	Ten unit scheme (flats)	10	£675,519	£607,263	-10%	£584,511	-13%	£561,758	-17%
8	Twenty unit scheme (houses and flats)	20	£2,357,267	£2,207,605	-6%	£2,157,718	-8%	£2,107,831	-11%
9	Twenty unit scheme (flats)	20	£1,322,241	£1,186,246	-10%	£1,140,914	-14%	£1,095,584	-17%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£2,092,866	£1,844,505	-12%	£1,765,020	-16%	£1,685,534	-19%
11	Fifty unit scheme (flats - lower density)	50	£2,981,130	£2,642,149	-11%	£2,528,750	-15%	£2,414,158	-19%
12	Fifty unit scheme (flats - higher density)	50	£1,009,513	£697,531	-31%	£593,537	-41%	£489,542	-52%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£4,189,784	£3,740,595	-11%	£3,574,870	-15%	£3,409,144	-19%
14	Seventy unit scheme (flats - higher density)	70	£1,482,867	£1,029,399	-31%	£878,242	-41%	£727,087	-51%
15	One hundred unit scheme (flats - lower density)	100	£2,218,488	£1,515,625	-32%	£1,281,337	-42%	£1,047,049	-53%
16	One hundred unit scheme (flats - higher density)	100	£5,234,739	£4,619,995	-12%	£4,415,080	-16%	£4,210,166	-20%
17	Two hundred unit scheme (flats) with GF retail	200	£2,911,787	£1,623,184	-44%	£1,194,107	-59%	£765,029	-74%
18	Three hundred unit scheme (flats) with GF retail	300	-£848,799	-£2,717,834	-220%	-£3,337,614	-293%	-£3,957,394	-366%
19	Five hundred unit scheme (flats)	500	-£1,929,686	-£5,369,121	-178%	-£6,528,372	-238%	-£7,687,623	-298%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£6,804,987	£6,513,284	-4%	£6,251,757	-8%	£5,990,231	-12%
23	Data Centre	-	£4,847,465	£4,621,144	-5%	£4,394,823	-9%	£4,168,501	-14%
24	Office development	-	-£22,971,636	-£25,231,583	-10%	-£25,984,899	-13%	-£26,738,214	-16%
25	Office development	-	-£11,489,668	-£12,619,642	-10%	-£12,996,299	-13%	-£13,372,957	-16%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464		£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%

Mkt value: £8,136 per square metre

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£212,300	£203,577	-4%	£200,668		£197,760	-7%
2	Two unit scheme (houses)	2	£424,601	£407,153	-4%	£401,337	-5%	£395,521	-7%
3	Four unit scheme (houses)	4	£688,169	£659,767	-4%	£650,298	-6%	£640,831	-7%
4	Seven unit scheme (flats)	7	£567,649	£519,217	-9%	£503,073	-11%	£486,929	-14%
5	Nine unit scheme (flats)	9	£635,130	£580,444	-9%	£562,215	-11%	£543,986	-14%
6	Ten unit scheme (houses)	10	£1,914,980	£1,833,235	-4%	£1,805,986	-6%	£1,778,738	-7%
7	Ten unit scheme (flats)	10	£799,694	£731,437	-9%	£708,685	-11%	£685,933	-14%
8	Twenty unit scheme (houses and flats)	20	£2,659,645	£2,509,984	-6%	£2,460,097	-8%	£2,410,210	-9%
9	Twenty unit scheme (flats)	20	£1,568,298	£1,432,303	-9%	£1,386,973	-12%	£1,341,641	-14%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£2,469,490	£2,221,129	-10%	£2,141,644	-13%	£2,062,158	-16%
11	Fifty unit scheme (flats - lower density)	50	£3,570,172	£3,231,192	-9%	£3,118,198	-13%	£3,005,205	-16%
12	Fifty unit scheme (flats - higher density)	50	£1,549,635	£1,237,651	-20%	£1,133,657	-27%	£1,029,663	-34%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£4,928,641	£4,479,452	-9%	£4,313,727	-12%	£4,148,002	-16%
14	Seventy unit scheme (flats - higher density)	70	£2,267,933	£1,814,465	-20%	£1,663,310	-27%	£1,512,153	-33%
15	One hundred unit scheme (flats - lower density)	100	£3,428,057	£2,725,194	-21%	£2,490,906	-27%	£2,256,618	-34%
16	One hundred unit scheme (flats - higher density)	100	£6,295,384	£5,680,640	-10%	£5,475,725	-13%	£5,270,810	-16%
17	Two hundred unit scheme (flats) with GF retail	200	£4,966,835	£3,688,137	-26%	£3,265,048	-34%	£2,841,957	-43%
18	Three hundred unit scheme (flats) with GF retail	300	£1,937,444	£94,488	-95%	-£523,955	-127%	-£1,143,735	-159%
19	Five hundred unit scheme (flats)	500	£3,145,044	-£213,359	-107%	-£1,372,610	-144%	-£2,531,862	-181%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£6,804,987	£6,513,284	-4%	£6,251,757	-8%	£5,990,231	-12%
23	Data Centre	-	£4,847,465	£4,621,144	-5%	£4,394,823	-9%	£4,168,501	-14%
24	Office development	-	-£22,971,636	-£25,231,583	-10%	-£25,984,899	-13%	-£26,738,214	-16%
25	Office development	-	-£11,489,668	-£12,619,642	-10%	-£12,996,299	-13%	-£13,372,957	-16%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%

Mkt value: £8,574 per square metre

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£231,504	£222,780	-4%	£219,872	-5%	£216,964	-6%
2	Two unit scheme (houses)	2	£463,008	£445,560	-4%	£439,744	-5%	£433,928	-6%
3	Four unit scheme (houses)	4	£750,693	£722,290	-4%	£712,823	-5%	£703,354	-6%
4	Seven unit scheme (flats)	7	£655,757	£607,326	-7%	£591,182	-10%	£575,037	-12%
5	Nine unit scheme (flats)	9	£734,617	£679,930	-7%	£661,702	-10%	£643,473	-12%
6	Ten unit scheme (houses)	10	£2,089,939	£2,008,193	-4%	£1,980,945	-5%	£1,953,696	-7%
7	Ten unit scheme (flats)	10	£923,868	£855,612	-7%	£832,859	-10%	£810,107	-12%
8	Twenty unit scheme (houses and flats)	20	£2,962,024	£2,812,362	-5%	£2,762,475	-7%	£2,712,588	-8%
9	Twenty unit scheme (flats)	20	£1,813,926	£1,678,361	-7%	£1,633,030	-10%	£1,587,698	-12%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£2,846,114	£2,597,754	-9%	£2,518,268	-12%	£2,438,782	-14%
11	Fifty unit scheme (flats - lower density)	50	£4,159,215	£3,820,234	-8%	£3,707,241	-11%	£3,594,248	-14%
12	Fifty unit scheme (flats - higher density)	50	£2,089,755	£1,777,772	-15%	£1,673,778	-20%	£1,569,783	-25%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£5,667,498	£5,218,309	-8%	£5,052,584	-11%	£4,886,859	-14%
14	Seventy unit scheme (flats - higher density)	70	£3,053,000	£2,599,533	-15%	£2,448,376	-20%	£2,297,221	-25%
15	One hundred unit scheme (flats - lower density)	100	£4,627,571	£3,934,515	-15%	£3,700,475	-20%	£3,466,187	-25%
16	One hundred unit scheme (flats - higher density)	100	£7,356,029	£6,741,285	-8%	£6,536,369	-11%	£6,331,455	-14%
17	Two hundred unit scheme (flats) with GF retail	200	£7,021,882	£5,743,185	-18%	£5,320,095	-24%	£4,897,005	-30%
18	Three hundred unit scheme (flats) with GF retail	300	£4,695,804	£2,868,887	-39%	£2,257,756	-52%	£1,646,624	-65%
19	Five hundred unit scheme (flats)	500	£8,159,557	£4,815,437	-41%	£3,688,312	-55%	£2,561,185	-69%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£6,804,987	£6,513,284	-4%	£6,251,757	-8%	£5,990,231	-12%
23	Data Centre	-	£4,847,465	£4,621,144	-5%	£4,394,823	-9%	£4,168,501	-14%
24	Office development	-	-£22,971,636	-£25,231,583	-10%	-£25,984,899	-13%	-£26,738,214	-16%
25	Office development	-	-£11,489,668	-£12,619,642	-10%	-£12,996,299	-13%	-£13,372,957	-16%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171			£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%

Mkt value: £9,012 per square metre

40%

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£250,708	£241,984	-3%	£239,076	-5%	£236,168	-6%
2	Two unit scheme (houses)	2	£501,415	£483,967	-3%	£478,151	-5%	£472,336	-6%
3	Four unit scheme (houses)	4	£813,217	£784,813	-3%	£775,346	-5%	£765,877	-6%
4	Seven unit scheme (flats)	7	£743,866	£695,434		£679,290		£663,146	-11%
5	Nine unit scheme (flats)	9	£834,104	£779,418	-7%	£761,189	-9%	£742,961	-11%
6	Ten unit scheme (houses)	10	£2,264,897	£2,183,151	-4%	£2,155,902	-5%	£2,128,654	-6%
7	Ten unit scheme (flats)	10	£1,048,043	£979,786	-7%	£957,034	-9%	£934,282	-11%
8	Twenty unit scheme (houses and flats)	20	£3,264,402	£3,114,741	-5%	£3,064,854	-6%	£3,014,967	-8%
9	Twenty unit scheme (flats)	20	£2,057,879	£1,923,782	-7%	£1,879,083	-9%	£1,833,757	-11%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£3,222,738	£2,974,378	-8%	£2,894,892	-10%	£2,815,406	-13%
11	Fifty unit scheme (flats - lower density)	50	£4,748,258	£4,409,277	-7%	£4,296,284	-10%	£4,183,290	-12%
12	Fifty unit scheme (flats - higher density)	50	£2,629,876	£2,317,892	-12%	£2,213,898	-16%	£2,109,904	-20%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£6,406,355	£5,957,166	-7%	£5,791,442	-10%	£5,625,716	-12%
14	Seventy unit scheme (flats - higher density)	70	£3,838,067	£3,384,599	-12%	£3,233,443	-16%	£3,082,287	-20%
15	One hundred unit scheme (flats - lower density)	100	£5,823,330	£5,130,274	-12%	£4,899,256	-16%	£4,668,237	-20%
16	One hundred unit scheme (flats - higher density)	100	£8,411,261	£7,801,930	-7%	£7,597,014	-10%	£7,392,099	-12%
17	Two hundred unit scheme (flats) with GF retail	200	£9,076,930	£7,798,232	-14%	£7,375,142	-19%	£6,952,053	-23%
18	Three hundred unit scheme (flats) with GF retail	300	£7,434,651	£5,617,411	-24%	£5,014,807	-33%	£4,412,203	-41%
19	Five hundred unit scheme (flats)	500	£13,169,120	£9,829,950	-25%	£8,702,825	-34%	£7,575,700	-42%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£6,804,987	£6,513,284	-4%	£6,251,757	-8%	£5,990,231	-12%
23	Data Centre	-	£4,847,465	£4,621,144	-5%	£4,394,823	-9%	£4,168,501	-14%
24	Office development	-	-£22,971,636	-£25,231,583	-10%	-£25,984,899	-13%	-£26,738,214	-16%
25	Office development	-	-£11,489,668	-£12,619,642	-10%	-£12,996,299	-13%	-£13,372,957	-16%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464		£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%

Mkt value: £9,450 per square metre

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£269,911	£261,187	-3%	£258,280	-4%	£255,372	-5%
2	Two unit scheme (houses)	2	£539,823	£522,375	-3%	£516,559	-4%	£510,742	-5%
3	Four unit scheme (houses)	4	£875,741	£847,337	-3%	£837,869	-4%	£828,402	-5%
4	Seven unit scheme (flats)	7	£831,975	£783,543	-6%	£767,399	-8%	£751,255	-10%
5	Nine unit scheme (flats)	9	£933,591	£878,905	-6%	£860,676	-8%	£842,447	-10%
6	Ten unit scheme (houses)	10	£2,439,856	£2,358,110	-3%	£2,330,861	-4%	£2,303,612	-6%
7	Ten unit scheme (flats)	10	£1,172,217	£1,103,961	-6%	£1,081,209	-8%	£1,058,457	-10%
8	Twenty unit scheme (houses and flats)	20	£3,566,781	£3,417,119	-4%	£3,367,232	-6%	£3,317,345	-7%
9	Twenty unit scheme (flats)	20	£2,301,832	£2,167,735	-6%	£2,123,036	-8%	£2,078,338	-10%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£3,599,362	£3,351,002	-7%	£3,271,516	-9%	£3,192,030	-11%
11	Fifty unit scheme (flats - lower density)	50	£5,337,300	£4,998,320	-6%	£4,885,327	-8%	£4,772,333	-11%
12	Fifty unit scheme (flats - higher density)	50	£3,166,077	£2,858,012	-10%	£2,754,019	-13%	£2,650,025	-16%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£7,145,212	£6,696,023	-6%	£6,530,298	-9%	£6,364,573	-11%
14	Seventy unit scheme (flats - higher density)	70	£4,617,221	£4,169,665	-10%	£4,018,510	-13%	£3,867,354	-16%
15	One hundred unit scheme (flats - lower density)	100	£7,019,089	£6,326,033	-10%	£6,095,014	-13%	£5,863,996	-16%
16	One hundred unit scheme (flats - higher density)	100	£9,462,783	£8,856,617	-6%	£8,654,561	-9%	£8,452,506	-11%
17	Two hundred unit scheme (flats) with GF retail	200	£11,109,981	£9,849,126	-11%	£9,430,190	-15%	£9,007,100	-19%
18	Three hundred unit scheme (flats) with GF retail	300	£10,173,499	£8,356,258	-18%	£7,753,654	-24%	£7,151,050	-30%
19	Five hundred unit scheme (flats)	500	£18,123,422	£14,825,963	-18%	£13,714,565	-24%	£12,590,213	-31%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	
22	Comparison retail	-	£6,804,987	£6,513,284	-4%	£6,251,757	-8%	£5,990,231	-12%
23	Data Centre	-	£4,847,465	£4,621,144	-5%	£4,394,823	-9%	£4,168,501	-14%
24	Office development	-	-£22,971,636	-£25,231,583	-10%	-£25,984,899	-13%	-£26,738,214	-16%
25	Office development	-	-£11,489,668	-£12,619,642	-10%	-£12,996,299	-13%	-£13,372,957	-16%
26	Hotel development (160 rooms)	-	£2,068,471	, ,		£969,122		£602,671	
27	Hotel development (100 rooms)	-	£977,576			£457,612		£284,292	
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464		£3,757,759		£3,630,053	
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%

Mkt value: £9,888 per square metre

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£289,115	£280,391	-3%	£277,483	3 -4%	£274,575	-5%
2	Two unit scheme (houses)	2	£578,230	£560,782	-3%	£554,966	-4%	£549,150	-5%
3	Four unit scheme (houses)	4	£938,264	£909,860	-3%	£900,393	-4%	£890,925	-5%
4	Seven unit scheme (flats)	7	£920,083	£871,651	-5%	£855,508	-7%	£839,364	-9%
5	Nine unit scheme (flats)	9	£1,033,078	£978,392	-5%	£960,163	-7%	£941,934	-9%
6	Ten unit scheme (houses)	10	£2,614,814	£2,533,068	-3%	£2,505,820	-4%	£2,478,571	-5%
7	Ten unit scheme (flats)	10	£1,296,392	£1,228,136	-5%	£1,205,384	-7%	£1,182,632	-9%
8	Twenty unit scheme (houses and flats)	20	£3,869,159	£3,719,497	-4%	£3,669,610	-5%	£3,619,723	-6%
9	Twenty unit scheme (flats)	20	£2,545,785	£2,411,688	-5%	£2,366,989	-7%	£2,322,290	-9%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£3,975,986	£3,727,626	-6%	£3,648,141	-8%	£3,568,654	-10%
11	Fifty unit scheme (flats - lower density)	50	£5,926,343	£5,587,363	-6%	£5,474,369	-8%	£5,361,376	-10%
12	Fifty unit scheme (flats - higher density)	50	£3,700,642	£3,393,012	-8%	£3,290,469	-11%	£3,187,926	-14%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£7,884,069	£7,434,881	-6%	£7,269,155	-8%	£7,103,430	-10%
14	Seventy unit scheme (flats - higher density)	70	£5,394,213	£4,947,072	-8%	£4,798,025	-11%	£4,648,978	-14%
15	One hundred unit scheme (flats - lower density)	100	£8,214,847	£7,521,792	-8%	£7,290,773	-11%	£7,059,755	-14%
16	One hundred unit scheme (flats - higher density)	100	£10,514,306	£9,908,140	-6%	£9,706,084	-8%	£9,504,028	-10%
17	Two hundred unit scheme (flats) with GF retail	200	£13,142,957	£11,882,102	-10%	£11,464,915	-13%	£11,047,729	-16%
18	Three hundred unit scheme (flats) with GF retail	300	£12,912,346	£11,095,105	-14%	£10,492,501	-19%	£9,889,897	-23%
19	Five hundred unit scheme (flats)	500	£23,077,724	£19,780,266	-14%	£18,668,867	-19%	£17,557,469	-24%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£9,790,120	£9,498,417	-3%	£9,236,891	-6%	£8,975,364	-8%
23	Data Centre	-	£6,041,519	£5,815,197	-4%	£5,588,876	-7%	£5,362,555	-11%
24	Office development	-	£43,351,724	£41,123,311	-5%	£40,380,507	-7%	£39,637,702	-9%
25	Office development	-	£21,672,065	£20,557,859	-5%	£20,186,457	-7%	£19,815,055	-9%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%

> Mkt value: £10,326 per square metre

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£308,319	£299,595	-3%	£296,686	-4%	£293,778	-5%
2	Two unit scheme (houses)	2	£616,637	£599,189	-3%	£593,374	-4%	£587,558	-5%
3	Four unit scheme (houses)	4	£1,000,787	£972,385	-3%	£962,916	-4%	£953,448	-5%
4	Seven unit scheme (flats)	7	£1,008,192	£959,761	-5%	£943,616	-6%	£927,472	-8%
5	Nine unit scheme (flats)	9	£1,132,566	£1,077,878	-5%	£1,059,650	-6%	£1,041,421	-8%
6	Ten unit scheme (houses)	10	£2,789,772	£2,708,027	-3%	£2,680,778	-4%	£2,653,530	-5%
7	Ten unit scheme (flats)	10	£1,420,567	£1,352,310	-5%	£1,329,558	-6%	£1,306,806	-8%
8	Twenty unit scheme (houses and flats)	20	£4,171,538	£4,021,876	-4%	£3,971,989	-5%	£3,922,102	-6%
9	Twenty unit scheme (flats)	20	£2,789,738	£2,655,641	-5%	£2,610,942	-6%	£2,566,243	-8%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£4,352,610	£4,104,250	-6%	£4,024,765	-8%	£3,945,278	-9%
11	Fifty unit scheme (flats - lower density)	50	£6,515,385	£6,176,406	-5%	£6,063,412	-7%	£5,950,418	-9%
12	Fifty unit scheme (flats - higher density)	50	£4,235,207	£3,927,577	-7%	£3,825,033	-10%	£3,722,491	-12%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£8,622,470	£8,173,738	-5%	£8,008,012	-7%	£7,842,287	-9%
14	Seventy unit scheme (flats - higher density)	70	£6,171,204	£5,724,063	-7%	£5,575,017	-10%	£5,425,970	-12%
15	One hundred unit scheme (flats - lower density)	100	£9,410,606	£8,717,551	-7%	£8,486,532	-10%	£8,255,513	-12%
16	One hundred unit scheme (flats - higher density)	100	£11,565,828	£10,959,662	-5%	£10,757,606	-7%	£10,555,551	-9%
17	Two hundred unit scheme (flats) with GF retail	200	£15,175,932	£13,915,077	-8%	£13,497,890	-11%	£13,080,704	-14%
18	Three hundred unit scheme (flats) with GF retail	300	£15,628,102	£13,833,952	-11%	£13,231,348	-15%	£12,628,744	-19%
19	Five hundred unit scheme (flats)	500	£28,032,025	£24,734,567	-12%	£23,623,168	-16%	£22,511,770	-20%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£9,790,120	£9,498,417	-3%	£9,236,891		£8,975,364	-8%
23	Data Centre	-	£6,041,519	£5,815,197	-4%	£5,588,876	-7%	£5,362,555	-11%
24	Office development	-	£43,351,724	£41,123,311	-5%	£40,380,507		£39,637,702	-9%
25	Office development	-	£21,672,065	£20,557,859	-5%	£20,186,457	-7%	£19,815,055	-9%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%

> Mkt value: £10,764 per square metre

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£327,523	£318,798	-3%	£315,890	-4%	£312,982	-4%
2	Two unit scheme (houses)	2	£655,044	£637,597	-3%	£631,780	-4%	£625,965	-4%
3	Four unit scheme (houses)	4	£1,063,311	£1,034,908	-3%	£1,025,439	-4%	£1,015,972	-4%
4	Seven unit scheme (flats)	7	£1,096,300	£1,047,869	-4%	£1,031,725	-6%	£1,015,581	-7%
5	Nine unit scheme (flats)	9	£1,232,052	£1,177,366	-4%	£1,159,137	-6%	£1,140,909	-7%
6	Ten unit scheme (houses)	10	£2,964,731	£2,882,985	-3%	£2,855,737	-4%	£2,828,488	-5%
7	Ten unit scheme (flats)	10	£1,544,742	£1,476,485	-4%	£1,453,733	-6%	£1,430,980	-7%
8	Twenty unit scheme (houses and flats)	20	£4,473,916	£4,324,254	-3%	£4,274,367	-4%	£4,224,480	-6%
9	Twenty unit scheme (flats)	20	£3,033,691	£2,899,594	-4%	£2,854,895	-6%	£2,810,196	-7%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£4,729,234	£4,480,874	-5%	£4,401,389	-7%	£4,321,902	-9%
11	Fifty unit scheme (flats - lower density)	50	£7,104,429	£6,765,449	-5%	£6,652,455	-6%	£6,539,462	-8%
12	Fifty unit scheme (flats - higher density)	50	£4,769,771	£4,462,142	-6%	£4,359,599		£4,257,055	-11%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£9,356,244	£8,912,595	-5%	£8,746,869	-7%	£8,581,145	-8%
14	Seventy unit scheme (flats - higher density)	70	£6,948,196	£6,501,055	-6%	£6,352,009	-9%	£6,202,961	-11%
15	One hundred unit scheme (flats - lower density)	100	£10,606,365	£9,913,309	-7%	£9,682,291	-9%	£9,451,272	-11%
16	One hundred unit scheme (flats - higher density)	100	£12,617,351	£12,011,184	-5%	£11,809,129	-6%	£11,607,073	-8%
17	Two hundred unit scheme (flats) with GF retail	200	£17,208,907	£15,948,052	-7%	£15,530,866	-10%	£15,113,679	
18	Three hundred unit scheme (flats) with GF retail	300	£18,337,533	£16,545,650	-10%	£15,951,454	-13%	£15,357,257	-16%
19	Five hundred unit scheme (flats)	500	£32,977,902	£29,688,868	-10%	£28,577,471	-13%	£27,466,072	-17%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£9,790,120	£9,498,417	-3%	£9,236,891	-6%	£8,975,364	-8%
23	Data Centre	-	£6,041,519	£5,815,197	-4%	£5,588,876	-7%	£5,362,555	-11%
24	Office development	-	£43,351,724	£41,123,311	-5%	£40,380,507	-7%	£39,637,702	-9%
25	Office development	-	£21,672,065	£20,557,859	-5%	£20,186,457	-7%	£19,815,055	-9%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933		£457,612		£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464		£3,757,759		£3,630,053	
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%



Appendix 13 - Maximum CIL rates - growth

Maximum CIL rates BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

		£7,630,000	PER HA			M	aximum C	IL per squ	are metre		
Description	Floor area	BLV	£7,260	£7,698	£8,136	£8,574	£9,012	£9,450	£9,888	£10,326	£10,764
1 One unit scheme (houses)	108	£273,460	-	-	-	86	293	500	707	914	1,121
2 Two unit scheme (houses)	215	£364,613	313	520	727	934	1,141	1,348	1,555	1,762	1,969
3 Four unit scheme (houses)	350	£395,705	870	1,077	1,284	1,491	1,698	1,905	2,112	2,319	2,526
4 Seven unit scheme (flats)	598	£675,863	-	-	121	292	463	633	804	975	1,146
5 Nine unit scheme (flats)	675	£572,358	53	224	395	566	737	907	1,078	1,249	1,420
6 Ten unit scheme (houses)	1,009	£1,026,684	913	1,114	1,315	1,515	1,716	1,917	2,118	2,319	2,520
7 Ten unit scheme (flats)	843	£612,333	183	354	524	695	866	1,037	1,207	1,378	1,549
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	396	583	769	956	1,143	1,330	1,517	1,704	1,891
9 Twenty unit scheme (flats)	1,680	£1,139,629	215	385	554	722	890	1,058	1,227	1,395	1,563
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	346	501	656	811	966	1,121	1,276	1,431	1,585
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	-	95	253	411	569	726	884	1,041	1,198
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	-	130	289	448	606	764	922	1,079	1,237
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	321	454	587	721	854	987	1,119	1,252	1,384
4 Seventy unit scheme (flats - higher density)	5,705	£703,635	189	348	508	667	824	982	1,140	1,298	1,456
5 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	-	121	277	434	590	747	903	1,059	1,215
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	398	554	711	866	1,021	1,176	1,332	1,487	1,642
17 Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	-	120	268	415	562	708	854	1,001	1,146
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	-	-	95	233	371	508	645	781	918
19 Five hundred unit scheme (flats)	43,200	£14,652,373	-	-	-	38	171	304	437	569	700
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£3,527,423	979	979	979	979	979	979	1,645	1,645	1,645
23 Data Centre	7,000	£8,445,465	-	-	-	-	-	-	6	6	6
24 Office development	30,000	£5,087,629	-	-	-	-	-	-	1,472	1,472	1,472
25 Office development	15,000	£4,239,691	-	-	-	-	-	-	1,359	1,359	1,359
26 Hotel development (160 rooms)	7,400	£1,882,423	251	251	251	251	251	251	251	251	251
27 Hotel development (100 rooms)	3,500	£1,187,114	166	166	166	166	166	166	166	166	166
28 Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£4,210,000	PER HA			M	laximum C	IL per squ	are metre		
Description	Floor area	BLV	£5,595	£5,791	£5,988	£6,184	£6,380	£6,576	£6,773	£6,969	£7,165
1 One unit scheme (houses)	84	£178,889	345	552	759	966	1,173	1,380	1,587	1,794	2,001
2 Two unit scheme (houses)	167	£238,519	900	1,107	1,314	1,521	1,728	1,935	2,142	2,349	2,556
3 Four unit scheme (houses)	418	£258,858	1,261	1,468	1,675	1,882	2,089	2,296	2,503	2,710	2,917
4 Seven unit scheme (flats)	837	£442,129	170	341	512	683	854	1,024	1,195	1,366	1,537
5 Nine unit scheme (flats)	2,510	£374,419	347	517	688	859	1,030	1,201	1,371	1,542	1,713
6 Ten unit scheme (houses)	2,510	£671,625	1,265	1,466	1,666	1,867	2,068	2,269	2,470	2,671	2,872
7 Ten unit scheme (flats)	2,510	£400,569	434	605	776	947	1,117	1,288	1,459	1,630	1,800
8 Twenty unit scheme (houses and flats)	8,368	£1,248,065	748	934	1,121	1,308	1,495	1,682	1,869	2,056	2,242
9 Twenty unit scheme (flats)	8,368	£745,511	450	620	788	957	1,125	1,293	1,461	1,630	1,798
10 Thirty unit scheme (flats with retail use on ground floor)	16,735	£937,713	522	677	832	987	1,142	1,297	1,452	1,607	1,761
11 Fifty unit scheme (flats - lower density)	16,735	£2,399,057	231	388	546	704	862	1,020	1,177	1,334	1,491
12 Fifty unit scheme (flats - higher density)	37,654	£870,872	87	247	406	565	723	881	1,039	1,197	1,354
13 Seventy unit scheme (Industrial/employment led scheme)	2,000	£1,781,959	468	601	734	867	1,000	1,134	1,266	1,398	1,531
14 Seventy unit scheme (flats - higher density)	4,500	£460,296	231	391	550	709	867	1,025	1,183	1,341	1,498
15 One hundred unit scheme (flats - lower density)	3,000	£1,963,622	80	238	394	551	707	864	1,021	1,177	1,332
16 One hundred unit scheme (flats - higher density)	2,000	£1,866,154	524	680	837	992	1,147	1,302	1,457	1,613	1,768
17 Two hunded unit scheme (flats) with GF retail	4,500	£2,679,179	60	208	356	503	650	796	942	1,089	1,234
18 Three hundred unit scheme (flats) with GF retail	4,376	£2,551,599	-	15	153	291	429	567	703	840	976
19 Five hundred unit scheme (flats)	3,529	£9,585,136	-	-	22	155	288	421	554	686	817
20 Two hundred unit Co-living scheme	2,500	£988,943	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675
21 Large retail supermarket	2,500	£6,656,344	-	-	-	-	-	-	-	-	-
22 Comparison retail	1,500	£2,307,533	1,214	1,214	1,214	1,214	1,214	1,214	1,879	1,879	1,879
23 Data Centre	2,500	£5,524,766	225	225	225	225	225	225	423	423	423
24 Office development	5,000	£3,328,172	-	-	-	-	-	-	1,531	1,531	1,531
25 Office development	20,000	£2,773,477	-	-	-	-	-	-	1,456	1,456	1,456
26 Hotel development (160 rooms)	1,000	£1,231,424	339	339	339	339	339	339	339	339	339
27 Hotel development (100 rooms)	1,250	£776,574	284	284	284	284	284	284	284	284	284
28 Light industrial scheme	1,875	£3,328,172	64	64	64	64	64	64	64	64	64
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-
30 Industrial scheme intensification (60% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£2,793,156				М	aximum C	IL per squ	are metre		
Description	Floor area	BLV	£5,595	£5,791	£5,988	£6,184	£6,380	£6,576	£6,773	£6,969	£7,165
1 One unit scheme (houses)	84	£95,835	1,118	1,325	1,532	1,739	1,946	2,153	2,360	2,567	2,774
2 Two unit scheme (houses)	167	£127,780	1,415	1,622	1,829	2,036	2,243	2,450	2,657	2,864	3,071
3 Four unit scheme (houses)	418	£138,676	1,604	1,811	2,018	2,225	2,432	2,639	2,846	3,053	3,260
4 Seven unit scheme (flats)	837	£236,858	514	685	855	1,026	1,197	1,368	1,538	1,709	1,880
5 Nine unit scheme (flats)	2,510	£200,584	604	775	946	1,117	1,287	1,458	1,629	1,800	1,970
6 Ten unit scheme (houses)	2,510	£359,804	1,574	1,775	1,976	2,176	2,377	2,578	2,779	2,980	3,181
7 Ten unit scheme (flats)	2,510	£214,593	655	826	997	1,167	1,338	1,509	1,680	1,850	2,021
8 Twenty unit scheme (houses and flats)	8,368	£668,614	1,057	1,244	1,430	1,617	1,804	1,991	2,178	2,365	2,551
9 Twenty unit scheme (flats)	8,368	£399,386	656	826	994	1,163	1,331	1,499	1,667	1,836	2,004
10 Thirty unit scheme (flats with retail use on ground floor)	16,735	£502,352	677	832	987	1,142	1,296	1,451	1,606	1,761	1,916
11 Fifty unit scheme (flats - lower density)	16,735	£1,285,225	488	646	804	962	1,119	1,277	1,435	1,592	1,749
12 Fifty unit scheme (flats - higher density)	37,654	£466,544	190	350	509	668	826	984	1,142	1,300	1,457
13 Seventy unit scheme (Industrial/employment led scheme)	2,000	£954,633	596	730	863	996	1,129	1,262	1,395	1,527	1,659
14 Seventy unit scheme (flats - higher density)	4,500	£246,590	269	428	588	747	905	1,062	1,220	1,378	1,536
15 One hundred unit scheme (flats - lower density)	3,000	£1,051,953	183	341	497	654	811	967	1,124	1,280	1,435
16 One hundred unit scheme (flats - higher density)	2,000	£999,738	634	790	947	1,102	1,257	1,412	1,568	1,723	1,878
17 Two hunded unit scheme (flats) with GF retail	4,500	£1,435,292	138	286	433	581	727	873	1,020	1,166	1,311
18 Three hundred unit scheme (flats) with GF retail	4,376	£1,366,945	-	66	205	343	481	618	755	891	1,028
19 Five hundred unit scheme (flats)	3,529	£5,134,958	-	-	125	258	391	524	657	789	920
20 Two hundred unit Co-living scheme	2,500	£529,797	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763
21 Large retail supermarket	2,500	£3,565,943	-	-	-	-	-	-	-	-	-
22 Comparison retail	1,500	£1,236,194	1,420	1,420	1,420	1,420	1,420	1,420	2,085	2,085	2,085
23 Data Centre	2,500	£2,959,733	592	592	592	592	592	592	789	789	789
24 Office development	5,000	£1,782,971	-	-	-	-	-	-	1,582	1,582	1,582
25 Office development	20,000	£1,485,810	-	-	-	-	-	-	1,542	1,542	1,542
26 Hotel development (160 rooms)	1,000	£659,699	417	417	417	417	417	417	417	417	417
27 Hotel development (100 rooms)	1,250	£416,027	387	387	387	387	387	387	387	387	387
28 Light industrial scheme	1,875	£1,782,971	321	321	321	321	321	321	321	321	321
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	201	201	201	201	201	201	201	201	201
30 Industrial scheme intensification (60% plot ratio)	5,000	£3,565,943	320	320	320	320	320	320	320	320	320

NCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)		£500,000					/laximum (
Description	Floor area	BLV	£5,595	£5,791	£5,988	£6,184	£6,380	£6,576	,	£6,969	£7,165
1 One unit scheme (houses)	84	£13,438		40% AH	40% AH	40% AH	40% AH	40% AH	40% AH	40% AH	40% AH
2 Two unit scheme (houses)	167	£17,917	1,884	2,091	2,298	2,505	2,712	2,919	3,126	3,333	3,540
3 Four unit scheme (houses)	418	£19,444	1,926	2,133	2,340	2,547	2,754	2,961	3,168	3,375	3,582
4 Seven unit scheme (flats)	837	£33,211	1,945	2,152	2,359	2,566	2,773	2,980	3,187	3,394	3,601
5 Nine unit scheme (flats)	2,510	£28,125	855	1,025	1,196	1,367	1,538	1,708	1,879	2,050	2,221
6 Ten unit scheme (houses)	2,510	£50,450	860	1,031	1,201	1,372	1,543	1,714	1,884	2,055	2,226
7 Ten unit scheme (flats)	2,510	£30,089	1,880	2,081	2,282	2,483	2,684	2,885	3,086	3,287	3,488
8 Twenty unit scheme (houses and flats)	8,368	£93,750	874	1,045	1,216	1,386	1,557	1,728	1,899	2,069	2,240
9 Twenty unit scheme (flats)	8,368	£56,000	1,363	1,550	1,737	1,924	2,111	2,298	2,484	2,671	2,858
10 Thirty unit scheme (flats with retail use on ground floor)	16,735	£70,438	860	1,030	1,199	1,367	1,535	1,703	1,872	2,040	2,208
11 Fifty unit scheme (flats - lower density)	16,735	£180,208	830	985	1,140	1,295	1,450	1,605	1,759	1,914	2,069
12 Fifty unit scheme (flats - higher density)	37,654	£65,417	744	901	1,059	1,217	1,375	1,533	1,690	1,847	2,004
13 Seventy unit scheme (Industrial/employment led scheme)	2,000	£133,854	293	452	611	771	928	1,086	1,244	1,402	1,560
14 Seventy unit scheme (flats - higher density)	4,500	£34,576	724	857	991	1,124	1,257	1,390	1,523	1,655	1,787
15 One hundred unit scheme (flats - lower density)	3,000	£147,500	306	465	625	784	942	1,100	1,257	1,415	1,573
16 One hundred unit scheme (flats - higher density)	2,000	£140,179	285	443	600	756	913	1,069	1,226	1,382	1,537
17 Two hunded unit scheme (flats) with GF retail	4,500	£201,250	743	900	1,056	1,212	1,367	1,522	1,677	1,832	1,988
18 Three hundred unit scheme (flats) with GF retail	4,376	£191,667	214	362	510	657	804	950	1,096	1,243	1,388
19 Five hundred unit scheme (flats)	3,529	£720,000	-	118	256	394	532	669	806	942	1,079
20 Two hundred unit Co-living scheme	2,500	£74,286	-	92	227	361	494	626	759	891	1,023
21 Large retail supermarket	2,500	£500,000	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851
22 Comparison retail	1,500	£173,333	416	416	416	416	416	416	416	416	416
23 Data Centre	2,500	£415,000	1,624	1,624	1,624	1,624	1,624	1,624	2,290	2,290	2,290
24 Office development	5,000	£250,000	955	955	955	955	955	955	1,153	1,153	1,153
25 Office development	20,000	£208,333	-	-	-	-	-	-	1,633	1,633	1,633
26 Hotel development (160 rooms)	1,000	£92,500	-	-	-	-	-	-	1,627	1,627	1,627
27 Hotel development (100 rooms)	1,250	£58,333	493	493	493	493	493	493	493	493	493
28 Light industrial scheme	1,875	£250,000	489	489	489	489	489	489	489	489	489
29 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	577	577	577	577	577	577	577	577	577
30 Industrial scheme intensification (60% plot ratio)	5,000	£500,000	814	814	814	814	814	814	814	814	814

		£10,175,259	PER HA				Re	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£273,460	633	487	341	195	49	-	-	-	-	-	-
2 Two unit scheme (houses)	215	£364,613	1,481	1,335	1,189	1,043	897	751	605	459	313	167	
3 Four unit scheme (houses)	350	£395,705	2,037	1,891	1,746	1,600	1,454	1,308	1,162	1,016	870	724	578
4 Seven unit scheme (flats)	598	£675,863	717	600	482	365	248	131	14	-	-	-	
5 Nine unit scheme (flats)	675	£572,358	991	874	756	639	522	405	288	171	53	-	-
6 Ten unit scheme (houses)	1,009	£1,026,684	2,029	1,890	1,750	1,610	1,471	1,331	1,192	1,052	913	773	634
7 Ten unit scheme (flats)	843	£612,333	1,120	1,003	886	769	652	534	417	300	183	66	-
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	1,427	1,298	1,169	1,040	911	782	653	525	396	267	138
9 Twenty unit scheme (flats)	1,680	£1,139,629	1,141	1,025	909	794	678	562	447	331	215	100	-
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,189	1,083	978	873	768	662	557	452	346	241	136
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	772	668	564	459	355	250	146	42	-	-	
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	810	705	600	495	390	285	180	75	-	-	-
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,026	938	850	762	673	585	497	409	321	233	145
14 Seventy unit scheme (flats - higher density)	5,705	£703,635	1,028	923	818	713	608	503	399	294	189	84	
15 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	785	683	580	477	375	272	169	66	-	-	
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,219	1,116	1,014	911	809	706	603	501	398	295	193
17 Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	722	628	535	441	347	254	160	66	-	-	
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	517	429	342	255	168	80	-	-	-	-	
19 Five hundred unit scheme (flats)	43,200	£14,652,373	359	269	179	89	-	-	-	-	-	-	
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£3,527,423	979	979	979	979	979	979	979	979	979	979	979
23 Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	
24 Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26 Hotel development (160 rooms)	7,400	£1,882,423	251	251	251	251	251	251	251	251	251	251	251
27 Hotel development (100 rooms)	3,500	£1,187,114	166	166	166	166	166	166	166	166	166	166	166
28 Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

CHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	PER HA				Re	sidual land val	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889	1,513	1,367	1,221	1,075	929	783	637	491	345	199	
2 Two unit scheme (houses)	215	£238,519	2,067	1,921	1,775	1,629	1,484	1,338	1,192	1,046	900	754	60
3 Four unit scheme (houses)	350	£258,858	2,428	2,282	2,137	1,991	1,845	1,699	1,553	1,407	1,261	1,115	96
4 Seven unit scheme (flats)	598	£442,129	1,108	991	873	756	639	522	405	288	170	53	
5 Nine unit scheme (flats)	675	£374,419	1,284	1,167	1,050	933	815	698	581	464	347	230	11
6 Ten unit scheme (houses)	1,009	£671,625	2,381	2,241	2,102	1,962	1,823	1,683	1,544	1,404	1,265	1,125	98
7 Ten unit scheme (flats)	843	£400,569	1,372	1,254	1,137	1,020	903	786	669	551	434	317	20
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	1,779	1,650	1,521	1,392	1,263	1,134	1,005	877	748	619	49
9 Twenty unit scheme (flats)	1,680	£745,511	1,375	1,260	1,144	1,028	913	797	681	566	450	334	21
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,365	1,259	1,154	1,049	943	838	733	628	522	417	31
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,066	961	857	752	648	544	439	335	231	126	2
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	927	822	717	612	507	402	297	192	87	-	
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,173	1,084	996	908	820	732	644	556	468	379	29
14 Seventy unit scheme (flats - higher density)	5,705	£460,296	1,071	966	861	756	651	546	441	336	231	126	2
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	903	800	697	595	492	389	286	183	80	-	
16 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,345	1,242	1,139	1,037	934	832	729	626	524	421	31
17 Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	810	716	623	529	435	342	248	154	60	-	
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599		488	401	314	226	139	52	-	-	-	
19 Five hundred unit scheme (flats)	43,200	£9,585,136	476	386	296	206	116	25	-	-	-	-	
20 Two hundred unit Co-living scheme	5,200	£988,943	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,67
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£2,307,533	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,2
23 Data Centre	7,000	£5,524,766	225	225	225	225	225	225	225	225	225	225	22
24 Office development	30,000	£3,328,172	2	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£2,773,477	· -	-	-	-	-	-		-	-	-	
26 Hotel development (160 rooms)	7,400	£1,231,424	339	339	339	339	339	339	339	339	339	339	
27 Hotel development (100 rooms)	3,500	£776,574	284	284	284	284	284	284	284	284	284	284	28
28 Light industrial scheme	6,000	£3,328,172	64	64	64	64	64	64	64	64	64	64	6
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	

MARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					Re	sidual land val	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£95,835	2,285	2,139	1,993	1,847	1,701	1,556	1,410	1,264	1,118	972	8
2 Two unit scheme (houses)	215	£127,780	2,582	2,436	2,290	2,145	1,999	1,853	1,707	1,561	1,415	1,269	1,1
3 Four unit scheme (houses)	350	£138,676	2,772	2,626	2,480	2,334	2,188	2,042	1,896	1,750	1,604	1,458	1,3
4 Seven unit scheme (flats)	598	£236,858	1,451	1,334	1,217	1,100	982	865	748	631	514	397	2
5 Nine unit scheme (flats)	675	£200,584	1,542	1,424	1,307	1,190	1,073	956	839	721	604	487	3
6 Ten unit scheme (houses)	1,009	£359,804	2,690	2,550	2,411	2,271	2,132	1,992	1,853	1,713	1,574	1,434	1,2
7 Ten unit scheme (flats)	843	£214,593	1,592	1,475	1,358	1,241	1,124	1,006	889	772	655	538	4
8 Twenty unit scheme (houses and flats)	1,875	£668,614	2,088	1,959	1,830	1,701	1,572	1,443	1,314	1,186	1,057	928	7
9 Twenty unit scheme (flats)	1,680	£399,386	1,581	1,466	1,350	1,234	1,119	1,003	887	772	656	540	4
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	1,519	1,414	1,309	1,203	1,098	993	887	782	677	572	4
11 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	1,323	1,219	1,114	1,010	906	801	697	593	488	384	
12 Fifty unit scheme (flats - higher density)	3,925	£466,544	1,030	925	820	715	610	505	400	295	190	85	
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,301	1,213	1,125	1,037	949	861	773	684	596	508	
14 Seventy unit scheme (flats - higher density)	5,705	£246,590	1,108	1,003	898	793	689	584	479	374	269	164	
15 One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,006	903	800	698	595	492	389	286	183	79	
16 One hundred unit scheme (flats - higher density)	7,850	£999,738	1,455	1,353	1,250	1,147	1,045	942	839	737	634	531	
17 Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	887	794	700	606	513	419	325	231	138	44	
18 Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	627	540	452	365	278	191	103	15	-	-	
19 Five hundred unit scheme (flats)	43,200	£5,134,958	579	489	399	309	219	128	37	-	-	-	
20 Two hundred unit Co-living scheme	5,200	£529,797	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,
21 Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£1,236,194	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,
23 Data Centre	7,000	£2,959,733	592	592	592	592	592	592	592	592	592	592	
24 Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	
26 Hotel development (160 rooms)	7,400	£659,699	417	417	417	417	417	417	417	417	417	417	
27 Hotel development (100 rooms)	3,500	£416,027	387	387	387	387	387	387	387	387	387	387	
28 Light industrial scheme	6,000	£1,782,971	321	321	321	321	321	321	321	321	321	321	
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	201	201	201	201	201	201	201	201	201	201	
30 Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	320	320	320	320	320	320	320	320	320	320	

IARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDI	EVELOPED LAND	£500,000					Re	sidual land val	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
One unit scheme (houses)	108	£13,438	3,052	2,906	2,760	2,614	2,468	2,322	2,176	2,030	1,884	1,738	1,59
Two unit scheme (houses)	215	£17,917	3,093	2,947	2,801	2,656	2,510	2,364	2,218	2,072	1,926	1,780	1,63
Four unit scheme (houses)	350	£19,444	3,112	2,966	2,821	2,675	2,529	2,383	2,237	2,091	1,945	1,799	1,65
Seven unit scheme (flats)	598	£33,211	1,792	1,675	1,557	1,440	1,323	1,206	1,089	972	855	737	620
Nine unit scheme (flats)	675	£28,125	1,797	1,680	1,563	1,446	1,328	1,211	1,094	977	860	743	62
Ten unit scheme (houses)	1,009	£50,450	2,997	2,857	2,718	2,578	2,438	2,299	2,159	2,020	1,880	1,741	1,60
Ten unit scheme (flats)	843	£30,089	1,811	1,694	1,577	1,460	1,343	1,225	1,108	991	874	757	64
Twenty unit scheme (houses and flats)	1,875	£93,750	2,394	2,265	2,136	2,008	1,879	1,750	1,621	1,492	1,363	1,234	1,106
Twenty unit scheme (flats)	1,680	£56,000	1,786	1,670	1,554	1,439	1,323	1,207	1,092	976	860	745	
Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	1,672	1,567	1,462	1,357	1,251	1,146	1,041	935	830	725	620
Fifty unit scheme (flats - lower density)	4,325	£180,208	1,579	1,474	1,370	1,266	1,161	1,057	952	848	744	639	53
Fifty unit scheme (flats - higher density)	3,925	£65,417	1,132	1,027	922	817	712	607	502	398	293	188	8:
Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	1,429	1,341	1,253	1,165	1,077	988	900	812	724	636	54
Seventy unit scheme (flats - higher density)	5,705	£34,576	1,145	1,041	936	831	726	621	516	411	306	201	96
One hundred unit scheme (flats - lower density)	8,850	£147,500	1,108	1,005	902	800	697	594	492	388	285	181	78
One hundred unit scheme (flats - higher density)	7,850	£140,179	1,565	1,462	1,359	1,257	1,154	1,051	949	846	743	641	538
Two hunded unit scheme (flats) with GF retail	16,100	£201,250	964	870	777	683	589	496	402	308	214	121	26
Three hundred unit scheme (flats) with GF retail	23,000	£191,667	678	591	503	416	329	242	154	66	-	-	
Five hundred unit scheme (flats)	43,200	£720,000	681	591	502	412	321	230	139	49	-	-	
Two hundred unit Co-living scheme	5,200	£74,286	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851
Large retail supermarket	3,000	£500,000	416	416	416	416	416	416	416	416	416	416	416
Comparison retail	5,200	£173,333	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624
Data Centre	7,000	£415,000	955	955	955	955	955	955	955	955	955	955	95
Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	
Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	
Hotel development (160 rooms)	7,400	£92,500	493	493	493	493	493	493	493	493	493	493	493
Hotel development (100 rooms)	3,500	£58,333	489	489	489	489	489	489	489	489	489	489	48
B Light industrial scheme	6,000	£250,000	577	577	577	577	577	577	577	577	577	577	57
Industrial Scheme new build (50% plot ratio)	5,000	£500,000	814	814	814	814	814	814	814	814	814	814	814
Industrial scheme intensification (60% plot ratio)	6,000	£500,000	831	831	831	831	831	831	831	831	831	831	831

, ,		£10,175,259	PER HA				Re	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£273,460	978	815	651	488	325	162	-	-	-	-	-
2 Two unit scheme (houses)	215	£364,613	1,826	1,663	1,499	1,336	1,173	1,010	847	684	520	357	194
3 Four unit scheme (houses)	350	£395,705	2,382	2,219	2,056	1,893	1,730	1,566	1,403	1,240	1,077	914	751
4 Seven unit scheme (flats)	598	£675,863	1,001	870	739	607	476	344	213	82	-	-	-
5 Nine unit scheme (flats)	675	£572,358	1,275	1,144	1,013	881	750	618	487	356	224	93	-
6 Ten unit scheme (houses)	1,009	£1,026,684	2,364	2,208	2,051	1,895	1,739	1,583	1,426	1,270	1,114	957	801
7 Ten unit scheme (flats)	843	£612,333	1,405	1,273	1,142	1,011	879	748	616	485	354	222	91
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	1,738	1,594	1,449	1,305	1,160	1,016	871	727	583	438	294
9 Twenty unit scheme (flats)	1,680	£1,139,629	1,421	1,292	1,162	1,033	903	774	644	515	385	255	125
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,447	1,329	1,210	1,092	974	856	738	620	501	383	265
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,035	918	800	683	565	448	330	213	95	-	-
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,073	955	838	720	602	484	366	248	130	11	-
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,248	1,149	1,050	950	851	752	653	553	454	355	256
14 Seventy unit scheme (flats - higher density)	5,705	£703,635	1,291	1,174	1,056	939	821	703	585	466	348	230	112
15 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,046	930	815	699	583	468	352	236	121	4	-
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,479	1,363	1,248	1,133	1,017	902	786	670	554	439	323
17 Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	966	860	755	650	544	438	332	226	120	14	-
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	747	648	549	450	352	253	154	55	-	-	-
19 Five hundred unit scheme (flats)	43,200	£14,652,373	580	479	378	277	176	75	-	-	-	-	-
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£3,527,423	979	979	979	979	979	979	979	979	979	979	979
23 Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24 Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25 Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26 Hotel development (160 rooms)	7,400	£1,882,423	251	251	251	251	251	251	251	251	251	251	251
27 Hotel development (100 rooms)	3,500	£1,187,114	166	166	166	166	166	166	166	166	166	166	166
28 Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-			-				-	-

MARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	PER HA				Re	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889	1,858	1,694	1,531	1,368	1,205	1,042	878	715	552	389	22
2 Two unit scheme (houses)	215	£238,519	2,412	2,249	2,086	1,923	1,760	1,596	1,433	1,270	1,107	944	78
3 Four unit scheme (houses)	350	£258,858	2,773	2,610	2,447	2,284	2,121	1,957	1,794	1,631	1,468	1,305	1,14
4 Seven unit scheme (flats)	598	£442,129	1,392	1,261	1,130	998	867	735	604	473	341	210	7
5 Nine unit scheme (flats)	675	£374,419	1,569	1,437	1,306	1,174	1,043	912	780	649	517	386	25
6 Ten unit scheme (houses)	1,009	£671,625	2,716	2,560	2,403	2,247	2,091	1,934	1,778	1,622	1,466	1,309	1,15
7 Ten unit scheme (flats)	843	£400,569	1,656	1,525	1,393	1,262	1,131	999	868	736	605	474	34
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,090	1,946	1,801	1,657	1,512	1,368	1,223	1,079	934	790	64
9 Twenty unit scheme (flats)	1,680	£745,511	1,656	1,526	1,397	1,267	1,138	1,008	879	749	620	490	36
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,623	1,505	1,386	1,268	1,150	1,032	914	795	677	559	44
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,329	1,211	1,094	976	859	741	623	506	388	271	15
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	1,190	1,073	955	837	720	602	483	365	247	129	
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,395	1,295	1,196	1,097	998	898	799	700	601	502	4
14 Seventy unit scheme (flats - higher density)	5,705	£460,296	1,334	1,216	1,099	981	864	745	627	509	391	273	1:
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,163	1,048	932	816	701	585	469	354	238	121	
16 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,605	1,489	1,374	1,258	1,143	1,027	912	796	680	564	4
17 Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	1,054	948	843	738	632	526	420	314	208	102	
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	805	707	608	509	410	312	213	114	15	-	
19 Five hundred unit scheme (flats)	43,200	£9,585,136	698	597	496	395	294	193	91	-	-	-	
20 Two hundred unit Co-living scheme	5,200	£988,943	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,6
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£2,307,533	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,2
23 Data Centre	7,000	£5,524,766	225	225	225	225	225	225	225	225	225	225	2
24 Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	
26 Hotel development (160 rooms)	7,400	£1,231,424	339	339	339	339	339	339	339	339	339	339	3
27 Hotel development (100 rooms)	3,500	£776,574	284	284	284	284	284	284	284	284	284	284	2
28 Light industrial scheme	6,000	£3,328,172	64	64	64	64	64	64	64	64	64	64	
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	_	-	-	-	-	-	-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	

IMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					Re	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£95,835	2,630	2,467	2,304	2,141	1,977	1,814	1,651	1,488	1,325	1,162	99
2 Two unit scheme (houses)	215	£127,780	2,927	2,764	2,601	2,438	2,275	2,111	1,948	1,785	1,622	1,459	1,29
3 Four unit scheme (houses)	350	£138,676	3,117	2,954	2,790	2,627	2,464	2,301	2,138	1,975	1,811	1,648	1,4
4 Seven unit scheme (flats)	598	£236,858	1,736	1,604	1,473	1,342	1,210	1,079	947	816	685	553	4
5 Nine unit scheme (flats)	675	£200,584	1,826	1,695	1,563	1,432	1,301	1,169	1,038	906	775	644	5
6 Ten unit scheme (houses)	1,009	£359,804	3,025	2,869	2,712	2,556	2,400	2,243	2,087	1,931	1,775	1,618	1,4
7 Ten unit scheme (flats)	843	£214,593	1,877	1,745	1,614	1,483	1,351	1,220	1,089	957	826	694	5
8 Twenty unit scheme (houses and flats)	1,875	£668,614	2,399	2,255	2,110	1,966	1,821	1,677	1,532	1,388	1,244	1,099	9
9 Twenty unit scheme (flats)	1,680	£399,386	1,862	1,732	1,603	1,473	1,344	1,214	1,085	955	826	696	5
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	1,777	1,659	1,541	1,423	1,305	1,186	1,068	950	832	714	5
11 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	1,586	1,469	1,351	1,234	1,116	999	881	763	646	528	4
12 Fifty unit scheme (flats - higher density)	3,925	£466,544	1,293	1,176	1,058	940	823	705	586	468	350	232	1
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,523	1,424	1,325	1,226	1,126	1,027	928	829	730	630	
14 Seventy unit scheme (flats - higher density)	5,705	£246,590	1,371	1,254	1,136	1,019	901	783	665	546	428	310	
15 One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,266	1,151	1,035	919	804	688	572	457	341	224	
16 One hundred unit scheme (flats - higher density)	7,850	£999,738	1,715	1,600	1,484	1,369	1,253	1,138	1,022	906	790	675	
17 Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	1,131	1,025	920	815	709	604	498	392	286	180	
18 Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	857	758	659	561	462	363	264	166	66	-	
19 Five hundred unit scheme (flats)	43,200	£5,134,958	801	700	599	498	397	296	194	92	-	-	
20 Two hundred unit Co-living scheme	5,200	£529,797	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,
21 Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£1,236,194	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,4
23 Data Centre	7,000	£2,959,733	592	592	592	592	592	592	592	592	592	592	;
24 Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	
26 Hotel development (160 rooms)	7,400	£659,699	417	417	417	417	417	417	417	417	417	417	
27 Hotel development (100 rooms)	3,500	£416,027	387	387	387	387	387	387	387	387	387	387	
28 Light industrial scheme	6,000	£1,782,971	321	321	321	321	321	321	321	321	321	321	
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	201	201	201	201	201	201	201	201	201	201	
30 Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	320	320	320	320	320	320	320	320	320	320	;

MARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UND	EVELOPED LAND	D) £500,000					Re	sidual land va	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£13,438	3,397	3,233	3,070	2,907	2,744	2,581	2,418	2,254	2,091	1,928	1,76
2 Two unit scheme (houses)	215	£17,917	3,438	3,275	3,112	2,949	2,786	2,622	2,459	2,296	2,133	1,970	1,80
Four unit scheme (houses)	350	£19,444	3,457	3,294	3,131	2,968	2,805	2,642	2,478	2,315	2,152	1,989	1,82
Seven unit scheme (flats)	598	£33,211	2,076	1,945	1,814	1,682	1,551	1,419	1,288	1,157	1,025	894	76
Nine unit scheme (flats)	675	£28,125	2,082	1,950	1,819	1,687	1,556	1,425	1,293	1,162	1,031	899	76
Ten unit scheme (houses)	1,009	£50,450	3,331	3,175	3,019	2,863	2,706	2,550	2,394	2,237	2,081	1,925	1,76
7 Ten unit scheme (flats)	843	£30,089	2,096	1,964	1,833	1,702	1,570	1,439	1,308	1,176	1,045	913	78
Twenty unit scheme (houses and flats)	1,875	£93,750	2,706	2,561	2,417	2,272	2,128	1,983	1,839	1,695	1,550	1,406	1,26
Twenty unit scheme (flats)	1,680	£56,000	2,066	1,937	1,807	1,678	1,548	1,419	1,289	1,160	1,030	900	77
Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	1,931	1,812	1,694	1,576	1,458	1,340	1,221	1,103	985	867	74
Fifty unit scheme (flats - lower density)	4,325	£180,208	1,842	1,724	1,607	1,489	1,372	1,254	1,136	1,019	901	784	66
2 Fifty unit scheme (flats - higher density)	3,925	£65,417	1,395	1,278	1,160	1,043	925	807	688	570	452	334	21
Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	1,651	1,552	1,453	1,353	1,254	1,155	1,056	957	857	758	65
Seventy unit scheme (flats - higher density)	5,705	£34,576	1,409	1,291	1,174	1,056	938	820	702	584	465	347	22
One hundred unit scheme (flats - lower density)	8,850	£147,500	1,369	1,253	1,137	1,022	906	790	674	559	443	326	
One hundred unit scheme (flats - higher density)	7,850	£140,179	1,824	1,709	1,594	1,478	1,363	1,247	1,131	1,016	900	784	669
Two hunded unit scheme (flats) with GF retail	16,100	£201,250	1,207	1,102	997	891	786	680	574	468	362	256	150
8 Three hundred unit scheme (flats) with GF retail	23,000	£191,667	908	809	710	612	513	414	315	217	118	18	
9 Five hundred unit scheme (flats)	43,200	£720,000	903	802	701	600	499	398	296	194	92	-	
0 Two hundred unit Co-living scheme	5,200	£74,286	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,85
1 Large retail supermarket	3,000	£500,000	416	416	416	416	416	416	416	416	416	416	410
2 Comparison retail	5,200	£173,333	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,62
3 Data Centre	7,000	£415,000	955	955	955	955	955	955	955	955	955	955	95
4 Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	
5 Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	
6 Hotel development (160 rooms)	7,400	£92,500	493	493	493	493	493	493	493	493	493	493	49
7 Hotel development (100 rooms)	3,500	£58,333	489	489	489	489	489	489	489	489	489	489	48
8 Light industrial scheme	6,000	£250,000	577	577	577	577	577	577	577	577	577	577	57
9 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	814	814	814	814	814	814	814	814	814	814	814
Industrial scheme intensification (60% plot ratio)	6,000			831	831	831	831	831	831	831	831	831	83

Sales values £8,136

		£10,175,259	PER HA				Re	sidual land val	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£273,460	1,323	1,142	962	781	601	421	240	60	-	-	-
2 Two unit scheme (houses)	215	£364,613	2,171	1,990	1,810	1,629	1,449	1,269	1,088	908	727	547	366
3 Four unit scheme (houses)	350	£395,705	2,727	2,547	2,366	2,186	2,006	1,825	1,645	1,464	1,284	1,104	923
4 Seven unit scheme (flats)	598	£675,863	1,286	1,140	995	849	703	558	412	267	121	-	-
5 Nine unit scheme (flats)	675	£572,358	1,560	1,414	1,269	1,123	978	832	686	541	395	249	104
6 Ten unit scheme (houses)	1,009	£1,026,684	2,699	2,526	2,353	2,180	2,007	1,834	1,661	1,488	1,315	1,142	969
7 Ten unit scheme (flats)	843	£612,333	1,689	1,544	1,398	1,253	1,107	961	816	670	524	379	233
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,049	1,889	1,729	1,569	1,409	1,249	1,089	929	769	609	449
9 Twenty unit scheme (flats)	1,680	£1,139,629	1,701	1,558	1,415	1,271	1,128	984	841	697	554	410	267
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,705	1,574	1,443	1,312	1,181	1,049	918	787	656	525	394
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,298	1,168	1,037	906	776	645	514	384	253	122	-
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,336	1,205	1,074	944	813	682	552	420	289	157	26
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,470	1,360	1,249	1,139	1,029	918	808	698	587	477	367
14 Seventy unit scheme (flats - higher density)	5,705	£703,635	1,554	1,424	1,293	1,162	1,032	901	770	639	508	376	244
15 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,307	1,178	1,050	921	792	663	535	406	277	148	19
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,738	1,609	1,481	1,353	1,224	1,096	968	839	711	582	454
17 Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	1,209	1,092	974	857	739	622	504	387	268	150	32
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	974	865	755	646	536	425	315	205	95	-	-
19 Five hundred unit scheme (flats)	43,200	£14,652,373	802	90	578	466	354	241	129	17	-	-	-
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574
21 Large retail supermarket	3,000	£10,175,259	-		-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£3,527,423	979	979	979	979	979	979	979	979	979	979	979
23 Data Centre	7,000	£8,445,465	5 -		-	-	-	-	-	-	-	-	-
24 Office development	30,000	£5,087,629	-		-	-	-	-	-	-	-	-	-
25 Office development	15,000	£4,239,691	-		-	-	-	-	-	-	-	-	-
26 Hotel development (160 rooms)	7,400	£1,882,423	251	251	251	251	251	251	251	251	251	251	251
27 Hotel development (100 rooms)	3,500	£1,187,114	166	166	166	166	166	166	166	166	166	166	166
28 Light industrial scheme	6,000	£5,087,629	-		-	-	-	-	-	-	-	-	-
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-		-	-	-	-	-	-	-	-	-

MARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	PER HA				Re	esidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889	2,202	2,022	1,842	1,661	1,481	1,300	1,120	940	759	579	39
2 Two unit scheme (houses)	215	£238,519	2,757	2,577	2,396	2,216	2,035	1,855	1,675	1,494	1,314	1,133	95
3 Four unit scheme (houses)	350	£258,858	3,118	2,938	2,757	2,577	2,397	2,216	2,036	1,855	1,675	1,495	1,31
4 Seven unit scheme (flats)	598	£442,129	1,677	1,531	1,386	1,240	1,094	949	803	658	512	366	22
5 Nine unit scheme (flats)	675	£374,419	1,853	1,708	1,562	1,416	1,271	1,125	980	834	688	543	39
6 Ten unit scheme (houses)	1,009	£671,625	3,051	2,878	2,705	2,532	2,359	2,186	2,013	1,839	1,666	1,493	1,32
7 Ten unit scheme (flats)	843	£400,569	1,941	1,795	1,650	1,504	1,358	1,213	1,067	921	776	630	48
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,401	2,241	2,081	1,921	1,761	1,601	1,441	1,281	1,121	961	80
9 Twenty unit scheme (flats)	1,680	£745,511	1,936	1,793	1,649	1,506	1,362	1,219	1,075	932	788	645	50
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,881	1,750	1,619	1,488	1,356	1,225	1,094	963	832	701	57
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,592	1,461	1,330	1,200	1,069	938	808	677	546	416	28
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	1,453	1,322	1,192	1,061	930	800	669	538	406	275	14
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,617	1,506	1,396	1,286	1,175	1,065	955	844	734	624	5
14 Seventy unit scheme (flats - higher density)	5,705	£460,296	1,597	1,466	1,336	1,205	1,074	944	813	682	550	419	28
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,424	1,296	1,167	1,038	909	781	652	523	394	266	1
16 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,863	1,735	1,607	1,478	1,350	1,222	1,093	965	837	708	5
17 Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	1,297	1,180	1,062	945	827	710	592	475	356	238	1:
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,033	923	814	704	594	484	374	264	153	43	
19 Five hundred unit scheme (flats)	43,200	£9,585,136	919	807	695	583	471	359	247	135	22	-	
20 Two hundred unit Co-living scheme	5,200	£988,943	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,6
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£2,307,533	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,2
23 Data Centre	7,000	£5,524,766	225	225	225	225	225	225	225	225	225	225	2
24 Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	
26 Hotel development (160 rooms)	7,400	£1,231,424	339	339	339	339	339	339	339	339	339	339	3
27 Hotel development (100 rooms)	3,500	£776,574	284	284	284	284	284	284	284	284	284	284	2
28 Light industrial scheme	6,000	£3,328,172	64	64	64	64	64	64	64	64	64	64	
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	_	-	-	_	_	-	-	-	-	-	

MARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					Re	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£95,835	2,975	2,795	2,614	2,434	2,253	2,073	1,893	1,712	1,532	1,351	1,1
2 Two unit scheme (houses)	215	£127,780	3,272	3,092	2,911	2,731	2,551	2,370	2,190	2,009	1,829	1,648	1,4
3 Four unit scheme (houses)	350	£138,676	3,462	3,281	3,101	2,920	2,740	2,560	2,379	2,199	2,018	1,838	1,6
4 Seven unit scheme (flats)	598	£236,858	2,020	1,875	1,729	1,583	1,438	1,292	1,147	1,001	855	710	5
5 Nine unit scheme (flats)	675	£200,584	2,111	1,965	1,820	1,674	1,528	1,383	1,237	1,091	946	800	(
6 Ten unit scheme (houses)	1,009	£359,804	3,360	3,187	3,014	2,841	2,668	2,495	2,322	2,149	1,976	1,802	1,6
7 Ten unit scheme (flats)	843	£214,593	2,161	2,016	1,870	1,725	1,579	1,433	1,288	1,142	997	851	
8 Twenty unit scheme (houses and flats)	1,875	£668,614	2,710	2,550	2,390	2,230	2,070	1,910	1,750	1,590	1,430	1,270	1,1
9 Twenty unit scheme (flats)	1,680	£399,386	2,142	1,999	1,855	1,712	1,568	1,425	1,281	1,138	994	851	
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,035	1,904	1,773	1,642	1,511	1,380	1,249	1,118	987	856	
11 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	1,849	1,718	1,588	1,457	1,326	1,196	1,065	934	804	673	
12 Fifty unit scheme (flats - higher density)	3,925	£466,544	1,556	1,425	1,295	1,164	1,033	903	772	641	509	378	
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,745	1,635	1,525	1,414	1,304	1,194	1,083	973	863	752	
14 Seventy unit scheme (flats - higher density)	5,705	£246,590	1,634	1,504	1,373	1,242	1,112	981	850	719	588	456	
15 One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,527	1,399	1,270	1,141	1,012	884	755	626	497	369	
16 One hundred unit scheme (flats - higher density)	7,850	£999,738	1,974	1,845	1,717	1,589	1,460	1,332	1,204	1,075	947	818	
17 Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	1,375	1,257	1,140	1,022	904	787	669	552	433	315	
18 Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,084	975	866	756	646	536	425	315	205	95	
19 Five hundred unit scheme (flats)	43,200	£5,134,958	1,022	910	798	686	574	462	350	238	125	12	
20 Two hundred unit Co-living scheme	5,200	£529,797	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,
21 Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£1,236,194	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,
23 Data Centre	7,000	£2,959,733	592	592	592	592	592	592	592	592	592	592	
24 Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	
26 Hotel development (160 rooms)	7,400	£659,699	417	417	417	417	417	417	417	417	417	417	
27 Hotel development (100 rooms)	3,500	£416,027	387	387	387	387	387	387	387	387	387	387	
28 Light industrial scheme	6,000	£1,782,971	321	321	321	321	321	321	321	321	321	321	
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	201	201	201	201	201	201	201	201	201	201	
30 Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	320	320	320	320	320	320	320	320	320	320	

MARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UND	EVELOPED LAND) £500,000					Re	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£13,438	3,742	3,561	3,381	3,200	3,020	2,839	2,659	2,479	2,298	2,118	1,93
2 Two unit scheme (houses)	215	£17,917	3,783	3,603	3,422	3,242	3,062	2,881	2,701	2,520	2,340	2,159	1,97
Four unit scheme (houses)	350	£19,444	3,802	3,622	3,441	3,261	3,081	2,900	2,720	2,539	2,359	2,179	1,99
Seven unit scheme (flats)	598	£33,211	2,361	2,215	2,070	1,924	1,779	1,633	1,487	1,342	1,196	1,050	90
Nine unit scheme (flats)	675	£28,125	2,366	2,221	2,075	1,929	1,784	1,638	1,493	1,347	1,201	1,056	91
Ten unit scheme (houses)	1,009	£50,450	3,666	3,493	3,320	3,147	2,974	2,801	2,628	2,455	2,282	2,109	1,93
7 Ten unit scheme (flats)	843	£30,089	2,380	2,235	2,089	1,944	1,798	1,652	1,507	1,361	1,216	1,070	92
Twenty unit scheme (houses and flats)	1,875	£93,750	3,017	2,857	2,697	2,537	2,377	2,217	2,057	1,897	1,737	1,577	1,41
Twenty unit scheme (flats)	1,680	£56,000	2,347	2,203	2,060	1,916	1,773	1,629	1,486	1,342	1,199	1,055	91:
Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	2,189	2,058	1,926	1,795	1,664	1,533	1,402	1,271	1,140	1,009	878
1 Fifty unit scheme (flats - lower density)	4,325	£180,208	2,105	1,974	1,843	1,713	1,582	1,451	1,321	1,190	1,059	929	79
2 Fifty unit scheme (flats - higher density)	3,925	£65,417	1,658	1,528	1,397	1,266	1,136	1,005	874	743	611	480	34
Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	1,873	1,763	1,653	1,542	1,432	1,322	1,211	1,101	991	880	770
Seventy unit scheme (flats - higher density)	5,705	£34,576	1,672	1,541	1,410	1,280	1,149	1,018	887	756	625	493	362
One hundred unit scheme (flats - lower density)	8,850	£147,500	1,630	1,501	1,372	1,243	1,115	986	857	728	600	471	342
One hundred unit scheme (flats - higher density)	7,850	£140,179	2,083	1,955	1,826	1,698	1,570	1,441	1,313	1,185	1,056	928	799
7 Two hunded unit scheme (flats) with GF retail	16,100	£201,250	1,451	1,334	1,216	1,099	981	864	746	629	510	392	273
Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,136	1,026	917	807	697	587	476	366	256	146	34
9 Five hundred unit scheme (flats)	43,200	£720,000	1,124	1,012	900	788	676	564	452	340	227	114	,
0 Two hundred unit Co-living scheme	5,200	£74,286	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,85
1 Large retail supermarket	3,000	£500,000	416	416	416	416	416	416	416	416	416	416	416
2 Comparison retail	5,200	£173,333	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624
3 Data Centre	7,000	£415,000	955	955	955	955	955	955	955	955	955	955	95
4 Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	
5 Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	
6 Hotel development (160 rooms)	7,400	£92,500	493	493	493	493	493	493	493	493	493	493	493
7 Hotel development (100 rooms)	3,500	£58,333	489	489	489	489	489	489	489	489	489	489	48
28 Light industrial scheme	6,000	£250,000	577	577	577	577	577	577	577	577	577	577	57
9 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	814	814	814	814	814	814	814	814	814	814	814
Industrial scheme intensification (60% plot ratio)	6,000			831	831	831	831	831	831	831	831	831	83

Sales values £8,574

		£10,175,259	PER HA				Re	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£273,460	1,668	1,470	1,272	1,075	877	679	482	284	86	-	
2 Two unit scheme (houses)	215	£364,613	2,516	2,318	2,120	1,923	1,725	1,527	1,330	1,132	934	737	539
3 Four unit scheme (houses)	350	£395,705	3,072	2,875	2,677	2,479	2,282	2,084	1,886	1,689	1,491	1,293	1,096
4 Seven unit scheme (flats)	598	£675,863	1,571	1,411	1,251	1,091	931	771	611	452	292	132	
5 Nine unit scheme (flats)	675	£572,358	1,845	1,685	1,525	1,365	1,205	1,045	885	726	566	406	246
6 Ten unit scheme (houses)	1,009	£1,026,684	3,034	2,844	2,654	2,464	2,275	2,085	1,895	1,705	1,515	1,326	1,136
7 Ten unit scheme (flats)	843	£612,333	1,974	1,814	1,654	1,494	1,335	1,175	1,015	855	695	535	37
8 Twenty unit scheme (houses and flats)	1,875	£1,907,86	2,361	2,185	2,010	1,834	1,659	1,483	1,307	1,132	956	781	609
9 Twenty unit scheme (flats)	1,680	£1,139,629	1,982	1,824	1,667	1,509	1,352	1,194	1,037	879	722	564	407
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,963	1,819	1,675	1,531	1,387	1,243	1,099	955	811	667	523
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,561	1,418	1,274	1,130	986	842	698	555	411	267	123
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,599	1,455	1,311	1,167	1,023	880	736	592	448	304	159
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,692	1,571	1,449	1,328	1,206	1,085	964	842	721	599	478
14 Seventy unit scheme (flats - higher density)	5,705	£703,635	1,817	1,673	1,530	1,386	1,242	1,098	954	810	667	522	37
15 One hundred unit scheme (flats - lower density)	8,850	£3,001,70	1,568	1,426	1,284	1,143	1,001	859	717	575	434	292	150
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,996	1,855	1,714	1,572	1,431	1,290	1,149	1,007	866	725	584
17 Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	1,453	1,323	1,194	1,064	934	805	675	545	415	285	15
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,202	1,081	960	839	718	598	476	354	233	111	
19 Five hundred unit scheme (flats)	43,200	£14,652,373	1,021	898	776	654	531	408	284	161	38	-	
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£3,527,423	979	979	979	979	979	979	979	979	979	979	979
23 Data Centre	7,000	£8,445,465	5 -	-	-	-	-	-	-	-	-	-	
24 Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	
26 Hotel development (160 rooms)	7,400	£1,882,423	251	251	251	251	251	251	251	251	251	251	25
27 Hotel development (100 rooms)	3,500	£1,187,114	166	166	166	166	166	166	166	166	166	166	
28 Light industrial scheme	6,000		-	-	-	-	-	-	-	-	-	-	
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	_	-	-	-	-	-	-	-	

MARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	PER HA				Re	esidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889	2,547	2,350	2,152	1,954	1,757	1,559	1,361	1,164	966	768	57
2 Two unit scheme (houses)	215	£238,519	3,102	2,904	2,707	2,509	2,311	2,114	1,916	1,718	1,521	1,323	1,12
3 Four unit scheme (houses)	350	£258,858	3,463	3,266	3,068	2,870	2,673	2,475	2,277	2,080	1,882	1,684	1,48
4 Seven unit scheme (flats)	598	£442,129	1,962	1,802	1,642	1,482	1,322	1,162	1,002	843	683	523	36
5 Nine unit scheme (flats)	675	£374,419	2,138	1,978	1,818	1,658	1,498	1,339	1,179	1,019	859	699	53
6 Ten unit scheme (houses)	1,009	£671,625	3,385	3,196	3,006	2,816	2,626	2,437	2,247	2,057	1,867	1,678	1,48
7 Ten unit scheme (flats)	843	£400,569	2,225	2,066	1,906	1,746	1,586	1,426	1,266	1,106	947	787	62
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,713	2,537	2,362	2,186	2,010	1,835	1,659	1,484	1,308	1,133	95
9 Twenty unit scheme (flats)	1,680	£745,511	2,216	2,059	1,902	1,744	1,587	1,429	1,272	1,114	957	799	64
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,139	1,995	1,851	1,707	1,563	1,419	1,275	1,131	987	843	69
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,855	1,711	1,567	1,423	1,279	1,135	992	848	704	560	41
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	1,716	1,572	1,428	1,285	1,141	997	853	709	565	421	27
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,839	1,717	1,596	1,474	1,353	1,232	1,110	989	867	746	62
14 Seventy unit scheme (flats - higher density)	5,705	£460,296	1,860	1,716	1,572	1,428	1,285	1,141	997	853	709	565	42
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,685	1,543	1,402	1,260	1,118	976	835	693	551	409	26
16 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,122	1,981	1,839	1,698	1,557	1,416	1,274	1,133	992	850	70
17 Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	1,541	1,411	1,282	1,152	1,022	893	763	633	503	373	24
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,260	1,140	1,019	898	777	656	535	413	291	170	4
19 Five hundred unit scheme (flats)	43,200	£9,585,136	1,138	1,016	893	771	648	525	402	279	155	32	
20 Two hundred unit Co-living scheme	5,200	£988,943	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,67
21 Large retail supermarket	3,000	£6,656,344	-		-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£2,307,533	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,21
23 Data Centre	7,000	£5,524,766	225	225	225	225	225	225	225	225	225	225	22
24 Office development	30,000	£3,328,172	-		-	-	-	-	-	-	-	-	
25 Office development	15,000	£2,773,477	-		-	-	-	-	-	-	-	-	
26 Hotel development (160 rooms)	7,400	£1,231,424	339	339	339	339	339	339	339	339	339	339	33
27 Hotel development (100 rooms)	3,500	£776,574	284	284	284	284	284	284	284	284	284	284	2
28 Light industrial scheme	6,000	£3,328,172	64	64	64	64	64	64	64	64	64	64	
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-		-	-	-	-	-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344			-	-	_	-	-	-	-	-	

IARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					Re	sidual land val	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£95,835	3,320	3,122	2,925	2,727	2,529	2,332	2,134	1,936	1,739	1,541	1,34
Two unit scheme (houses)	215	£127,780	3,617	3,420	3,222	3,024	2,827	2,629	2,431	2,234	2,036	1,838	1,64
Four unit scheme (houses)	350	£138,676	3,807	3,609	3,411	3,214	3,016	2,818	2,621	2,423	2,225	2,028	1,83
Seven unit scheme (flats)	598	£236,858	2,305	2,145	1,985	1,825	1,666	1,506	1,346	1,186	1,026	866	70
Nine unit scheme (flats)	675	£200,584	2,395	2,236	2,076	1,916	1,756	1,596	1,436	1,276	1,117	957	79
Ten unit scheme (houses)	1,009	£359,804	3,695	3,505	3,315	3,125	2,935	2,746	2,556	2,366	2,176	1,987	1,79
7 Ten unit scheme (flats)	843	£214,593	2,446	2,286	2,126	1,967	1,807	1,647	1,487	1,327	1,167	1,007	84
Twenty unit scheme (houses and flats)	1,875	£668,614	3,022	2,846	2,671	2,495	2,320	2,144	1,968	1,793	1,617	1,442	1,26
Twenty unit scheme (flats)	1,680	£399,386	2,423	2,265	2,108	1,950	1,793	1,635	1,478	1,320	1,163	1,005	84
Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,293	2,149	2,005	1,861	1,718	1,574	1,430	1,286	1,142	998	85
Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,112	1,968	1,824	1,681	1,537	1,393	1,249	1,105	962	818	67
2 Fifty unit scheme (flats - higher density)	3,925	£466,544	1,819	1,675	1,531	1,388	1,244	1,100	956	812	668	524	37
Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,968	1,846	1,725	1,603	1,482	1,360	1,239	1,117	996	875	75
Seventy unit scheme (flats - higher density)	5,705	£246,590	1,897	1,754	1,610	1,466	1,322	1,178	1,034	891	747	602	45
One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,788	1,646	1,505	1,363	1,221	1,079	938	796	654	512	37
One hundred unit scheme (flats - higher density)	7,850	£999,738	2,232	2,091	1,950	1,808	1,667	1,526	1,385	1,243	1,102	961	82
7 Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	1,618	1,489	1,359	1,229	1,100	970	840	710	581	451	32
Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,312	1,191	1,070	949	829	708	586	465	343	221	(
Five hundred unit scheme (flats)	43,200	£5,134,958	1,241	1,119	997	874	751	628	505	382	258	135	1
Two hundred unit Co-living scheme	5,200	£529,797	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,76
1 Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	
Comparison retail	5,200	£1,236,194	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,42
Data Centre	7,000	£2,959,733	592	592	592	592	592	592	592	592	592	592	59
4 Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	
Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	
Hotel development (160 rooms)	7,400	£659,699	417	417	417	417	417	417	417	417	417	417	4
Hotel development (100 rooms)	3,500	£416,027	387	387	387	387	387	387	387	387	387	387	38
B Light industrial scheme	6,000	£1,782,971	321	321	321	321	321	321	321	321	321	321	32
Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	201	201	201	201	201	201	201	201	201	201	20
Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	320	320	320	320	320	320	320	320	320	320	32

ARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UND	EVELOPED LAND	£500,000					Re	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
One unit scheme (houses)	108	£13,438	4,087	3,889	3,691	3,494	3,296	3,098	2,901	2,703	2,505	2,308	2,11
Two unit scheme (houses)	215	£17,917	4,128	3,931	3,733	3,535	3,338	3,140	2,942	2,745	2,547	2,349	2,15
Four unit scheme (houses)	350	£19,444	4,147	3,950	3,752	3,554	3,357	3,159	2,961	2,764	2,566	2,368	2,17
Seven unit scheme (flats)	598	£33,211	2,646	2,486	2,326	2,166	2,006	1,846	1,687	1,527	1,367	1,207	1,04
Nine unit scheme (flats)	675	£28,125	2,651	2,491	2,331	2,171	2,011	1,852	1,692	1,532	1,372	1,212	1,05
Ten unit scheme (houses)	1,009	£50,450	4,001	3,811	3,622	3,432	3,242	3,052	2,863	2,673	2,483	2,293	2,10
Ten unit scheme (flats)	843	£30,089	2,665	2,505	2,345	2,186	2,026	1,866	1,706	1,546	1,386	1,226	1,06
Twenty unit scheme (houses and flats)	1,875	£93,750	3,328	3,153	2,977	2,802	2,626	2,451	2,275	2,099	1,924	1,748	1,57
Twenty unit scheme (flats)	1,680	£56,000	2,627	2,469	2,312	2,154	1,997	1,839	1,682	1,524	1,367	1,209	1,05
Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	2,447	2,303	2,159	2,015	1,871	1,727	1,583	1,439	1,295	1,151	1,00
Fifty unit scheme (flats - lower density)	4,325	£180,208	2,368	2,224	2,080	1,936	1,792	1,648	1,505	1,361	1,217	1,073	92
Fifty unit scheme (flats - higher density)	3,925	£65,417	1,921	1,777	1,634	1,490	1,346	1,202	1,058	914	771	626	48
Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,095	1,974	1,852	1,731	1,610	1,488	1,367	1,245	1,124	1,002	88
Seventy unit scheme (flats - higher density)	5,705	£34,576	1,935	1,791	1,647	1,503	1,359	1,215	1,072	928	784	639	49
One hundred unit scheme (flats - lower density)	8,850	£147,500	1,890	1,749	1,607	1,465	1,323	1,182	1,040	898	756	614	473
One hundred unit scheme (flats - higher density)	7,850	£140,179	2,342	2,200	2,059	1,918	1,777	1,635	1,494	1,353	1,212	1,070	929
Two hunded unit scheme (flats) with GF retail	16,100	£201,250	1,695	1,565	1,436	1,306	1,176	1,046	917	787	657	527	39
Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,363	1,242	1,121	1,001	880	759	637	516	394	272	150
Five hundred unit scheme (flats)	43,200	£720,000	1,343	1,221	1,099	976	853	730	607	484	361	237	113
Two hundred unit Co-living scheme	5,200	£74,286	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,85
Large retail supermarket	3,000	£500,000	416	416	416	416	416	416	416	416	416	416	410
Comparison retail	5,200	£173,333	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624
Data Centre	7,000	£415,000	955	955	955	955	955	955	955	955	955	955	95
Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	
Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	
Hotel development (160 rooms)	7,400	£92,500	493	493	493	493	493	493	493	493	493	493	49
Hotel development (100 rooms)	3,500	£58,333	489	489	489	489	489	489	489	489	489	489	48
Light industrial scheme	6,000	£250,000	577	577	577	577	577	577	577	577	577	577	57
Industrial Scheme new build (50% plot ratio)	5,000	£500,000	814	814	814	814	814	814	814	814	814	814	814
Industrial scheme intensification (60% plot ratio)	6,000	£500,000	831	831	831	831	831	831	831	831	831	831	831

Sales values £9,012

		£10,175,259	PER HA				Re	sidual land val	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£273,460	2,013	1,798	1,583	1,368	1,153	938	723	508	293	78	-
2 Two unit scheme (houses)	215	£364,613	2,861	2,646	2,431	2,216	2,001	1,786	1,571	1,356	1,141	926	711
3 Four unit scheme (houses)	350	£395,705	3,417	3,202	2,987	2,772	2,558	2,343	2,128	1,913	1,698	1,483	1,268
4 Seven unit scheme (flats)	598	£675,863	1,855	1,681	1,507	1,333	1,159	985	811	637	463	288	114
5 Nine unit scheme (flats)	675	£572,358	2,129	1,955	1,781	1,607	1,433	1,259	1,085	911	737	562	388
6 Ten unit scheme (houses)	1,009	£1,026,684	3,368	3,162	2,955	2,749	2,542	2,336	2,129	1,923	1,716	1,510	1,303
7 Ten unit scheme (flats)	843	£612,333	3 2,259	2,085	1,910	1,736	1,562	1,388	1,214	1,040	866	692	518
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,672	2,481	2,290	2,099	1,908	1,717	1,525	1,334	1,143	952	761
9 Twenty unit scheme (flats)	1,680	£1,139,629	2,262	2,091	1,919	1,748	1,576	1,405	1,233	1,062	890	719	547
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,221	2,064	1,907	1,750	1,594	1,437	1,280	1,123	966	809	652
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,824	1,667	1,510	1,353	1,196	1,039	882	726	569	412	255
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,862	1,705	1,548	1,391	1,234	1,077	920	763	606	449	292
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,914	1,782	1,649	1,517	1,384	1,251	1,119	986	854	721	589
14 Seventy unit scheme (flats - higher density)	5,705	£703,635	2,080	1,923	1,766	1,609	1,452	1,295	1,138	981	824	667	510
15 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,827	1,673	1,519	1,364	1,210	1,055	900	745	590	435	281
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,255	2,101	1,946	1,792	1,638	1,484	1,330	1,175	1,021	867	713
17 Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	1,697	1,555	1,413	1,271	1,129	987	846	704	562	420	278
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,429	1,297	1,165	1,033	900	768	636	504	371	237	104
19 Five hundred unit scheme (flats)	43,200	£14,652,373	1,240	1,107	973	840	707	574	439	305	171	37	-
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£3,527,423	979	979	979	979	979	979	979	979	979	979	979
23 Data Centre	7,000	£8,445,465	j -	-	-	-	-	-	-	-	-	-	-
24 Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25 Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26 Hotel development (160 rooms)	7,400	£1,882,423	251	251	251	251	251	251	251	251	251	251	251
27 Hotel development (100 rooms)	3,500	£1,187,114	166	166	166	166	166	166	166	166	166	166	166
28 Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

MARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	PER HA				Re	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889	2,892	2,677	2,463	2,248	2,033	1,818	1,603	1,388	1,173	958	74
2 Two unit scheme (houses)	215	£238,519	3,447	3,232	3,017	2,802	2,587	2,373	2,158	1,943	1,728	1,513	1,29
3 Four unit scheme (houses)	350	£258,858	3,808	3,593	3,378	3,163	2,949	2,734	2,519	2,304	2,089	1,874	1,65
4 Seven unit scheme (flats)	598	£442,129	2,246	2,072	1,898	1,724	1,550	1,376	1,202	1,028	854	679	50
5 Nine unit scheme (flats)	675	£374,419	2,422	2,248	2,074	1,900	1,726	1,552	1,378	1,204	1,030	856	68
6 Ten unit scheme (houses)	1,009	£671,625	3,720	3,514	3,307	3,101	2,894	2,688	2,481	2,275	2,068	1,862	1,65
7 Ten unit scheme (flats)	843	£400,569	2,510	2,336	2,162	1,988	1,814	1,640	1,465	1,291	1,117	943	76
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	3,024	2,833	2,642	2,451	2,260	2,068	1,877	1,686	1,495	1,304	1,11
9 Twenty unit scheme (flats)	1,680	£745,511	2,497	2,325	2,154	1,982	1,811	1,639	1,468	1,296	1,125	953	78
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,397	2,240	2,083	1,926	1,769	1,613	1,456	1,299	1,142	985	82
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,118	1,961	1,804	1,647	1,490	1,333	1,176	1,019	862	705	54
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	1,979	1,822	1,665	1,508	1,351	1,194	1,037	880	723	566	40
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,061	1,928	1,796	1,663	1,531	1,398	1,266	1,133	1,000	868	73
14 Seventy unit scheme (flats - higher density)	5,705	£460,296	2,123	1,966	1,809	1,652	1,495	1,338	1,181	1,024	867	710	55
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,945	1,790	1,636	1,482	1,327	1,172	1,017	862	707	553	39
16 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,381	2,226	2,072	1,918	1,764	1,610	1,455	1,301	1,147	993	83
17 Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	1,785	1,643	1,501	1,359	1,217	1,075	934	792	650	508	36
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,488	1,356	1,223	1,091	959	827	695	562	429	296	16
19 Five hundred unit scheme (flats)	43,200	£9,585,136	1,357	1,224	1,091	958	824	691	557	423	288	154	2
20 Two hundred unit Co-living scheme	5,200	£988,943	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,67
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£2,307,533	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,21
23 Data Centre	7,000	£5,524,766	225	225	225	225	225	225	225	225	225	225	22
24 Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	
26 Hotel development (160 rooms)	7,400	£1,231,424	339	339	339	339	339	339	339	339	339	339	33
27 Hotel development (100 rooms)	3,500	£776,574	284	284	284	284	284	284	284	284	284	284	28
28 Light industrial scheme	6,000	£3,328,172	64	64	64	64	64	64	64	64	64	64	
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	_	-	-	-	-	-	-	-	-	-	

MARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943	3				Re	sidual land val	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£95,835	3,665	3,450	3,235	3,020	2,805	2,590	2,375	2,161	1,946	1,731	1,51
2 Two unit scheme (houses)	215	£127,780	3,962	3,747	3,532	3,317	3,102	2,888	2,673	2,458	2,243	2,028	1,81
3 Four unit scheme (houses)	350	£138,676	4,152	3,937	3,722	3,507	3,292	3,077	2,862	2,647	2,432	2,217	2,00
4 Seven unit scheme (flats)	598	£236,858	3 2,590	2,415	2,241	2,067	1,893	1,719	1,545	1,371	1,197	1,023	84
5 Nine unit scheme (flats)	675	£200,584	2,680	2,506	2,332	2,158	1,984	1,810	1,635	1,461	1,287	1,113	93
6 Ten unit scheme (houses)	1,009	£359,804	4,029	3,823	3,616	3,410	3,203	2,997	2,790	2,584	2,377	2,171	1,96
7 Ten unit scheme (flats)	843	£214,593	3 2,731	2,557	2,383	2,208	2,034	1,860	1,686	1,512	1,338	1,164	99
8 Twenty unit scheme (houses and flats)	1,875	£668,614	3,333	3,142	2,951	2,760	2,569	2,378	2,186	1,995	1,804	1,613	1,42
9 Twenty unit scheme (flats)	1,680	£399,386	2,703	2,531	2,360	2,188	2,017	1,845	1,674	1,502	1,331	1,159	98
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,552	2,395	2,238	2,081	1,924	1,767	1,610	1,453	1,296	1,140	98
11 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,375	2,218	2,061	1,904	1,747	1,590	1,433	1,276	1,119	962	80
12 Fifty unit scheme (flats - higher density)	3,925	£466,544	2,082	1,925	1,768	1,611	1,454	1,297	1,140	983	826	669	51
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,189	2,057	1,925	1,792	1,659	1,527	1,394	1,262	1,129	997	80
14 Seventy unit scheme (flats - higher density)	5,705	£246,590	2,160	2,003	1,846	1,689	1,532	1,375	1,219	1,062	905	748	59
15 One hundred unit scheme (flats - lower density)	8,850	£1,051,953	3 2,048	1,893	1,739	1,585	1,430	1,275	1,120	965	811	656	5
16 One hundred unit scheme (flats - higher density)	7,850	£999,738	3 2,491	2,337	2,182	2,028	1,874	1,720	1,566	1,411	1,257	1,103	94
17 Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	1,862	1,720	1,578	1,437	1,295	1,153	1,011	869	727	585	44
18 Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,539	1,407	1,275	1,143	1,011	878	746	614	481	348	2
19 Five hundred unit scheme (flats)	43,200	£5,134,958	1,460	1,327	1,194	1,061	927	794	660	526	391	257	1
20 Two hundred unit Co-living scheme	5,200	£529,797	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,7
21 Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£1,236,194	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,4
23 Data Centre	7,000	£2,959,733	592	592	592	592	592	592	592	592	592	592	5
24 Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£1,485,810) -	-	-	-	-	-	-	-	-	-	
26 Hotel development (160 rooms)	7,400	£659,699	417	417	417	417	417	417	417	417	417	417	4
27 Hotel development (100 rooms)	3,500	£416,027	387	387	387	387	387	387	387	387	387	387	3
28 Light industrial scheme	6,000	£1,782,971	321	321	321	321	321	321	321	321	321	321	3
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	3 201	201	201	201	201	201	201	201	201	201	2
30 Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	320	320	320	320	320	320	320	320	320	320	3

IMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UND	EVELOPED LAND	£500,000					Re	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£13,438	4,431	4,217	4,002	3,787	3,572	3,357	3,142	2,927	2,712	2,497	2,28
2 Two unit scheme (houses)	215	£17,917	4,473	4,258	4,043	3,828	3,613	3,399	3,184	2,969	2,754	2,539	2,32
3 Four unit scheme (houses)	350	£19,444	4,492	4,277	4,062	3,847	3,633	3,418	3,203	2,988	2,773	2,558	2,34
4 Seven unit scheme (flats)	598	£33,211	2,930	2,756	2,582	2,408	2,234	2,060	1,886	1,712	1,538	1,363	1,18
5 Nine unit scheme (flats)	675	£28,125	2,935	2,761	2,587	2,413	2,239	2,065	1,891	1,717	1,543	1,369	1,19
6 Ten unit scheme (houses)	1,009	£50,450	4,336	4,129	3,923	3,716	3,510	3,303	3,097	2,890	2,684	2,477	2,27
7 Ten unit scheme (flats)	843	£30,089	2,950	2,776	2,602	2,427	2,253	2,079	1,905	1,731	1,557	1,383	1,20
8 Twenty unit scheme (houses and flats)	1,875	£93,750	3,640	3,449	3,258	3,066	2,875	2,684	2,493	2,302	2,111	1,920	1,72
9 Twenty unit scheme (flats)	1,680	£56,000	2,907	2,736	2,564	2,393	2,221	2,050	1,878	1,707	1,535	1,364	1,19
0 Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	2,705	2,548	2,391	2,234	2,077	1,920	1,764	1,607	1,450	1,293	1,130
1 Fifty unit scheme (flats - lower density)	4,325	£180,208	2,631	2,474	2,317	2,160	2,003	1,846	1,689	1,532	1,375	1,218	1,06
2 Fifty unit scheme (flats - higher density)	3,925	£65,417	2,184	2,027	1,870	1,713	1,556	1,399	1,242	1,085	928	771	614
3 Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,317	2,185	2,052	1,920	1,787	1,655	1,522	1,390	1,257	1,124	992
4 Seventy unit scheme (flats - higher density)	5,705	£34,576	2,198	2,041	1,884	1,727	1,570	1,413	1,256	1,099	942	785	627
5 One hundred unit scheme (flats - lower density)	8,850	£147,500	2,150	1,996	1,841	1,687	1,532	1,377	1,222	1,068	913	758	603
One hundred unit scheme (flats - higher density)	7,850	£140,179	2,600	2,446	2,292	2,138	1,984	1,829	1,675	1,521	1,367	1,213	1,058
7 Two hunded unit scheme (flats) with GF retail	16,100	£201,250	1,938	1,797	1,655	1,513	1,371	1,229	1,087	946	804	662	520
8 Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,590	1,458	1,326	1,194	1,062	929	797	665	532	399	265
9 Five hundred unit scheme (flats)	43,200	£720,000	1,562	1,429	1,296	1,163	1,029	896	762	628	494	359	225
Two hundred unit Co-living scheme	5,200	£74,286	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,85
21 Large retail supermarket	3,000	£500,000	416	416	416	416	416	416	416	416	416	416	416
22 Comparison retail	5,200	£173,333	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624
23 Data Centre	7,000	£415,000	955	955	955	955	955	955	955	955	955	955	955
24 Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	
26 Hotel development (160 rooms)	7,400	£92,500	493	493	493	493	493	493	493	493	493	493	49:
27 Hotel development (100 rooms)	3,500	£58,333	489	489	489	489	489	489	489	489	489	489	48
28 Light industrial scheme	6,000	£250,000	577	577	577	577	577	577	577	577	577	577	57
29 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	814	814	814	814	814	814	814	814	814	814	814
30 Industrial scheme intensification (60% plot ratio)	6,000		831	831	831	831	831	831	831	831	831	831	831

Sales values £9,450

DENOMINANT EARLY VALUE I (SECONDART OFFICES)		£10,175,259	PER HA				Re	sidual land va	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£273,460	2,358	2,125	1,893	1,661	1,429	1,197	965	732	500	268	36
2 Two unit scheme (houses)	215	£364,613	3,206	2,973	2,741	2,509	2,277	2,045	1,813	1,580	1,348	1,116	884
3 Four unit scheme (houses)	350	£395,705	3,762	3,530	3,298	3,066	2,833	2,601	2,369	2,137	1,905	1,673	1,441
4 Seven unit scheme (flats)	598	£675,863	2,140	1,952	1,763	1,575	1,387	1,198	1,010	822	633	445	257
5 Nine unit scheme (flats)	675	£572,358	2,414	2,226	2,037	1,849	1,661	1,472	1,284	1,096	907	719	531
6 Ten unit scheme (houses)	1,009	£1,026,684	3,703	3,480	3,257	3,034	2,810	2,587	2,364	2,141	1,917	1,694	1,471
7 Ten unit scheme (flats)	843	£612,333	2,543	2,355	2,167	1,978	1,790	1,602	1,413	1,225	1,037	848	660
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,984	2,777	2,570	2,364	2,157	1,950	1,743	1,537	1,330	1,123	
9 Twenty unit scheme (flats)	1,680	£1,139,629	2,543	2,357	2,172	1,986	1,801	1,615	1,430	1,244	1,058	873	
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,479	2,309	2,140	1,970	1,800	1,630	1,460	1,291	1,121	951	781
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	2,087	1,917	1,747	1,577	1,407	1,237	1,067	896	726	556	386
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	2,125	1,955	1,784	1,614	1,444	1,274	1,104	934	764	594	423
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	2,134	1,991	1,848	1,704	1,561	1,417	1,274	1,131	987	843	700
14 Seventy unit scheme (flats - higher density)	5,705	£703,635	2,343	2,173	2,003	1,833	1,663	1,493	1,323	1,152	982	812	642
15 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	2,086	1,919	1,752	1,585	1,417	1,250	1,083	915	747	579	411
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,514	2,346	2,179	2,012	1,845	1,678	1,511	1,344	1,176	1,009	842
17 Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	1,938	1,785	1,631	1,478	1,324	1,170	1,016	862	708	554	400
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,657	1,513	1,370	1,226	1,082	939	795	652	508	364	219
19 Five hundred unit scheme (flats)	43,200	£14,652,373	1,457	1,313	1,170	1,027	882	738	594	449	304	159	13
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£3,527,423	979	979	979	979	979	979	979	979	979	979	979
23 Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24 Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25 Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26 Hotel development (160 rooms)	7,400	£1,882,423	251	251	251	251	251	251	251	251	251	251	251
27 Hotel development (100 rooms)	3,500	£1,187,114	166	166	166	166	166	166	166	166	166	166	166
28 Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-		-	-
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-		-	-
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

HMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	PER HA				Re	sidual land va	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889	3,237	3,005	2,773	2,541	2,309	2,077	1,844	1,612	1,380	1,148	916
2 Two unit scheme (houses)	215	£238,519	3,792	3,560	3,328	3,096	2,863	2,631	2,399	2,167	1,935	1,703	1,470
3 Four unit scheme (houses)	350	£258,858	4,153	3,921	3,689	3,457	3,224	2,992	2,760	2,528	2,296	2,064	1,832
4 Seven unit scheme (flats)	598	£442,129	2,531	2,342	2,154	1,966	1,778	1,589	1,401	1,213	1,024	836	648
5 Nine unit scheme (flats)	675	£374,419	2,707	2,519	2,330	2,142	1,954	1,766	1,577	1,389	1,201	1,012	824
6 Ten unit scheme (houses)	1,009	£671,625	4,055	3,832	3,609	3,385	3,162	2,939	2,716	2,492	2,269	2,046	1,823
7 Ten unit scheme (flats)	843	£400,569	2,795	2,606	2,418	2,230	2,041	1,853	1,665	1,476	1,288	1,100	91
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	3,336	3,129	2,922	2,715	2,509	2,302	2,095	1,889	1,682	1,475	1,26
9 Twenty unit scheme (flats)	1,680	£745,511	2,777	2,592	2,406	2,221	2,035	1,850	1,664	1,479	1,293	1,108	92
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,655	2,485	2,316	2,146	1,976	1,806	1,636	1,467	1,297	1,127	95
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,380	2,210	2,040	1,870	1,700	1,530	1,360	1,190	1,020	849	67
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	2,242	2,072	1,902	1,732	1,562	1,391	1,221	1,051	881	711	54
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,281	2,138	1,994	1,851	1,707	1,564	1,421	1,277	1,134	990	84
14 Seventy unit scheme (flats - higher density)	5,705	£460,296	2,386	2,216	2,046	1,876	1,705	1,535	1,365	1,195	1,025	855	68
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	2,203	2,036	1,869	1,702	1,535	1,368	1,200	1,032	864	696	52
16 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,639	2,472	2,305	2,138	1,971	1,804	1,636	1,469	1,302	1,135	96
17 Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	2,026	1,873	1,719	1,566	1,412	1,258	1,104	950	796	642	48
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,715	1,572	1,428	1,285	1,141	997	854	710	567	423	27
19 Five hundred unit scheme (flats)	43,200	£9,585,136	1,574	1,431	1,287	1,144	1,000	855	711	566	421	276	13
20 Two hundred unit Co-living scheme	5,200	£988,943	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,67
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£2,307,533	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,21
23 Data Centre	7,000	£5,524,766	225	225	225	225	225	225	225	225	225	225	22
24 Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	
26 Hotel development (160 rooms)	7,400	£1,231,424	339	339	339	339	339	339	339	339	339	339	33
27 Hotel development (100 rooms)	3,500	£776,574	284	284	284	284	284	284	284	284	284	284	28
28 Light industrial scheme	6,000	£3,328,172	64	64	64	64	64	64	64	64	64	64	6
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	

MARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					Re	sidual land val	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£95,835	4,010	3,778	3,546	3,313	3,081	2,849	2,617	2,385	2,153	1,920	1,68
Two unit scheme (houses)	215	£127,780	4,307	4,075	3,843	3,611	3,378	3,146	2,914	2,682	2,450	2,218	1,98
Four unit scheme (houses)	350	£138,676	4,497	4,264	4,032	3,800	3,568	3,336	3,104	2,871	2,639	2,407	2,17
Seven unit scheme (flats)	598	£236,858	2,874	2,686	2,498	2,309	2,121	1,933	1,744	1,556	1,368	1,179	99
Nine unit scheme (flats)	675	£200,584	2,965	2,776	2,588	2,400	2,211	2,023	1,835	1,646	1,458	1,270	1,08
6 Ten unit scheme (houses)	1,009	£359,804	4,364	4,141	3,918	3,694	3,471	3,248	3,025	2,801	2,578	2,355	2,13
7 Ten unit scheme (flats)	843	£214,593	3,015	2,827	2,639	2,450	2,262	2,074	1,885	1,697	1,509	1,320	1,13
8 Twenty unit scheme (houses and flats)	1,875	£668,614	3,645	3,438	3,231	3,025	2,818	2,611	2,404	2,198	1,991	1,784	1,57
9 Twenty unit scheme (flats)	1,680	£399,386	2,983	2,798	2,612	2,427	2,241	2,056	1,870	1,685	1,499	1,314	1,12
Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,810	2,640	2,470	2,300	2,131	1,961	1,791	1,621	1,451	1,281	1,11
1 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,637	2,467	2,298	2,128	1,958	1,787	1,617	1,447	1,277	1,107	93
2 Fifty unit scheme (flats - higher density)	3,925	£466,544	2,345	2,175	2,005	1,835	1,665	1,494	1,324	1,154	984	814	
Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,410	2,266	2,123	1,980	1,836	1,693	1,549	1,406	1,262	1,119	97
4 Seventy unit scheme (flats - higher density)	5,705	£246,590	2,423	2,253	2,083	1,913	1,743	1,573	1,403	1,232	1,062	892	72
One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,306	2,139	1,972	1,805	1,638	1,471	1,303	1,135	967	799	63
One hundred unit scheme (flats - higher density)	7,850	£999,738	2,750	2,582	2,415	2,248	2,081	1,914	1,747	1,580	1,412	1,245	1,07
7 Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	2,104	1,950	1,797	1,643	1,490	1,336	1,181	1,027	873	719	56
8 Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,767	1,623	1,480	1,336	1,193	1,049	905	762	618	474	_
9 Five hundred unit scheme (flats)	43,200	£5,134,958	1,677	1,534	1,390	1,247	1,103	958	814	669	524	379	23
Two hundred unit Co-living scheme	5,200	£529,797	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,76
1 Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	
2 Comparison retail	5,200	£1,236,194	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	,
3 Data Centre	7,000	£2,959,733	592	592	592	592	592	592	592	592	592	592	59
4 Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	
5 Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	
6 Hotel development (160 rooms)	7,400	£659,699	417	417	417	417	417	417	417	417	417	417	
7 Hotel development (100 rooms)	3,500	£416,027	387	387	387	387	387	387	387	387	387	387	38
B Light industrial scheme	6,000	£1,782,971	321	321	321	321	321	321	321	321	321	321	32
9 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	201	201	201	201	201	201	201	201	201	201	20
Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	320	320	320	320	320	320	320	320	320	320	32

ARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UND	EVELOPED LAND	£500,000					Re	sidual land val	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
One unit scheme (houses)	108	£13,438	4,776	4,544	4,312	4,080	3,848	3,616	3,383	3,151	2,919	2,687	2,45
Two unit scheme (houses)	215	£17,917	4,818	4,586	4,354	4,122	3,889	3,657	3,425	3,193	2,961	2,729	2,49
Four unit scheme (houses)	350	£19,444	4,837	4,605	4,373	4,141	3,909	3,676	3,444	3,212	2,980	2,748	2,51
Seven unit scheme (flats)	598	£33,211	3,215	3,027	2,838	2,650	2,462	2,273	2,085	1,897	1,708	1,520	1,33
Nine unit scheme (flats)	675	£28,125	3,220	3,032	2,843	2,655	2,467	2,279	2,090	1,902	1,714	1,525	1,33
Ten unit scheme (houses)	1,009	£50,450	4,671	4,448	4,224	4,001	3,778	3,555	3,331	3,108	2,885	2,662	2,43
Ten unit scheme (flats)	843	£30,089	3,234	3,046	2,858	2,669	2,481	2,293	2,104	1,916	1,728	1,539	1,35
Twenty unit scheme (houses and flats)	1,875	£93,750	3,951	3,745	3,538	3,331	3,124	2,918	2,711	2,504	2,298	2,091	1,88
Twenty unit scheme (flats)	1,680	£56,000	3,188	3,002	2,817	2,631	2,446	2,260	2,075	1,889	1,703	1,518	1,33
Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	2,963	2,793	2,623	2,454	2,284	2,114	1,944	1,774	1,605	1,435	1,26
Fifty unit scheme (flats - lower density)	4,325	£180,208	2,893	2,723	2,553	2,383	2,213	2,043	1,873	1,703	1,533	1,362	1,19
Fifty unit scheme (flats - higher density)	3,925	£65,417	2,447	2,277	2,107	1,937	1,767	1,597	1,426	1,256	1,086	916	74
Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,538	2,394	2,251	2,107	1,964	1,821	1,677	1,534	1,390	1,247	1,10
Seventy unit scheme (flats - higher density)	5,705	£34,576	2,461	2,290	2,120	1,950	1,780	1,610	1,440	1,270	1,100	929	75
One hundred unit scheme (flats - lower density)	8,850	£147,500	2,409	2,241	2,074	1,907	1,740	1,573	1,405	1,237	1,069	901	73
One hundred unit scheme (flats - higher density)	7,850	£140,179	2,859	2,692	2,525	2,358	2,191	2,023	1,856	1,689	1,522	1,355	1,18
Two hunded unit scheme (flats) with GF retail	16,100	£201,250	2,180	2,027	1,873	1,720	1,566	1,412	1,258	1,104	950	796	64
Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,818	1,674	1,531	1,387	1,244	1,100	956	813	669	525	
Five hundred unit scheme (flats)	43,200	£720,000	1,779	1,636	1,493	1,349	1,205	1,061	916	772	626	481	33
Two hundred unit Co-living scheme	5,200	£74,286	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,85
Large retail supermarket	3,000	£500,000	416	416	416	416	416	416	416	416	416	416	41
Comparison retail	5,200	£173,333	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,62
Data Centre	7,000	£415,000	955	955	955	955	955	955	955	955	955	955	95
Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	
Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	
Hotel development (160 rooms)	7,400	£92,500	493	493	493	493	493	493	493	493	493	493	49
Hotel development (100 rooms)	3,500	£58,333	489	489	489	489	489	489	489	489	489	489	48
Light industrial scheme	6,000	£250,000	577	577	577	577	577	577	577	577	577	577	57
Industrial Scheme new build (50% plot ratio)	5,000	£500,000	814	814	814	814	814	814	814	814	814	814	81-
Industrial scheme intensification (60% plot ratio)	6,000	£500,000	831	831	831	831	831	831	831	831	831	831	83

Sales values £9,888

		£10,175,259	PER HA				Re	sidual land val	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£273,460	2,703	2,453	2,204	1,954	1,705	1,456	1,206	957	707	458	208
2 Two unit scheme (houses)	215	£364,613	3,550	3,301	3,052	2,802	2,553	2,303	2,054	1,805	1,555	1,306	1,056
3 Four unit scheme (houses)	350	£395,705	4,107	3,858	3,608	3,359	3,109	2,860	2,611	2,361	2,112	1,862	1,613
4 Seven unit scheme (flats)	598	£675,863	2,424	2,222	2,019	1,817	1,614	1,412	1,209	1,007	804	602	
5 Nine unit scheme (flats)	675	£572,358	2,698	2,496	2,293	2,091	1,888	1,686	1,483	1,281	1,078	876	673
6 Ten unit scheme (houses)	1,009	£1,026,684	4,038	3,798	3,558	3,318	3,078	2,838	2,598	2,358	2,118	1,878	1,638
7 Ten unit scheme (flats)	843	£612,333	2,828	2,625	2,423	2,220	2,018	1,815	1,613	1,410	1,207	1,005	802
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	3,295	3,073	2,851	2,628	2,406	2,184	1,961	1,739	1,517	1,295	1,072
9 Twenty unit scheme (flats)	1,680	£1,139,629	2,823	2,624	2,424	2,224	2,025	1,825	1,626	1,426	1,227	1,027	828
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,737	2,555	2,372	2,189	2,007	1,824	1,641	1,458	1,276	1,093	910
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	2,348	2,165	1,982	1,799	1,616	1,433	1,250	1,067	884	701	518
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	2,388	2,204	2,021	1,838	1,655	1,471	1,288	1,105	922	738	555
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	2,355	2,201	2,046	1,892	1,737	1,583	1,428	1,274	1,119	965	811
14 Seventy unit scheme (flats - higher density)	5,705	£703,635	2,606	2,423	2,240	2,056	1,873	1,690	1,507	1,323	1,140	957	773
15 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	2,345	2,165	1,985	1,804	1,624	1,444	1,264	1,084	903	722	541
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,772	2,592	2,412	2,232	2,052	1,872	1,692	1,512	1,332	1,152	
17 Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	2,180	2,014	1,849	1,683	1,518	1,352	1,187	1,021	854	688	
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,883	1,729	1,574	1,419	1,264	1,109	954	800	645	490	334
19 Five hundred unit scheme (flats)	43,200	£14,652,373	1,674	1,520	1,366	1,211	1,057	903	747	592	437	280	124
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£3,527,423	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645
23 Data Centre	7,000	£8,445,465	6	6	6	6	6	6	6	6	6	6	6
24 Office development	30,000	£5,087,629	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472
25 Office development	15,000	£4,239,691	1,359	1,359	1,359	1,359	1,359	1,359	1,359	1,359	1,359	1,359	1,359
26 Hotel development (160 rooms)	7,400	£1,882,423	251	251	251	251	251	251	251	251	251	251	251
27 Hotel development (100 rooms)	3,500	£1,187,114	166	166	166	166	166	166	166	166	166	166	166
28 Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

CHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	PER HA				Re	sidual land val	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889	3,582	3,333	3,083	2,834	2,585	2,335	2,086	1,836	1,587	1,338	1,08
2 Two unit scheme (houses)	215	£238,519	4,137	3,888	3,638	3,389	3,139	2,890	2,641	2,391	2,142	1,892	1,643
3 Four unit scheme (houses)	350	£258,858	4,498	4,249	3,999	3,750	3,500	3,251	3,002	2,752	2,503	2,253	2,004
4 Seven unit scheme (flats)	598	£442,129	2,815	2,613	2,410	2,208	2,005	1,803	1,600	1,398	1,195	993	790
5 Nine unit scheme (flats)	675	£374,419	2,992	2,789	2,587	2,384	2,182	1,979	1,776	1,574	1,371	1,169	966
6 Ten unit scheme (houses)	1,009	£671,625	4,390	4,150	3,910	3,670	3,430	3,190	2,950	2,710	2,470	2,230	1,990
7 Ten unit scheme (flats)	843	£400,569	3,079	2,877	2,674	2,472	2,269	2,066	1,864	1,661	1,459	1,256	1,054
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	3,647	3,425	3,202	2,980	2,758	2,536	2,313	2,091	1,869	1,646	1,424
9 Twenty unit scheme (flats)	1,680	£745,511	3,058	2,858	2,659	2,459	2,259	2,060	1,860	1,661	1,461	1,262	1,062
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,913	2,731	2,548	2,365	2,182	2,000	1,817	1,634	1,452	1,269	1,086
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,641	2,458	2,275	2,092	1,909	1,726	1,544	1,361	1,177	994	81
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	2,505	2,322	2,138	1,955	1,772	1,589	1,405	1,222	1,039	856	672
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,502	2,347	2,193	2,038	1,884	1,729	1,575	1,421	1,266	1,112	957
14 Seventy unit scheme (flats - higher density)	5,705	£460,296	2,649	2,466	2,282	2,099	1,916	1,733	1,549	1,366	1,183	999	816
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	2,462	2,282	2,102	1,922	1,742	1,562	1,382	1,202	1,021	840	659
16 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,898	2,718	2,538	2,358	2,178	1,998	1,817	1,637	1,457	1,277	1,097
17 Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	2,268	2,102	1,937	1,771	1,606	1,440	1,275	1,109	942	776	610
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,942	1,787	1,633	1,478	1,323	1,168	1,013	858	703	548	393
19 Five hundred unit scheme (flats)	43,200	£9,585,136	1,791	1,637	1,483	1,329	1,174	1,020	865	710	554	398	241
20 Two hundred unit Co-living scheme	5,200	£988,943	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£2,307,533	1,879	1,879	1,879	1,879	1,879	1,879	1,879	1,879	1,879	1,879	1,879
23 Data Centre	7,000	£5,524,766	423	423	423	423	423	423	423	423	423	423	423
24 Office development	30,000	£3,328,172	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,53
25 Office development	15,000	£2,773,477	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456
26 Hotel development (160 rooms)	7,400	£1,231,424	339	339	339	339	339	339	339	339	339	339	339
27 Hotel development (100 rooms)	3,500	£776,574	284	284	284	284	284	284	284	284	284	284	284
28 Light industrial scheme	6,000	£3,328,172	64	64	64	64	64	64	64	64	64	64	64
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	_	-	-	-	-	_	-	-	-	-	

IMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					Re	sidual land val	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£95,835	4,355	4,105	3,856	3,607	3,357	3,108	2,858	2,609	2,360	2,110	1,86
2 Two unit scheme (houses)	215	£127,780	4,652	4,403	4,153	3,904	3,654	3,405	3,156	2,906	2,657	2,407	2,15
3 Four unit scheme (houses)	350	£138,676	4,841	4,592	4,343	4,093	3,844	3,594	3,345	3,096	2,846	2,597	2,34
4 Seven unit scheme (flats)	598	£236,858	3,159	2,956	2,754	2,551	2,349	2,146	1,944	1,741	1,538	1,336	1,1
5 Nine unit scheme (flats)	675	£200,584	3,249	3,047	2,844	2,642	2,439	2,236	2,034	1,831	1,629	1,426	1,22
6 Ten unit scheme (houses)	1,009	£359,804	4,699	4,459	4,219	3,979	3,739	3,499	3,259	3,019	2,779	2,539	2,2
7 Ten unit scheme (flats)	843	£214,593	3,300	3,097	2,895	2,692	2,490	2,287	2,085	1,882	1,680	1,477	1,2
8 Twenty unit scheme (houses and flats)	1,875	£668,614	3,956	3,734	3,511	3,289	3,067	2,845	2,622	2,400	2,178	1,955	1,7
9 Twenty unit scheme (flats)	1,680	£399,386	3,264	3,064	2,865	2,665	2,466	2,266	2,066	1,867	1,667	1,468	1,2
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	3,068	2,885	2,702	2,520	2,337	2,154	1,972	1,789	1,606	1,423	1,2
11 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,898	2,716	2,533	2,350	2,167	1,984	1,801	1,618	1,435	1,252	1,0
12 Fifty unit scheme (flats - higher density)	3,925	£466,544	2,608	2,425	2,241	2,058	1,875	1,692	1,508	1,325	1,142	959	7
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,630	2,476	2,321	2,167	2,013	1,858	1,704	1,549	1,395	1,240	1,0
14 Seventy unit scheme (flats - higher density)	5,705	£246,590	2,686	2,503	2,320	2,137	1,953	1,770	1,587	1,403	1,220	1,037	8
15 One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,565	2,385	2,205	2,025	1,845	1,665	1,485	1,305	1,124	943	7
16 One hundred unit scheme (flats - higher density)	7,850	£999,738	3,008	2,828	2,648	2,468	2,288	2,108	1,928	1,748	1,568	1,388	1,2
17 Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	2,345	2,180	2,014	1,849	1,683	1,518	1,352	1,186	1,020	853	6
18 Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,993	1,839	1,684	1,529	1,375	1,220	1,065	910	755	600	4
19 Five hundred unit scheme (flats)	43,200	£5,134,958	1,894	1,740	1,586	1,432	1,277	1,123	968	813	657	501	3
20 Two hundred unit Co-living scheme	5,200	£529,797	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,7
21 Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£1,236,194	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,0
23 Data Centre	7,000	£2,959,733	789	789	789	789	789	789	789	789	789	789	7
24 Office development	30,000	£1,782,971	1,582	1,582	1,582	1,582	1,582	1,582	1,582	1,582	1,582	1,582	1,5
25 Office development	15,000	£1,485,810	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,5
26 Hotel development (160 rooms)	7,400	£659,699	417	417	417	417	417	417	417	417	417	417	4
27 Hotel development (100 rooms)	3,500	£416,027	387	387	387	387	387	387	387	387	387	387	3
28 Light industrial scheme	6,000	£1,782,971	321	321	321	321	321	321	321	321	321	321	3
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	201	201	201	201	201	201	201	201	201	201	2
30 Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	320	320	320	320	320	320	320	320	320	320	3

ARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UND	EVELOPED LAND	£500,000					Re	sidual land val	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
One unit scheme (houses)	108	£13,438	5,121	4,872	4,623	4,373	4,124	3,874	3,625	3,376	3,126	2,877	2,62
Two unit scheme (houses)	215	£17,917	5,163	4,914	4,664	4,415	4,165	3,916	3,667	3,417	3,168	2,918	2,66
Four unit scheme (houses)	350	£19,444	5,182	4,933	4,683	4,434	4,184	3,935	3,686	3,436	3,187	2,937	2,68
Seven unit scheme (flats)	598	£33,211	3,499	3,297	3,094	2,892	2,689	2,487	2,284	2,082	1,879	1,677	1,47
Nine unit scheme (flats)	675	£28,125	3,505	3,302	3,100	2,897	2,695	2,492	2,289	2,087	1,884	1,682	1,47
Ten unit scheme (houses)	1,009	£50,450	5,006	4,766	4,526	4,286	4,046	3,806	3,566	3,326	3,086	2,846	2,60
Ten unit scheme (flats)	843	£30,089	3,519	3,316	3,114	2,911	2,709	2,506	2,304	2,101	1,899	1,696	1,49
Twenty unit scheme (houses and flats)	1,875	£93,750	4,263	4,040	3,818	3,596	3,374	3,151	2,929	2,707	2,484	2,262	2,04
Twenty unit scheme (flats)	1,680	£56,000	3,468	3,269	3,069	2,869	2,670	2,470	2,271	2,071	1,872	1,672	1,47
Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	3,221	3,038	2,856	2,673	2,490	2,308	2,125	1,942	1,759	1,577	1,39
Fifty unit scheme (flats - lower density)	4,325	£180,208	3,154	2,971	2,788	2,605	2,422	2,239	2,057	1,874	1,690	1,507	1,3
Fifty unit scheme (flats - higher density)	3,925	£65,417	2,710	2,527	2,344	2,160	1,977	1,794	1,611	1,427	1,244	1,061	87
Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,758	2,604	2,449	2,295	2,140	1,986	1,831	1,677	1,523	1,368	1,21
Seventy unit scheme (flats - higher density)	5,705	£34,576	2,724	2,540	2,357	2,174	1,990	1,807	1,624	1,441	1,257	1,074	89
One hundred unit scheme (flats - lower density)	8,850	£147,500	2,667	2,487	2,307	2,127	1,947	1,767	1,587	1,407	1,226	1,045	86
One hundred unit scheme (flats - higher density)	7,850	£140,179	3,118	2,938	2,758	2,578	2,397	2,217	2,037	1,857	1,677	1,497	1,31
Two hunded unit scheme (flats) with GF retail	16,100	£201,250	2,422	2,256	2,091	1,925	1,760	1,594	1,429	1,263	1,096	930	76
Three hundred unit scheme (flats) with GF retail	23,000	£191,667	2,044	1,890	1,736	1,581	1,426	1,271	1,116	961	806	651	49
Five hundred unit scheme (flats)	43,200	£720,000	1,997	1,842	1,688	1,534	1,380	1,225	1,070	915	759	603	44
Two hundred unit Co-living scheme	5,200	£74,286	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,8
Large retail supermarket	3,000	£500,000	416	416	416	416	416	416	416	416	416	416	41
Comparison retail	5,200	£173,333	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,29
Data Centre	7,000	£415,000	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,1
Office development	30,000	£250,000	1,633	1,633	1,633	1,633	1,633	1,633	1,633	1,633	1,633	1,633	1,63
Office development	15,000	£208,333	1,627	1,627	1,627	1,627	1,627	1,627	1,627	1,627	1,627	1,627	1,6
Hotel development (160 rooms)	7,400	£92,500	493	493	493	493	493	493	493	493	493	493	49
Hotel development (100 rooms)	3,500	£58,333	489	489	489	489	489	489	489	489	489	489	4
Light industrial scheme	6,000	£250,000	577	577	577	577	577	577	577	577	577	577	5
Industrial Scheme new build (50% plot ratio)	5,000	£500,000	814	814	814	814	814	814	814	814	814	814	81
Industrial scheme intensification (60% plot ratio)	6,000	£500,000	831	831	831	831	831	831	831	831	831	831	83

Sales values £10,326

BENOTIMARK LAND VALUE I (SECONDART OFFICES)		£10,175,259	PER HA				Re	sidual land val	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£273,460	3,048	2,781	2,514	2,248	1,981	1,714	1,448	1,181	914	648	381
2 Two unit scheme (houses)	215	£364,613	3,895	3,629	3,362	3,095	2,829	2,562	2,296	2,029	1,762	1,496	1,229
3 Four unit scheme (houses)	350	£395,705	4,452	4,185	3,919	3,652	3,385	3,119	2,852	2,585	2,319	2,052	1,785
4 Seven unit scheme (flats)	598	£675,863	2,709	2,492	2,275	2,059	1,842	1,625	1,408	1,192	975	758	541
5 Nine unit scheme (flats)	675	£572,358	2,983	2,766	2,550	2,333	2,116	1,899	1,682	1,466	1,249	1,032	815
6 Ten unit scheme (houses)	1,009	£1,026,684	4,373	4,116	3,859	3,603	3,346	3,089	2,833	2,576	2,319	2,062	1,806
7 Ten unit scheme (flats)	843	£612,333	3,112	2,896	2,679	2,462	2,245	2,029	1,812	1,595	1,378	1,161	945
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	3,607	3,369	3,131	2,893	2,655	2,417	2,179	1,942	1,704	1,466	1,228
9 Twenty unit scheme (flats)	1,680	£1,139,629	3,104	2,890	2,676	2,463	2,249	2,036	1,822	1,608	1,395	1,181	968
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,996	2,800	2,604	2,409	2,213	2,017	1,822	1,626	1,431	1,235	1,039
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	2,609	2,413	2,217	2,021	1,825	1,629	1,433	1,237	1,041	845	649
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	2,651	2,454	2,258	2,061	1,865	1,669	1,472	1,276	1,079	883	686
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	2,576	2,410	2,245	2,079	1,914	1,748	1,583	1,417	1,252	1,086	921
14 Seventy unit scheme (flats - higher density)	5,705	£703,635	2,869	2,673	2,476	2,280	2,084	1,887	1,691	1,494	1,298	1,101	905
15 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	2,603	2,410	2,217	2,024	1,831	1,638	1,445	1,252	1,059	866	672
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	3,031	2,838	2,645	2,452	2,259	2,066	1,873	1,680	1,487	1,294	1,101
17 Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	2,422	2,244	2,067	1,889	1,711	1,534	1,356	1,178	1,001	822	644
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	2,108	1,943	1,777	1,612	1,446	1,280	1,114	947	781	615	448
19 Five hundred unit scheme (flats)	43,200	£14,652,373	1,891	1,726	1,561	1,396	1,231	1,066	901	735	569	402	235
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£3,527,423	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645
23 Data Centre	7,000	£8,445,465	6	6	6	6	6	6	6	6	6	6	6
24 Office development	30,000	£5,087,629	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472
25 Office development	15,000	£4,239,691	1,359	1,359	1,359	1,359	1,359	1,359	1,359	1,359	1,359	1,359	1,359
26 Hotel development (160 rooms)	7,400	£1,882,423	251	251	251	251	251	251	251	251	251	251	251
27 Hotel development (100 rooms)	3,500	£1,187,114	166	166	166	166	166	166	166	166	166	166	166
28 Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

MARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	PER HA				Re	sidual land val	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889	3,927	3,661	3,394	3,127	2,861	2,594	2,327	2,061	1,794	1,527	1,2
Two unit scheme (houses)	215	£238,519	4,482	4,215	3,949	3,682	3,415	3,149	2,882	2,615	2,349	2,082	,
Four unit scheme (houses)	350	£258,858	4,843	4,576	4,310	4,043	3,776	3,510	3,243	2,976	2,710	2,443	,
Seven unit scheme (flats)	598	£442,129	3,100	2,883	2,666	2,450	2,233	2,016	1,799	1,583	1,366	1,149	9
Nine unit scheme (flats)	675	£374,419	3,276	3,060	2,843	2,626	2,409	2,192	1,976	1,759	1,542	1,325	,
Ten unit scheme (houses)	1,009	£671,625	4,725	4,468	4,211	3,955	3,698	3,441	3,184	2,928	2,671	2,414	2,1
7 Ten unit scheme (flats)	843	£400,569	3,364	3,147	2,930	2,713	2,497	2,280	2,063	1,846	1,630	1,413	1,1
Twenty unit scheme (houses and flats)	1,875	£1,248,065	3,958	3,721	3,483	3,245	3,007	2,769	2,531	2,293	2,056	1,818	1,5
Twenty unit scheme (flats)	1,680	£745,511	3,338	3,125	2,911	2,697	2,484	2,270	2,057	1,843	1,630	1,416	1,2
Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	3,171	2,976	2,780	2,585	2,389	2,193	1,998	1,802	1,607	1,411	1,2
Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,902	2,706	2,510	2,314	2,118	1,922	1,726	1,530	1,334	1,138	9
Pifty unit scheme (flats - higher density)	3,925	£870,872	2,768	2,572	2,375	2,179	1,982	1,786	1,589	1,393	1,197	1,000	8
Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,722	2,557	2,391	2,226	2,060	1,895	1,729	1,564	1,398	1,233	1,0
Seventy unit scheme (flats - higher density)	5,705	£460,296	2,912	2,715	2,519	2,323	2,126	1,930	1,733	1,537	1,341	1,144	9
One hundred unit scheme (flats - lower density)	8,850	£1,963,622	2,721	2,528	2,335	2,142	1,949	1,756	1,563	1,370	1,177	983	7
One hundred unit scheme (flats - higher density)	7,850	£1,866,154	3,157	2,964	2,771	2,578	2,385	2,192	1,999	1,806	1,613	1,420	1,2
Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	2,510	2,332	2,154	1,977	1,799	1,622	1,444	1,266	1,089	910	
Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	2,167	2,002	1,836	1,671	1,505	1,339	1,172	1,006	840	673	5
Five hundred unit scheme (flats)	43,200	£9,585,136	2,008	1,844	1,678	1,513	1,348	1,183	1,018	852	686	520	3
Two hundred unit Co-living scheme	5,200	£988,943	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,6
1 Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
Comparison retail	5,200	£2,307,533	1,879	1,879	1,879	1,879	1,879	1,879	1,879	1,879	1,879	1,879	1,8
3 Data Centre	7,000	£5,524,766	423	423	423	423	423	423	423	423	423	423	4
4 Office development	30,000	£3,328,172	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,5
5 Office development	15,000	£2,773,477	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,4
Hotel development (160 rooms)	7,400	£1,231,424	339	339	339	339	339	339	339	339	339	339	3
7 Hotel development (100 rooms)	3,500	£776,574	284	284	284	284	284	284	284	284	284	284	2
8 Light industrial scheme	6,000	£3,328,172	64	64	64	64	64	64	64	64	64	64	
9 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344		-	-	-	-	-	-	_	_	-	

MARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					Re	sidual land val	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£95,835	4,700	4,433	4,167	3,900	3,633	3,367	3,100	2,833	2,567	2,300	2,03
2 Two unit scheme (houses)	215	£127,780	4,997	4,730	4,464	4,197	3,930	3,664	3,397	3,130	2,864	2,597	2,33
Four unit scheme (houses)	350	£138,676	5,186	4,920	4,653	4,386	4,120	3,853	3,586	3,320	3,053	2,787	2,52
Seven unit scheme (flats)	598	£236,858	3,443	3,227	3,010	2,793	2,576	2,360	2,143	1,926	1,709	1,492	1,27
Nine unit scheme (flats)	675	£200,584	3,534	3,317	3,100	2,884	2,667	2,450	2,233	2,016	1,800	1,583	1,36
6 Ten unit scheme (houses)	1,009	£359,804	5,034	4,777	4,520	4,264	4,007	3,750	3,493	3,237	2,980	2,723	2,46
7 Ten unit scheme (flats)	843	£214,593	3,585	3,368	3,151	2,934	2,717	2,501	2,284	2,067	1,850	1,634	1,41
8 Twenty unit scheme (houses and flats)	1,875	£668,614	4,267	4,030	3,792	3,554	3,316	3,078	2,840	2,602	2,365	2,127	1,88
9 Twenty unit scheme (flats)	1,680	£399,386	3,544	3,331	3,117	2,903	2,690	2,476	2,263	2,049	1,836	1,622	1,40
Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	3,326	3,130	2,935	2,739	2,544	2,348	2,152	1,957	1,761	1,565	,
1 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	3,160	2,964	2,768	2,572	2,376	2,180	1,984	1,788	1,592	1,396	1,20
2 Fifty unit scheme (flats - higher density)	3,925	£466,544	2,871	2,675	2,478	2,282	2,085	1,889	1,692	1,496	1,300	1,103	90
Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,851	2,685	2,520	2,354	2,189	2,024	1,858	1,693	1,527	1,362	1,19
4 Seventy unit scheme (flats - higher density)	5,705	£246,590	2,949	2,753	2,557	2,360	2,164	1,967	1,771	1,574	1,378	1,182	98
One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,824	2,631	2,438	2,245	2,052	1,859	1,666	1,473	1,280	1,086	89
6 One hundred unit scheme (flats - higher density)	7,850	£999,738	3,267	3,074	2,881	2,688	2,495	2,302	2,109	1,916	1,723	1,530	1,33
7 Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	2,587	2,409	2,232	2,054	1,877	1,699	1,521	1,344	1,166	987	80
8 Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	2,219	2,053	1,888	1,722	1,557	1,390	1,224	1,058	891	725	55
9 Five hundred unit scheme (flats)	43,200	£5,134,958	2,111	1,947	1,781	1,616	1,451	1,286	1,121	955	789	623	45
Two hundred unit Co-living scheme	5,200	£529,797	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,76
1 Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	
2 Comparison retail	5,200	£1,236,194	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,08
3 Data Centre	7,000	£2,959,733	789	789	789	789	789	789	789	789	789	789	78
4 Office development	30,000	£1,782,971	1,582	1,582	1,582	1,582	1,582	1,582	1,582	1,582	1,582	1,582	1,58
5 Office development	15,000	£1,485,810	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,54
6 Hotel development (160 rooms)	7,400	£659,699	417	417	417	417	417	417	417	417	417	417	41
7 Hotel development (100 rooms)	3,500	£416,027	387	387	387	387	387	387	387	387	387	387	38
B Light industrial scheme	6,000	£1,782,971	321	321	321	321	321	321	321	321	321	321	32
9 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	201	201	201	201	201	201	201	201	201	201	20
Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	320	320	320	320	320	320	320	320	320	320	32

ARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDI	EVELOPED LAND	£500,000					Re	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
One unit scheme (houses)	108	£13,438	5,466	5,200	4,933	4,666	4,400	4,133	3,866	3,600	3,333	3,066	2,80
Two unit scheme (houses)	215	£17,917	5,508	5,241	4,975	4,708	4,441	4,175	3,908	3,641	3,375	3,108	2,84
Four unit scheme (houses)	350	£19,444	5,527	5,260	4,994	4,727	4,460	4,194	3,927	3,660	3,394	3,127	2,86
Seven unit scheme (flats)	598	£33,211	3,784	3,567	3,351	3,134	2,917	2,700	2,483	2,267	2,050	1,833	1,61
Nine unit scheme (flats)	675	£28,125	3,789	3,573	3,356	3,139	2,922	2,705	2,489	2,272	2,055	1,838	1,62
Ten unit scheme (houses)	1,009	£50,450	5,340	5,084	4,827	4,570	4,314	4,057	3,800	3,543	3,287	3,030	2,77
Ten unit scheme (flats)	843	£30,089	3,804	3,587	3,370	3,153	2,936	2,720	2,503	2,286	2,069	1,853	1,63
Twenty unit scheme (houses and flats)	1,875	£93,750	4,574	4,336	4,098	3,860	3,623	3,385	3,147	2,909	2,671	2,433	2,19
Twenty unit scheme (flats)	1,680	£56,000	3,749	3,535	3,321	3,108	2,894	2,681	2,467	2,254	2,040	1,826	1,61
Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	3,479	3,284	3,088	2,892	2,697	2,501	2,306	2,110	1,914	1,719	1,52
Fifty unit scheme (flats - lower density)	4,325	£180,208	3,415	3,219	3,023	2,827	2,631	2,435	2,239	2,043	1,847	1,651	1,4
Fifty unit scheme (flats - higher density)	3,925	£65,417	2,973	2,777	2,580	2,384	2,188	1,991	1,795	1,598	1,402	1,205	1,00
Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,979	2,813	2,648	2,482	2,317	2,151	1,986	1,820	1,655	1,489	1,32
Seventy unit scheme (flats - higher density)	5,705	£34,576	2,987	2,790	2,594	2,397	2,201	2,004	1,808	1,612	1,415	1,219	1,02
One hundred unit scheme (flats - lower density)	8,850	£147,500	2,926	2,733	2,540	2,347	2,154	1,961	1,768	1,575	1,382	1,188	99
One hundred unit scheme (flats - higher density)	7,850	£140,179	3,376	3,183	2,990	2,797	2,604	2,411	2,218	2,025	1,832	1,639	1,44
Two hunded unit scheme (flats) with GF retail	16,100	£201,250	2,664	2,486	2,308	2,131	1,953	1,776	1,598	1,420	1,243	1,064	88
Three hundred unit scheme (flats) with GF retail	23,000	£191,667	2,270	2,104	1,939	1,773	1,608	1,441	1,275	1,109	942	776	61
Five hundred unit scheme (flats)	43,200	£720,000	2,213	2,049	1,884	1,719	1,553	1,388	1,223	1,057	891	725	55
Two hundred unit Co-living scheme	5,200	£74,286	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,85
Large retail supermarket	3,000	£500,000	416	416	416	416	416	416	416	416	416	416	41
Comparison retail	5,200	£173,333	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,29
Data Centre	7,000	£415,000	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,15
Office development	30,000	£250,000	1,633	1,633	1,633	1,633	1,633	1,633	1,633	1,633	1,633	1,633	1,63
Office development	15,000	£208,333	1,627	1,627	1,627	1,627	1,627	1,627	1,627	1,627	1,627	1,627	1,62
Hotel development (160 rooms)	7,400	£92,500	493	493	493	493	493	493	493	493	493	493	49
Hotel development (100 rooms)	3,500	£58,333	489	489	489	489	489	489	489	489	489	489	48
Light industrial scheme	6,000	£250,000	577	577	577	577	577	577	577	577	577	577	57
Industrial Scheme new build (50% plot ratio)	5,000	£500,000	814	814	814	814	814	814	814	814	814	814	81
Industrial scheme intensification (60% plot ratio)	6,000	£500,000	831	831	831	831	831	831	831	831	831	831	83

Sales values £10,764

, ,		£10,175,259	PER HA				Re	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£273,460	3,392	3,109	2,825	2,541	2,257	1,973	1,689	1,405	1,121	837	553
2 Two unit scheme (houses)	215	£364,613	4,240	3,956	3,673	3,389	3,105	2,821	2,537	2,253	1,969	1,685	1,401
3 Four unit scheme (houses)	350	£395,705	4,797	4,513	4,229	3,945	3,661	3,377	3,094	2,810	2,526	2,242	1,958
4 Seven unit scheme (flats)	598	£675,863	2,994	2,763	2,532	2,301	2,070	1,839	1,608	1,377	1,146	915	684
5 Nine unit scheme (flats)	675	£572,358	3,268	3,037	2,806	2,575	2,344	2,113	1,882	1,651	1,420	1,189	958
6 Ten unit scheme (houses)	1,009	£1,026,684	4,708	4,434	4,161	3,887	3,614	3,340	3,067	2,793	2,520	2,247	1,973
7 Ten unit scheme (flats)	843	£612,333	3,397	3,166	2,935	2,704	2,473	2,242	2,011	1,780	1,549	1,318	1,087
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	3,918	3,665	3,411	3,158	2,904	2,651	2,397	2,144	1,891	1,637	1,384
9 Twenty unit scheme (flats)	1,680	£1,139,629	3,384	3,156	2,929	2,701	2,474	2,246	2,018	1,791	1,563	1,336	1,108
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	3,253	3,045	2,837	2,628	2,420	2,211	2,002	1,794	1,585	1,377	1,168
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	2,870	2,661	2,452	2,243	2,034	1,825	1,616	1,407	1,198	989	780
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	2,914	2,704	2,495	2,285	2,075	1,866	1,656	1,447	1,237	1,028	818
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	2,796	2,620	2,443	2,267	2,090	1,914	1,737	1,561	1,384	1,208	1,031
14 Seventy unit scheme (flats - higher density)	5,705	£703,635	3,132	2,923	2,713	2,504	2,294	2,084	1,875	1,665	1,456	1,246	1,036
15 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	2,862	2,656	2,450	2,244	2,038	1,832	1,626	1,420	1,215	1,009	802
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	3,289	3,084	2,878	2,672	2,466	2,260	2,054	1,848	1,642	1,436	1,230
17 Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	2,663	2,474	2,284	2,094	1,905	1,715	1,525	1,336	1,146	956	766
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	2,334	2,157	1,980	1,804	1,627	1,450	1,273	1,095	918	740	562
19 Five hundred unit scheme (flats)	43,200	£14,652,373	2,107	1,931	1,756	1,581	1,405	1,229	1,053	877	700	523	346
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£3,527,423	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645
23 Data Centre	7,000	£8,445,465	6	6	6	6	6	6	6	6	6	6	6
24 Office development	30,000	£5,087,629	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472
25 Office development	15,000	£4,239,691	1,359	1,359	1,359	1,359	1,359	1,359	1,359	1,359	1,359	1,359	1,359
26 Hotel development (160 rooms)	7,400	£1,882,423	251	251	251	251	251	251	251	251	251	251	251
27 Hotel development (100 rooms)	3,500	£1,187,114	166	166	166	166	166	166	166	166	166	166	166
28 Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-								-

HMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	PER HA				Re	esidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889	4,272	3,988	3,704	3,420	3,137	2,853	2,569	2,285	2,001	1,717	1,433
2 Two unit scheme (houses)	215	£238,519	4,827	4,543	4,259	3,975	3,691	3,407	3,123	2,840	2,556	2,272	1,98
3 Four unit scheme (houses)	350	£258,858	5,188	4,904	4,620	4,336	4,052	3,768	3,485	3,201	2,917	2,633	2,349
4 Seven unit scheme (flats)	598	£442,129	3,385	3,154	2,923	2,692	2,461	2,230	1,999	1,768	1,537	1,306	1,07
5 Nine unit scheme (flats)	675	£374,419	3,561	3,330	3,099	2,868	2,637	2,406	2,175	1,944	1,713	1,482	1,25
6 Ten unit scheme (houses)	1,009	£671,625	5,060	4,786	4,513	4,239	3,966	3,692	3,419	3,145	2,872	2,598	2,32
7 Ten unit scheme (flats)	843	£400,569	3,648	3,417	3,186	2,955	2,724	2,493	2,262	2,031	1,800	1,569	1,33
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	4,270	4,016	3,763	3,510	3,256	3,003	2,749	2,496	2,242	1,989	1,73
9 Twenty unit scheme (flats)	1,680	£745,511	3,619	3,391	3,163	2,936	2,708	2,481	2,253	2,025	1,798	1,570	1,34
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	3,429	3,221	3,013	2,804	2,595	2,387	2,178	1,970	1,761	1,553	1,34
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	3,163	2,954	2,745	2,536	2,327	2,118	1,909	1,700	1,491	1,282	1,07
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	3,031	2,821	2,612	2,402	2,193	1,983	1,774	1,564	1,354	1,145	93
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,943	2,766	2,590	2,413	2,237	2,060	1,884	1,707	1,531	1,354	1,17
14 Seventy unit scheme (flats - higher density)	5,705	£460,296	3,175	2,965	2,756	2,546	2,337	2,127	1,917	1,708	1,498	1,289	1,07
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	2,979	2,773	2,567	2,362	2,156	1,950	1,744	1,538	1,332	1,126	92
16 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	3,415	3,209	3,003	2,797	2,591	2,386	2,180	1,974	1,768	1,562	1,35
17 Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	2,751	2,562	2,372	2,182	1,993	1,803	1,613	1,424	1,234	1,044	85
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	2,393	2,216	2,039	1,862	1,685	1,509	1,332	1,154	976	799	_
19 Five hundred unit scheme (flats)	43,200	£9,585,136	2,224	2,049	1,873	1,698	1,522	1,346	1,170	994	817	640	46
20 Two hundred unit Co-living scheme	5,200	£988,943	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,67
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£2,307,533	1,879	1,879	1,879	1,879	1,879	1,879	1,879	1,879	1,879	1,879	1,87
23 Data Centre	7,000	£5,524,766	423	423	423	423	423	423	423	423	423	423	42
24 Office development	30,000	£3,328,172	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,53
25 Office development	15,000	£2,773,477	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,45
26 Hotel development (160 rooms)	7,400	£1,231,424	339	339	339	339	339	339	339	339	339	339	33
27 Hotel development (100 rooms)	3,500	£776,574	284	284	284	284	284	284	284	284	284	284	28
28 Light industrial scheme	6,000	£3,328,172	64	64	64	64	64	64	64	64	64	64	6
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-		-	-	-	-	

IARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					Re	sidual land val	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
One unit scheme (houses)	108	£95,835	5,045	4,761	4,477	4,193	3,909	3,625	3,341	3,057	2,774	2,490	2,20
Two unit scheme (houses)	215	£127,780	5,342	5,058	4,774	4,490	4,206	3,922	3,639	3,355	3,071	2,787	2,50
Four unit scheme (houses)	350	£138,676	5,531	5,247	4,964	4,680	4,396	4,112	3,828	3,544	3,260	2,976	2,69
4 Seven unit scheme (flats)	598	£236,858	3,728	3,497	3,266	3,035	2,804	2,573	2,342	2,111	1,880	1,649	1,41
Nine unit scheme (flats)	675	£200,584	3,818	3,587	3,356	3,125	2,894	2,663	2,432	2,201	1,970	1,739	1,50
Ten unit scheme (houses)	1,009	£359,804	5,369	5,095	4,822	4,548	4,275	4,001	3,728	3,454	3,181	2,907	2,63
7 Ten unit scheme (flats)	843	£214,593	3,869	3,638	3,407	3,176	2,945	2,714	2,483	2,252	2,021	1,790	1,5
Twenty unit scheme (houses and flats)	1,875	£668,614	4,579	4,325	4,072	3,819	3,565	3,312	3,058	2,805	2,551	2,298	2,04
9 Twenty unit scheme (flats)	1,680	£399,386	3,825	3,597	3,369	3,142	2,914	2,687	2,459	2,231	2,004	1,776	1,54
Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	3,584	3,376	3,167	2,959	2,750	2,541	2,333	2,124	1,916	1,707	1,49
1 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	3,421	3,212	3,003	2,794	2,585	2,376	2,167	1,958	1,749	1,540	1,33
2 Fifty unit scheme (flats - higher density)	3,925	£466,544	3,134	2,924	2,715	2,505	2,296	2,086	1,877	1,667	1,457	1,248	1,03
Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	3,071	2,895	2,718	2,542	2,365	2,189	2,012	1,836	1,659	1,483	1,30
Seventy unit scheme (flats - higher density)	5,705	£246,590	3,212	3,003	2,793	2,584	2,374	2,164	1,955	1,745	1,536	1,326	1,1
One hundred unit scheme (flats - lower density)	8,850	£1,051,953	3,082	2,876	2,670	2,465	2,259	2,053	1,847	1,641	1,435	1,229	1,02
One hundred unit scheme (flats - higher density)	7,850	£999,738	3,526	3,320	3,114	2,908	2,702	2,496	2,290	2,084	1,878	1,672	1,46
7 Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	2,829	2,639	2,449	2,260	2,070	1,880	1,691	1,501	1,311	1,121	93
Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	2,444	2,267	2,091	1,914	1,737	1,560	1,383	1,205	1,028	850	6
9 Five hundred unit scheme (flats)	43,200	£5,134,958	2,327	2,152	1,976	1,801	1,625	1,449	1,273	1,097	920	743	50
Two hundred unit Co-living scheme	5,200	£529,797	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,76
1 Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	
2 Comparison retail	5,200	£1,236,194	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,08
Data Centre	7,000	£2,959,733	789	789	789	789	789	789	789	789	789	789	78
4 Office development	30,000	£1,782,971	1,582	1,582	1,582	1,582	1,582	1,582	1,582	1,582	1,582	1,582	1,58
Office development	15,000	£1,485,810	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,54
Hotel development (160 rooms)	7,400	£659,699	417	417	417	417	417	417	417	417	417	417	4
7 Hotel development (100 rooms)	3,500	£416,027	387	387	387	387	387	387	387	387	387	387	3
B Light industrial scheme	6,000	£1,782,971	321	321	321	321	321	321	321	321	321	321	3
9 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	201	201	201	201	201	201	201	201	201	201	20
Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	320	320	320	320	320	320	320	320	320	320	3:

ARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UND	EVELOPED LAND	£500,000					Re	sidual land va	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
One unit scheme (houses)	108	£13,438	5,811	5,527	5,243	4,960	4,676	4,392	4,108	3,824	3,540	3,256	2,97
Two unit scheme (houses)	215	£17,917	5,853	5,569	5,285	5,001	4,717	4,433	4,150	3,866	3,582	3,298	3,01
Four unit scheme (houses)	350	£19,444	5,872	5,588	5,304	5,020	4,736	4,453	4,169	3,885	3,601	3,317	3,03
Seven unit scheme (flats)	598	£33,211	4,069	3,838	3,607	3,376	3,145	2,914	2,683	2,452	2,221	1,990	1,75
Nine unit scheme (flats)	675	£28,125	4,074	3,843	3,612	3,381	3,150	2,919	2,688	2,457	2,226	1,995	1,76
Ten unit scheme (houses)	1,009	£50,450	5,675	5,402	5,128	4,855	4,581	4,308	4,034	3,761	3,488	3,214	2,94
Ten unit scheme (flats)	843	£30,089	4,088	3,857	3,626	3,395	3,164	2,933	2,702	2,471	2,240	2,009	1,77
Twenty unit scheme (houses and flats)	1,875	£93,750	4,885	4,632	4,379	4,125	3,872	3,618	3,365	3,111	2,858	2,605	2,35
Twenty unit scheme (flats)	1,680	£56,000	4,029	3,801	3,574	3,346	3,119	2,891	2,663	2,436	2,208	1,981	1,75
Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	3,737	3,529	3,320	3,112	2,903	2,695	2,486	2,278	2,069	1,861	1,65
Fifty unit scheme (flats - lower density)	4,325	£180,208	3,676	3,467	3,258	3,049	2,840	2,631	2,422	2,213	2,004	1,795	1,58
Fifty unit scheme (flats - higher density)	3,925	£65,417	3,236	3,027	2,817	2,608	2,398	2,188	1,979	1,769	1,560	1,350	1,14
Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	3,199	3,023	2,846	2,670	2,493	2,317	2,140	1,964	1,787	1,611	1,43
Seventy unit scheme (flats - higher density)	5,705	£34,576	3,250	3,040	2,830	2,621	2,411	2,202	1,992	1,782	1,573	1,363	1,15
One hundred unit scheme (flats - lower density)	8,850	£147,500	3,185	2,979	2,773	2,567	2,361	2,155	1,949	1,743	1,537	1,331	1,12
One hundred unit scheme (flats - higher density)	7,850	£140,179	3,635	3,429	3,223	3,017	2,811	2,605	2,399	2,194	1,988	1,782	1,57
Two hunded unit scheme (flats) with GF retail	16,100	£201,250	2,905	2,716	2,526	2,336	2,147	1,957	1,767	1,577	1,388	1,198	1,00
Three hundred unit scheme (flats) with GF retail	23,000	£191,667	2,495	2,318	2,142	1,965	1,788	1,611	1,434	1,257	1,079	901	72
Five hundred unit scheme (flats)	43,200	£720,000	2,429	2,254	2,079	1,903	1,727	1,551	1,375	1,199	1,023	846	66
Two hundred unit Co-living scheme	5,200	£74,286	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,85
Large retail supermarket	3,000	£500,000	416	416	416	416	416	416	416	416	416	416	41
Comparison retail	5,200	£173,333	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,29
Data Centre	7,000	£415,000	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,15
Office development	30,000	£250,000	1,633	1,633	1,633	1,633	1,633	1,633	1,633	1,633	1,633	1,633	1,63
Office development	15,000	£208,333	1,627	1,627	1,627	1,627	1,627	1,627	1,627	1,627	1,627	1,627	1,62
Hotel development (160 rooms)	7,400	£92,500	493	493	493	493	493	493	493	493	493	493	49
Hotel development (100 rooms)	3,500	£58,333	489	489	489	489	489	489	489	489	489	489	48
Light industrial scheme	6,000	£250,000	577	577	577	577	577	577	577	577	577	577	57
Industrial Scheme new build (50% plot ratio)	5,000	£500,000	814	814	814	814	814	814	814	814	814	814	814
Industrial scheme intensification (60% plot ratio)	6,000	£500,000	831	831	831	831	831	831	831	831	831	831	83



Appendix 14 - Maximum CIL rates - downside

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

		£7,630,000	PER HA			M	laximum C	IL per squ	are metre		
Description	Floor area	BLV	£7,260	£7,698	£8,136	£8,574	£9,012	£9,450	£9,888	£10,326	£10,764
1 One unit scheme (houses)	108	£273,460	-	-	-	-	-	185	380	575	770
2 Two unit scheme (houses)	215	£364,613	56	251	447	642	837	1,032	1,228	1,423	1,618
3 Four unit scheme (houses)	350	£395,705	613	808	1,003	1,199	1,394	1,589	1,784	1,980	2,175
4 Seven unit scheme (flats)	598	£675,863	-	-	-	50	211	372	533	694	855
5 Nine unit scheme (flats)	675	£572,358	-	2	163	324	485	646	807	968	1,129
6 Ten unit scheme (houses)	1,009	£1,026,684	662	852	1,041	1,231	1,420	1,610	1,799	1,989	2,178
7 Ten unit scheme (flats)	843	£612,333	-	131	292	453	614	775	936	1,098	1,259
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	163	339	515	692	868	1,044	1,220	1,397	1,573
9 Twenty unit scheme (flats)	1,680	£1,139,629	3	163	323	484	642	801	960	1,118	1,277
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	139	285	431	577	723	869	1,015	1,161	1,308
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	-	-	37	185	334	483	632	781	930
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	-	-	70	221	371	521	669	818	967
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	133	259	385	510	636	762	887	1,013	1,138
14 Seventy unit scheme (flats - higher density)	5,705	£703,635	-	138	289	439	589	739	888	1,037	1,186
15 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	-	-	61	210	357	505	653	800	948
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	201	348	496	644	791	937	1,084	1,230	1,376
17 Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	-	-	61	201	340	479	617	755	893
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	-	-	-	32	163	293	423	552	681
19 Five hundred unit scheme (flats)	43,200	£14,652,373	-	-	-	-	-	97	222	347	473
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£3,527,423	740	740	740	740	740	740	1,368	1,368	1,368
23 Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-
24 Office development	30,000	£5,087,629	-	-	-	-	-	-	1,168	1,168	1,168
25 Office development	15,000	£4,239,691	-	-	-	-	-	-	1,055	1,055	1,055
26 Hotel development (160 rooms)	7,400	£1,882,423	28	28	28	28	28	28	28	28	28
27 Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-
28 Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-

ENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£4,210,000	PER HA			М	aximum C	IL per squ	are metre		
Description	Floor area	BLV	£5,595	£5,791	£5,988	£6,184	£6,380	£6,576	£6,773	£6,969	£7,165
1 One unit scheme (houses)	84	£178,889	88	283	479	674	869	1,064	1,259	1,455	1,650
2 Two unit scheme (houses)	167	£238,519	643	838	1,033	1,228	1,424	1,619	1,814	2,009	2,205
3 Four unit scheme (houses)	418	£258,858	1,004	1,199	1,394	1,590	1,785	1,980	2,175	2,371	2,566
4 Seven unit scheme (flats)	837	£442,129	-	119	280	441	602	763	924	1,085	1,246
5 Nine unit scheme (flats)	2,510	£374,419	134	295	456	617	778	939	1,100	1,261	1,422
6 Ten unit scheme (houses)	2,510	£671,625	1,014	1,204	1,393	1,583	1,772	1,962	2,151	2,341	2,530
7 Ten unit scheme (flats)	2,510	£400,569	221	382	543	705	866	1,027	1,188	1,349	1,510
8 Twenty unit scheme (houses and flats)	8,368	£1,248,065	515	691	867	1,043	1,220	1,396	1,572	1,748	1,925
9 Twenty unit scheme (flats)	8,368	£745,511	238	398	558	718	877	1,036	1,194	1,353	1,512
10 Thirty unit scheme (flats with retail use on ground floor)	16,735	£937,713	315	461	607	753	899	1,045	1,191	1,337	1,483
11 Fifty unit scheme (flats - lower density)	16,735	£2,399,057	32	181	330	479	628	776	925	1,074	1,223
12 Fifty unit scheme (flats - higher density)	37,654	£870,872	-	37	187	338	488	638	787	936	1,084
13 Seventy unit scheme (Industrial/employment led scheme)	2,000	£1,781,959	280	405	531	657	783	908	1,034	1,160	1,285
14 Seventy unit scheme (flats - higher density)	4,500	£460,296	31	181	331	482	632	782	931	1,079	1,228
15 One hundred unit scheme (flats - lower density)	3,000	£1,963,622	-	29	179	327	475	622	770	918	1,065
16 One hundred unit scheme (flats - higher density)	2,000	£1,866,154	326	474	622	769	916	1,063	1,209	1,356	1,502
17 Two hunded unit scheme (flats) with GF retail	4,500	£2,679,179	-	10	149	289	428	567	705	843	981
18 Three hundred unit scheme (flats) with GF retail	4,376	£2,551,599	-	-	-	91	221	351	481	611	740
19 Five hundred unit scheme (flats)	3,529	£9,585,136	-	-	-	-	88	214	339	465	590
20 Two hundred unit Co-living scheme	2,500	£988,943	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301
21 Large retail supermarket	2,500	£6,656,344	-	-	-	-	-	-	-	-	-
22 Comparison retail	1,500	£2,307,533	975	975	975	975	975	975	1,602	1,602	1,602
23 Data Centre	2,500	£5,524,766	-	-	-	-	-	-	126	126	126
24 Office development	5,000	£3,328,172	-	-	-	-	-	-	1,227	1,227	1,227
25 Office development	20,000	£2,773,477	-	-	-	-	-	-	1,153	1,153	1,153
26 Hotel development (160 rooms)	1,000	£1,231,424	116	116	116	116	116	116	116	116	116
27 Hotel development (100 rooms)	1,250	£776,574	60	60	60	60	60	60	60	60	60
28 Light industrial scheme	1,875	£3,328,172	-	-	-	-	-	-	-	-	-
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-
30 Industrial scheme intensification (60% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£2,793,156				M	aximum C	IL per squ	are metre		
Description	Floor area	BLV	£5,595	£5,791	£5,988	£6,184	£6,380	£6,576	£6,773	£6,969	£7,165
1 One unit scheme (houses)	84	£95,835	861	1,056	1,251	1,446	1,642	1,837	2,032	2,227	2,423
2 Two unit scheme (houses)	167	£127,780	1,158	1,353	1,548	1,744	1,939	2,134	2,329	2,524	2,720
3 Four unit scheme (houses)	418	£138,676	1,347	1,542	1,738	1,933	2,128	2,323	2,519	2,714	2,909
4 Seven unit scheme (flats)	837	£236,858	301	462	623	784	945	1,106	1,267	1,428	1,590
5 Nine unit scheme (flats)	2,510	£200,584	391	552	713	875	1,036	1,197	1,358	1,519	1,680
6 Ten unit scheme (houses)	2,510	£359,804	1,323	1,513	1,702	1,892	2,081	2,271	2,460	2,650	2,839
7 Ten unit scheme (flats)	2,510	£214,593	442	603	764	925	1,086	1,247	1,409	1,570	1,731
8 Twenty unit scheme (houses and flats)	8,368	£668,614	824	1,000	1,176	1,352	1,529	1,705	1,881	2,057	2,234
9 Twenty unit scheme (flats)	8,368	£399,386	444	604	764	924	1,083	1,242	1,400	1,559	1,718
10 Thirty unit scheme (flats with retail use on ground floor)	16,735	£502,352	469	615	761	908	1,054	1,200	1,346	1,492	1,638
11 Fifty unit scheme (flats - lower density)	16,735	£1,285,225	289	438	587	736	885	1,034	1,183	1,332	1,480
12 Fifty unit scheme (flats - higher density)	37,654	£466,544	-	140	290	441	591	741	890	1,039	1,187
13 Seventy unit scheme (Industrial/employment led scheme)	2,000	£954,633	409	534	660	786	911	1,037	1,163	1,288	1,414
14 Seventy unit scheme (flats - higher density)	4,500	£246,590	68	218	369	519	670	819	968	1,117	1,266
15 One hundred unit scheme (flats - lower density)	3,000	£1,051,953	-	132	282	430	578	725	873	1,021	1,168
16 One hundred unit scheme (flats - higher density)	2,000	£999,738	437	584	732	880	1,027	1,173	1,320	1,466	1,612
17 Two hunded unit scheme (flats) with GF retail	4,500	£1,435,292	-	87	227	366	506	644	782	920	1,058
18 Three hundred unit scheme (flats) with GF retail	4,376	£1,366,945	-	-	11	143	273	403	533	662	791
19 Five hundred unit scheme (flats)	3,529	£5,134,958	-	-	-	64	191	317	442	568	693
20 Two hundred unit Co-living scheme	2,500	£529,797	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389
21 Large retail supermarket	2,500	£3,565,943	-	-	-	-	-	-	-	-	-
22 Comparison retail	1,500	£1,236,194	1,181	1,181	1,181	1,181	1,181	1,181	1,808	1,808	1,808
23 Data Centre	2,500	£2,959,733	306	306	306	306	306	306	492	492	492
24 Office development	5,000	£1,782,971	-	-	-	-	-	-	1,279	1,279	1,279
25 Office development	20,000	£1,485,810	-	-	-	-	-	-	1,239	1,239	1,239
26 Hotel development (160 rooms)	1,000	£659,699	193	193	193	193	193	193	193	193	193
27 Hotel development (100 rooms)	1,250	£416,027	163	163	163	163	163	163	163	163	163
28 Light industrial scheme	1,875	£1,782,971	184	184	184	184	184	184	184	184	184
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	59	59	59	59	59	59	59	59	59
30 Industrial scheme intensification (60% plot ratio)	5,000	£3,565,943	178	178	178	178	178	178	178	178	178

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)		£500,000				N	/laximum (CIL per sq	uare metre		
Description	Floor area	BLV	£5,595	£5,791	£5,988	£6,184	£6,380	£6,576	£6,773	£6,969	£7,165
1 One unit scheme (houses)	84	£13,438	40% AH	40% AH	40% AH	40% AH	40% AH	40% AH	40% AH	40% AH	40% AH
2 Two unit scheme (houses)	167	£17,917	1,627	1,822	2,018	2,213	2,408	2,603	2,799	2,994	3,189
3 Four unit scheme (houses)	418	£19,444	1,669	1,864	2,059	2,254	2,450	2,645	2,840	3,035	3,231
4 Seven unit scheme (flats)	837	£33,211	1,688	1,883	2,078	2,274	2,469	2,664	2,859	3,055	3,250
5 Nine unit scheme (flats)	2,510	£28,125	642	803	964	1,125	1,286	1,447	1,608	1,769	1,930
6 Ten unit scheme (houses)	2,510	£50,450	647	808	969	1,130	1,291	1,452	1,613	1,774	1,935
7 Ten unit scheme (flats)	2,510	£30,089	1,630	1,819	2,009	2,198	2,388	2,577	2,767	2,956	3,146
8 Twenty unit scheme (houses and flats)	8,368	£93,750	661	822	983	1,144	1,305	1,466	1,628	1,789	1,950
9 Twenty unit scheme (flats)	8,368	£56,000	1,130	1,307	1,483	1,659	1,835	2,012	2,188	2,364	2,540
10 Thirty unit scheme (flats with retail use on ground floor)	16,735	£70,438	648	808	969	1,129	1,287	1,446	1,605	1,763	1,922
11 Fifty unit scheme (flats - lower density)	16,735	£180,208	623	769	915	1,061	1,207	1,353	1,499	1,645	1,791
12 Fifty unit scheme (flats - higher density)	37,654	£65,417	545	694	843	992	1,141	1,289	1,438	1,587	1,736
13 Seventy unit scheme (Industrial/employment led scheme)	2,000	£133,854	92	242	393	543	693	843	992	1,141	1,290
14 Seventy unit scheme (flats - higher density)	4,500	£34,576	536	662	788	913	1,039	1,165	1,290	1,416	1,541
15 One hundred unit scheme (flats - lower density)	3,000	£147,500	105	256	406	556	707	856	1,005	1,154	1,303
16 One hundred unit scheme (flats - higher density)	2,000	£140,179	85	234	384	532	680	828	975	1,123	1,271
17 Two hunded unit scheme (flats) with GF retail	4,500	£201,250	546	694	841	989	1,136	1,283	1,429	1,576	1,722
18 Three hundred unit scheme (flats) with GF retail	4,376	£191,667	23	164	303	443	582	721	859	997	1,135
19 Five hundred unit scheme (flats)	3,529	£720,000	-	-	62	194	324	454	584	713	842
20 Two hundred unit Co-living scheme	2,500	£74,286	-	-	40	167	294	419	544	670	795
21 Large retail supermarket	2,500	£500,000	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477
22 Comparison retail	1,500	£173,333	214	214	214	214	214	214	214	214	214
23 Data Centre	2,500	£415,000	1,385	1,385	1,385	1,385	1,385	1,385	2,013	2,013	2,013
24 Office development	5,000	£250,000	669	669	669	669	669	669	856	856	856
25 Office development	20,000	£208,333	-	-	-	-	-	-	1,330	1,330	1,330
26 Hotel development (160 rooms)	1,000	£92,500	-	-	-	-	-	-	1,324	1,324	1,324
27 Hotel development (100 rooms)	1,250	£58,333	270	270	270	270	270	270	270	270	270
28 Light industrial scheme	1,875	£250,000	265	265	265	265	265	265	265	265	265
29 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	439	439	439	439	439	439	439	439	439
30 Industrial scheme intensification (60% plot ratio)	5,000	£500,000	673	673	673	673	673	673	673	673	673

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£10,175,259	PFR HA				Re	sidual land val	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£273,460	309	171	34	-	-	-	-	-	-	-	-
2 Two unit scheme (houses)	215	£364,613			882	744	606	469	331	194	56	-	-
3 Four unit scheme (houses)	350	£395,705	1,713	1,576	1,438	1,301	1,163	1,026	888	750	613	475	338
4 Seven unit scheme (flats)	598	£675,863	449	339	229	118	8	-	-	-	-	-	-
5 Nine unit scheme (flats)	675	£572,358	723	613	503	392	282	172	61	-	-	-	-
6 Ten unit scheme (houses)	1,009	£1,026,684	1,715	1,583	1,451	1,320	1,188	1,057	925	794	662	531	399
7 Ten unit scheme (flats)	843	£612,333	853	742	632	522	411	301	191	80	-	-	-
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	1,134	1,013	891	770	648	527	406	284	163	41	-
9 Twenty unit scheme (flats)	1,680	£1,139,629			657	548	439	330	221	112	3	-	-
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	932	833	734	635	535	436	337	238	139	40	-
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	525	427	329	230	132	34	-	-	-	-	-
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	560	461	362	263	165	66	-	-	-	-	-
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002			631	548	465	382	299	216	133	50	-
14 Seventy unit scheme (flats - higher density)	5,705	£703,635			581	482	383	284	186	87	-	-	-
15 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	540	443	347	250	152	55	-	-	-	-	-
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	974	877	781	684	587	491	394	297	201	104	7
17 Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542			312	224	135	47	-	-	-	-	-
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516			135	52	-	-	-	-	-	-	-
19 Five hundred unit scheme (flats)	43,200	£14,652,373	147	62	-	-	-	-	-	-	-	-	-
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£3,527,423	740	740	740	740	740	740	740	740	740	740	740
23 Data Centre	7,000	£8,445,465	_	-	-	-	-	-	-	-	-	-	-
24 Office development	30,000	£5,087,629	_	-	-	-	-	-	-	-	-	-	-
25 Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26 Hotel development (160 rooms)	7,400	£1,882,423	28	28	28	28	28	28	28	28	28	28	28
27 Hotel development (100 rooms)	3,500	£1,187,114	_	-	-	-	-	-	-	-	-	-	-
28 Light industrial scheme	6,000	£5,087,629	_	-	-	-	-	-	-	-	-	-	-
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

MARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	PER HA				R	esidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889	1,188	1,051	913	776	638	501	363	226	88	-	
2 Two unit scheme (houses)	215	£238,519	1,743	1,606	1,468	1,330	1,193	1,055	918	780	643	505	
3 Four unit scheme (houses)	350	£258,858	2,104	1,967	1,829	1,692	1,554	1,416	1,279	1,141	1,004	866	72
4 Seven unit scheme (flats)	598	£442,129	840	730	620	509	399	289	178	68	-	-	
5 Nine unit scheme (flats)	675	£374,419	1,017	906	796	686	575	465	354	244	134	23	
6 Ten unit scheme (houses)	1,009	£671,625	2,066	1,935	1,803	1,672	, -		1,277	.,	1,014		75
7 Ten unit scheme (flats)	843	£400,569	1,104	994	883	773	663	552	442	332	221	111	
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	1,486	1,365	1,243	1,122	,		757		515		
9 Twenty unit scheme (flats)	1,680	£745,511	1,110	1,001	892	783	674	565	456	347	238	129	2
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,108	1,009	910	810	711		513		315		11
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	819	720	622	524			229	130	32	-	
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	677	578	480	381	282	183	84		-	-	
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	944	861	778	695	612	529	446	363	280	197	11
14 Seventy unit scheme (flats - higher density)	5,705	£460,296	821	722	624	525	426	327	228	129	31	-	
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	657	561	464	367	270	172	75	-	-	-	
16 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,100	1,003	906	810	713	616	520	423	326	230	13
17 Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179		488	400	312			47	-	-	-	
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	358	276	193	111	28	-	-	-	-	-	
19 Five hundred unit scheme (flats)	43,200	£9,585,136	264	179	94	8		-	-	-	-	-	
20 Two hundred unit Co-living scheme	5,200	£988,943	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,30
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-		-	-	-	-	-	
22 Comparison retail	5,200	£2,307,533	975	975	975	975	975	975	975	975	975	975	97
23 Data Centre	7,000	£5,524,766	-	-	-	-		-	-	-	-	-	
24 Office development	30,000	£3,328,172	-	-	-	-		-	-	-	-	-	
25 Office development	15,000	£2,773,477	-	-	-	-		-	-	-	-	-	
26 Hotel development (160 rooms)	7,400	£1,231,424	116	116	116	116	116	116	116	116	116	116	
27 Hotel development (100 rooms)	3,500	£776,574	60	60	60	60	60	60	60	60	60	60	6
28 Light industrial scheme	6,000	£3,328,172	-	-	-	-		-	-	-	-	-	
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-		-	-	-	-	-	1
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-		-	-	-	-	-	

HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					R	esidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£95,835	1,961	1,824	1,686	1,548	1,411	1 1,273	1,136	998	861	723	
2 Two unit scheme (houses)	215	£127,780	2,258	2,121	1,983	1,846	1,708	3 1,570	1,433	1,295	1,158	1,020	88
3 Four unit scheme (houses)	350	£138,676	2,448	2,310	2,173	2,035	1,897	7 1,760	1,622	1,485	1,347	1,210	, -
4 Seven unit scheme (flats)	598	£236,858	1,184	1,073	963	853	742			411	301	191	_
5 Nine unit scheme (flats)	675	£200,584	1,274	1,164	1,053	943	833	722	612	502	391	281	
6 Ten unit scheme (houses)	1,009	£359,804	2,375	2,244	2,112	1,981	1,849	1,718	1,586	1,455	1,323	1,192	,
7 Ten unit scheme (flats)	843	£214,593	1,325	1,215	1,104	994	883	773	663	552	442	332	22
8 Twenty unit scheme (houses and flats)	1,875	£668,614	1,795	1,674	1,552	1,431	1,309	1,188	1,067			702	
9 Twenty unit scheme (flats)	1,680	£399,386	1,316	1,207	1,098	989	880	771	662	553	444	335	
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	1,262	1,163	1,064	965							
11 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	,		879	781	683			388	289	191	9
12 Fifty unit scheme (flats - higher density)	3,925	£466,544	780		583	484						-	
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,073	990	907	824	741	1 658	575	492	409	326	24
14 Seventy unit scheme (flats - higher density)	5,705	£246,590	859	760	661	562	463	364	266	167	68	-	
15 One hundred unit scheme (flats - lower density)	8,850	£1,051,953	760	664	567	470	373					-	
16 One hundred unit scheme (flats - higher density)	7,850	£999,738	1,210	, -	1,017	920						340	24
17 Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292			477	389		1 212	124	35	-	-	
18 Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	409	327	245	163	80	-	-	-	-	-	
19 Five hundred unit scheme (flats)	43,200	£5,134,958	367	282	197	111	26	6 -	-	-	-	-	
20 Two hundred unit Co-living scheme	5,200	£529,797	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,38
21 Large retail supermarket	3,000	£3,565,943		-	-	-			-	-	-	-	
22 Comparison retail	5,200	£1,236,194	1,181	, -	1,181	1,181	, -	, -	, -	, -	, -	, -	,
23 Data Centre	7,000	£2,959,733	306	306	306	306	306	306	306	306	306	306	30
24 Office development	30,000	£1,782,971	-	-	-	-			-	-	-	-	
25 Office development	15,000	£1,485,810	-	-	-	-			-	-	-	-	
26 Hotel development (160 rooms)	7,400	£659,699	193	193	193	193	193	3 193	193	193	193	193	
27 Hotel development (100 rooms)	3,500	£416,027	163		163	163	163	3 163	163	163			
28 Light industrial scheme	6,000	£1,782,971	184	184	184	184	184	1 184	184	184	184	184	
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	59	59	59	59	59	59	59	59	59	59	į
30 Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	178	178	178	178	178	3 178	178	178	178	178	17

MARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDE		,					R	esidual land va	llues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£13,438	2,728	2,590	2,452	2,315	2,177	2,040	1,902	1,765	1,627	1,490	1,352
2 Two unit scheme (houses)	215	£17,917	2,769	2,632	2,494	2,357	2,219	2,081	1,944	1,806	1,669	1,531	1,394
3 Four unit scheme (houses)	350	£19,444	2,788	2,651	2,513	2,376	2,238	2,101	1,963	1,825	1,688	1,550	1,413
4 Seven unit scheme (flats)	598	£33,211	1,524	1,414	1,304	1,193	1,083	973	862		642		
5 Nine unit scheme (flats)	675	£28,125	1,530	1,419	1,309	1,199	1,088	978	868	757	647	536	426
6 Ten unit scheme (houses)	1,009	£50,450	2,682	2,551	2,419	2,287	2,156	3 2,024	1,893	1,761	1,630	1,498	1,367
7 Ten unit scheme (flats)	843	£30,089	1,544	1,434	1,323	1,213	1,102	992	882	771	661	551	440
8 Twenty unit scheme (houses and flats)	1,875	£93,750	2,102	1,980	1,859	1,737	1,616	1,495		,	1,130		
9 Twenty unit scheme (flats)	1,680	£56,000	1,520	1,411	1,302	1,193	1,084	975	866	757	648	539	
0 Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	1,416	1,317	1,217	1,118	1,019	920	821	722	623	523	424
1 Fifty unit scheme (flats - lower density)	4,325	£180,208	1,332	1,233	1,135	1,037	938	840	742	643	545	446	347
2 Fifty unit scheme (flats - higher density)	3,925	£65,417	882	784	685	586	487	388	289	191	92	-	
3 Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	1,200	1,117	1,034	951	868	785	702	619	536	453	370
4 Seventy unit scheme (flats - higher density)	5,705	£34,576	896	797	698	599	500	402	303	3 204	105	6	
5 One hundred unit scheme (flats - lower density)	8,850	£147,500	863	766	669	572	475	377	280	182	85	-	
6 One hundred unit scheme (flats - higher density)	7,850	£140,179	1,320	1,223	1,126	1,030	933	836	739	643	546	449	353
7 Two hunded unit scheme (flats) with GF retail	16,100	£201,250	730	642	554	465	377	289	201	112	23	-	
8 Three hundred unit scheme (flats) with GF retail	23,000	£191,667	460	378	296	214	131	48	-		-	-	
9 Five hundred unit scheme (flats)	43,200	£720,000	470	384	299	213	128	3 42	-		-	-	
20 Two hundred unit Co-living scheme	5,200	£74,286	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477
Large retail supermarket	3,000	£500,000	214	214	214	214	214	214	214	214	214	214	214
22 Comparison retail	5,200	£173,333	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385
23 Data Centre	7,000	£415,000	669	669	669	669	669	669	669	669	669	669	669
24 Office development	30,000	£250,000	-	-	-	-		-	-		-	-	
25 Office development	15,000	£208,333	-	-	-	-		-	-		-	-	
P6 Hotel development (160 rooms)	7,400	£92,500	270	270	270	270	270	270	270	270	270	270	270
Hotel development (100 rooms)	3,500	£58,333	265	265	265	265	265	265	265	265	265	265	265
28 Light industrial scheme	6,000	£250,000	439	439	439	439	439	439	439	439	439	439	439
29 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	673	673	673	673	673	673	673	673	673	673	
Industrial scheme intensification (60% plot ratio)	6,000	£500,000	689	689	689	689	689	689	689	689	689	689	689

		£10,175,259	PER HA				Re	sidual land val	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£273,460	634	480	326	173	19	-	-	-	-	-	
2 Two unit scheme (houses)	215	£364,613	1,482	1,328	1,174	1,021	867	713	559	405	251	98	
3 Four unit scheme (houses)	350	£395,705	2,039	, , , , , , , , , , , , , , , , , , , ,	1,731	1,577	1,423	1,270	1,116	962	808	654	500
4 Seven unit scheme (flats)	598	£675,863	718	594	470	347	223	99	-	-	-	-	
5 Nine unit scheme (flats)	675	£572,358	992	868	744	621	497	373	249	125	2	-	
6 Ten unit scheme (houses)	1,009	£1,026,684	2,030	1,883	1,736	1,588	1,441	1,294	1,146	999	852	704	55
7 Ten unit scheme (flats)	843	£612,333	1,121	997	874	750	626		379	255	131	7	
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	1,428	1,292	1,156	1,020	883	747	611	475	339	203	67
9 Twenty unit scheme (flats)	1,680	£1,139,629	1,142	1,020	897	775	653	530	408	286	163	41	
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,175	1,064	953	842	730	619	508	396	285	174	62
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	773	663	552	441	331	220	109	-	-	-	
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	811	699	588	477	365	254	142	31	-	-	
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,007	913	820	726	633	539	446	352	259	165	72
14 Seventy unit scheme (flats - higher density)	5,705	£703,635	1,029	918	806	695	584	472	361	250	138	27	
15 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	786	677	568	459	350	241	132	22	-	-	
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,220	1,111	1,002	893	784	675	566	457	348	239	130
17 Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	720	621	521	421	321	221	122	22	-	-	
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	516	423	330	237	144	51	-	-	-	-	
19 Five hundred unit scheme (flats)	43,200	£14,652,373	356	261	166	71	-	-	-	-	-	-	
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£3,527,423	740	740	740	740	740	740	740	740	740	740	740
23 Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	
24 Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	
26 Hotel development (160 rooms)	7,400	£1,882,423	28	28	28	28	28	28	28	28	28	28	28
27 Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	
28 Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	PER HA				Re	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889	1,514	1,360	1,206	1,052	899	745	591	437	283	129	-
2 Two unit scheme (houses)	215	£238,519	2,069	1,915	1,761	1,607	1,453	1,299	1,146	992	838	684	530
3 Four unit scheme (houses)	350	£258,858	2,430	2,276	2,122	1,968	1,814	1,661	1,507	1,353	1,199	1,045	891
4 Seven unit scheme (flats)	598	£442,129	1,109	985	861	738	614	490	366	242	119	-	-
5 Nine unit scheme (flats)	675	£374,419	1,285	1,161	1,038	914	790	666	542	419	295	171	
6 Ten unit scheme (houses)	1,009	£671,625	2,382	2,235	2,088	1,940	1,793	,	1,498	,	1,204		
7 Ten unit scheme (flats)	843	£400,569	1,373	1,249	1,125	1,001	877	754	630	506	382		
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	1,780	1,644	1,508	1,371	1,235	1,099	963	827	691	555	
9 Twenty unit scheme (flats)	1,680	£745,511	1,376	1,254	1,132	1,010	887	765	643	520	398	276	153
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,351	1,240	1,129	1,017	906	795	683	572	461	349	238
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,067	956	845	734	624	513	402	292	181	70	-
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	928	817	705	594	482	371	260				-
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,153	1,060	966	873		686	592				219
14 Seventy unit scheme (flats - higher density)	5,705	£460,296	1,072	961	849	738	626	515	404	292	181	70	-
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	904	795	686	577	468	359	249	139	29	-	-
16 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,346	1,237	1,128	1,019		801	692		474	365	256
17 Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	808	709	609	509		309	210	110	10	-	-
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599			389	296		110	16	-	-	-	-
19 Five hundred unit scheme (flats)	43,200	£9,585,136	473	378	283	188	92	-	-	-	-	-	-
20 Two hundred unit Co-living scheme	5,200	£988,943	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£2,307,533	975	975	975	975	975	975	975	975	975	975	975
23 Data Centre	7,000	£5,524,766		-	-	-	-	-	-	-	-	-	-
24 Office development	30,000	£3,328,172		-	-	-	-	-	-	-	-	-	-
25 Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-
26 Hotel development (160 rooms)	7,400	£1,231,424	116	116	116	116	116	116	116	116	116	116	116
27 Hotel development (100 rooms)	3,500	£776,574	60	60	60	60	60	60	60	60	60	60	60
28 Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					R	esidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£95,835	2,286	2,133	1,979	1,825	1,67	1,517	1,364	1,210	1,056	902	74
2 Two unit scheme (houses)	215	£127,780	2,584	2,430	2,276	2,122	1,968	3 1,815	1,661	1,507	1,353	1,199	1,04
3 Four unit scheme (houses)	350	£138,676	2,773	2,619	2,465	2,312	2,158	3 2,004	1,850	1,696	1,542	1,389	
4 Seven unit scheme (flats)	598	£236,858	1,452	1,328	1,205	1,081	95	7 833	710	586	462		
5 Nine unit scheme (flats)	675	£200,584	1,543	, -	1,295	1,171	1,048			676	552	429	
6 Ten unit scheme (houses)	1,009	£359,804	2,691	2,544	2,397	2,249	2,102	2 1,955	1,807		1,513	1,365	
7 Ten unit scheme (flats)	843	£214,593	1,593	1,470	1,346	1,222	1,098	974	851	727	603	479	35
8 Twenty unit scheme (houses and flats)	1,875	£668,614	2,089	1,953	1,817	1,680	1,544	1,408	1,272	1,136	1,000	864	
9 Twenty unit scheme (flats)	1,680	£399,386	1,582	1,460	1,338	1,216	1,093	3 971	849	726	604	482	
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	1,506	1,395	1,283	1,172	,				615		
11 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	1,324		1,103	992					438		
12 Fifty unit scheme (flats - higher density)	3,925	£466,544	,	920	808	697					140		
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,282	1,189	1,095	1,002	908	815	721	628	534	441	34
14 Seventy unit scheme (flats - higher density)	5,705	£246,590	1,109	998	887	775	664	4 552	441	330	218		
15 One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,007	898	789	680	57	1 462	352	242	132		
16 One hundred unit scheme (flats - higher density)	7,850	£999,738	1,456	, -	1,238	1,129	, -				584		36
17 Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292			686	586		7 387	287	187	87	-	
18 Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	626	533	440	347	254	4 161	67	-	-	-	
19 Five hundred unit scheme (flats)	43,200	£5,134,958	576	481	386	291	198	5 99	3	-	-	-	
20 Two hundred unit Co-living scheme	5,200	£529,797	2,389	2,389	2,389	2,389	2,389	9 2,389	2,389	2,389	2,389	2,389	2,38
21 Large retail supermarket	3,000	£3,565,943	-	-	-	-			-	-	-	-	
22 Comparison retail	5,200	£1,236,194	1,181	1,181	1,181	1,181	1,18	1,181	1,181	1,181	1,181	1,181	1,18
23 Data Centre	7,000	£2,959,733	306	306	306	306	306	306	306	306	306	306	30
24 Office development	30,000	£1,782,971	-	-	-	-			-	-	-	-	
25 Office development	15,000	£1,485,810	-	-	-	-			-	-	-	-	
26 Hotel development (160 rooms)	7,400	£659,699	193	193	193	193	193	3 193	193	193	193	193	
27 Hotel development (100 rooms)	3,500	£416,027	163	163	163	163	163	3 163	163	163	163	163	
28 Light industrial scheme	6,000	£1,782,971	184	184	184	184	184	184	184	184	184	184	
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	59	59	59	59	59	59	59	59	59	59	
30 Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	178	178	178	178	178	3 178	178	178	178	178	17

CHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDI	EVELOPED LAND	£500,000					Re	sidual land val	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£13,438	3,053	2,899	2,745	2,591	2,438	2,284	2,130	1,976	1,822	1,669	1,515
2 Two unit scheme (houses)	215	£17,917	3,095	2,941	2,787	2,633	2,479	2,325	2,172	2,018	1,864	1,710	1,556
3 Four unit scheme (houses)	350	£19,444	3,114	2,960	2,806	2,652	2,498	2,345	2,191	2,037	1,883	1,729	1,575
4 Seven unit scheme (flats)	598	£33,211	1,793	1,669	1,545	1,422	1,298	1,174	1,050	926	803	679	555
5 Nine unit scheme (flats)	675	£28,125	1,798	1,674	1,551	1,427	1,303	1,179	1,055	932	808	684	560
6 Ten unit scheme (houses)	1,009	£50,450	2,998	2,851	2,703	2,556	2,409	2,261	2,114	1,967	1,819	1,672	1,525
7 Ten unit scheme (flats)	843	£30,089	1,812	1,689	1,565	1,441	1,317	1,193	1,070	946	822	698	575
8 Twenty unit scheme (houses and flats)	1,875	£93,750	2,395	2,259	2,123	1,987	1,851	1,715	1,579	1,443	1,307	1,170	1,034
9 Twenty unit scheme (flats)	1,680	£56,000	1,787	1,665	1,542	1,420	1,298	1,175	1,053	931	808	686	564
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	1,659	1,548	1,437	1,325	1,214	1,103	991	880	769	657	546
11 Fifty unit scheme (flats - lower density)	4,325	£180,208	1,580	1,469	1,358	1,248	1,137	1,026	915	805	694	583	473
12 Fifty unit scheme (flats - higher density)	3,925	£65,417	1,133	1,022	910	799	688	576	465	354	242	131	19
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	1,410	1,316	1,223	1,129	1,036	942	849	755	662	569	475
14 Seventy unit scheme (flats - higher density)	5,705	£34,576	1,146	1,035	924	812	701	590	478	367	256	144	33
15 One hundred unit scheme (flats - lower density)	8,850	£147,500	1,109	1,000	891	782	673	564	454	344	234	125	15
16 One hundred unit scheme (flats - higher density)	7,850	£140,179	1,566	1,457	1,348	1,239	1,130	1,021	912	803	694	585	476
17 Two hunded unit scheme (flats) with GF retail	16,100	£201,250	962	863	763	663	563	463	364	264	164	63	
18 Three hundred unit scheme (flats) with GF retail	23,000	£191,667	677	584	491	398	305	212	118	24	-	-	
19 Five hundred unit scheme (flats)	43,200	£720,000	679	583	488	393	297	201	105	9	-	-	
20 Two hundred unit Co-living scheme	5,200	£74,286	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477
21 Large retail supermarket	3,000	£500,000	214	214	214	214	214	214	214	214	214	214	214
22 Comparison retail	5,200	£173,333	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385
23 Data Centre	7,000	£415,000	669	669	669	669	669	669	669	669	669	669	669
24 Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	
26 Hotel development (160 rooms)	7,400	£92,500	270	270	270	270	270	270	270	270	270	270	270
27 Hotel development (100 rooms)	3,500	£58,333	265	265	265	265	265	265	265	265	265	265	265
28 Light industrial scheme	6,000	£250,000	439	439	439	439	439	439	439	439	439	439	439
29 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	673	673	673	673	673	673	673	673	673	673	673
30 Industrial scheme intensification (60% plot ratio)	6,000	£500,000	689	689	689	689	689	689	689	689	689	689	689

		£10,175,259	PER HA				Re	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
One unit scheme (houses)	108	£273,460	960	789	619	449	279	109	-	-	-	-	
Two unit scheme (houses)	215	£364,613	1,807	1,637	1,467	1,297	1,127	957	787	617	447	277	
Four unit scheme (houses)	350	£395,705	2,364	2,194	2,024	1,854	1,684	1,514	1,344	1,173	1,003	833	
Seven unit scheme (flats)	598	£675,863	986	849	712	575	438	300	163	26	-	-	
Nine unit scheme (flats)	675	£572,358	1,260	1,123	986	849	712	574	437	300	163	25	
Ten unit scheme (houses)	1,009	£1,026,684	2,346	2,183	2,020	1,857	1,694	1,531	1,368	1,204	1,041	878	
Ten unit scheme (flats)	843	£612,333	1,390	1,253	1,115	978	841	704	567	429	292	155	
Twenty unit scheme (houses and flats)	1,875	£1,907,861	1,722	1,571	1,420	1,269	1,118	968	817	666	515	364	
Twenty unit scheme (flats)	1,680	£1,139,629	1,406	1,271	1,136	1,001	866	730	595	459	323	188	
Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,419	1,295	1,172	1,048	925	801	678	554	431	307	
Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,021	898	775	652	529	406	283	160	37	-	
Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,059	936	813	690	566	442	318	194	70	-	
Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,216	1,112	1,008	904	800	696	592	488	385	281	
Seventy unit scheme (flats - higher density)	5,705	£703,635	1,277	1,154	1,031	908	784	660	536	413	289	165	
One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,032	911	790	668	547	426	305	183	61	-	
One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,465	1,344	1,223	1,102	981	860	739	617	496	375	
Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	950	840	729	618	507	396	284	173	61	-	
Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516		629	525	421	318	214	110	6	-	-	
Five hundred unit scheme (flats)	43,200	£14,652,373	565	459	354	248	143	37	-	-	-	-	
Two hundred unit Co-living scheme	5,200	£1,511,753	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2
Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	
Comparison retail	5,200	£3,527,423	740	740	740	740	740	740	740	740	740	740	
Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	
Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	
Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	
Hotel development (160 rooms)	7,400	£1,882,423	28	28	28	28	28	28	28	28	28	28	
Hotel development (100 rooms)	3,500	£1,187,114		-	-	-	-	-	-	-	-	-	
Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	
Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	
Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	_	-	-	-	-	

NCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	PER HA				Re	sidual land val	ues			A	
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889	1,839	1,669	1,499	1,329	1,159	989	819	649	479	308	
2 Two unit scheme (houses)	215	£238,519	2,394	2,224	2,054	1,884	1,714	1,543	1,373	1,203	1,033	863	
3 Four unit scheme (houses)	350	£258,858	2,755	2,585	2,415	2,245	2,075	1,905	1,735	1,564	1,394	1,224	1,054
4 Seven unit scheme (flats)	598	£442,129	1,377	1,240	1,103	966	829	691	554	417	280	142	
5 Nine unit scheme (flats)	675	£374,419	1,554	1,416	1,279	1,142	1,005	868	730	593	456	319	182
6 Ten unit scheme (houses)	1,009	£671,625	2,698	2,535	2,372	2,209	2,046	1,883	1,719	1,556	1,393	1,230	
7 Ten unit scheme (flats)	843	£400,569	1,641	1,504	1,367	1,229	1,092	955	818	681	543	406	
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,073	1,923	1,772	1,621	1,470	1,320	1,169	1,018	867	716	
9 Twenty unit scheme (flats)	1,680	£745,511	1,641	1,506	1,371	1,235	1,100	965	829	694	558	422	
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,595	1,471	1,348	1,224	1,101	977	854	730	607	483	360
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,315	1,192	1,068	945	822	699	576	453	330	207	84
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	1,176	1,053	930	807	683	559	435	311	187	63	
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959		1,259	1,155	1,051	947	843	739		531		
14 Seventy unit scheme (flats - higher density)	5,705	£460,296	1,320	1,197	1,074	951	827	703	579	455	331	207	84
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,150	1,028	907	786	665	543	422	301	179		
16 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,591	1,470	1,349	1,228	1,107	985	864	743	622	500	379
17 Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	,	928	817	706	595	484	372		149	38	
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599		688	584	480	376	272	169	65	-	-	
19 Five hundred unit scheme (flats)	43,200	£9,585,136	682	577	471	366	260	154	48	-	-	-	
20 Two hundred unit Co-living scheme	5,200	£988,943	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	•	-	-	-	
22 Comparison retail	5,200	£2,307,533	975	975	975	975	975	975	975	975	975	975	975
23 Data Centre	7,000	£5,524,766		-	-	-	-	-	•	-	-	-	
24 Office development	30,000	£3,328,172	-	-	-	-	-	-	•	-	-	-	
25 Office development	15,000	£2,773,477	-	-	-	-	-	-	•	-	-	-	
26 Hotel development (160 rooms)	7,400	£1,231,424	116	116	116	116	116	116	116	116	116		
27 Hotel development (100 rooms)	3,500	£776,574	60	60	60	60	60	60	60	60	60	60	60
28 Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	_		_	_		_		_			

NCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943	3				Re	sidual land va	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£95,835	2,612	2,442	2,272	2,102	1,931	1,761	1,591	1,421	1,251	1,081	911
2 Two unit scheme (houses)	215	£127,780	2,909	2,739	2,569	2,399	2,229	2,059	1,888	1,718	1,548	1,378	1,208
3 Four unit scheme (houses)	350	£138,676	3,098	2,928	2,758	2,588	2,418	2,248	2,078	1,908	1,738	1,568	1,397
4 Seven unit scheme (flats)	598	£236,858	1,721	1,584	1,446	1,309	1,172	1,035	897	760	623	486	
5 Nine unit scheme (flats)	675	£200,584	1,811	1,674	1,537	1,400	1,262	1,125	988	851	713	576	
6 Ten unit scheme (houses)	1,009	£359,804	3,007	2,844	2,681	2,518	2,355	2,192	2,028	1,865	1,702	1,539	1,376
7 Ten unit scheme (flats)	843	£214,593	1,862	1,725	1,587	1,450	1,313	1,176	1,039	901	764	627	490
8 Twenty unit scheme (houses and flats)	1,875	£668,614	2,383	2,232	2,081	1,930	1,779	1,629	1,478	1,327	1,176	1,025	875
9 Twenty unit scheme (flats)	1,680	£399,386	1,847	1,712	1,577	1,441	1,306	1,171	1,035	900	764	628	
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	1,749	1,626	1,502	1,379	1,255	1,132	1,008	885	761	638	
11 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	1,572	1,449	1,326	1,203	1,080	957	834	710	587	464	34
12 Fifty unit scheme (flats - higher density)	3,925	£466,544	1,279	1,156	1,033	910	786	662	538	414	290	167	43
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,492	1,388	1,284	1,180	1,076	972	868	764	660	556	452
14 Seventy unit scheme (flats - higher density)	5,705	£246,590	1,357	1,234	1,111	988	864	740	617	493	369	245	
15 One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,253	1,131	1,010	889	768	646	525	404	282	159	
16 One hundred unit scheme (flats - higher density)	7,850	£999,738	1,701	1,580	1,459	1,338	1,217	1,096	975	853	732	611	489
17 Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	1,116	1,005	894	783	673	561	450	338	227	115	
18 Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	843	739	635	532	428	324	220	116	11	-	
19 Five hundred unit scheme (flats)	43,200	£5,134,958	785	680	574	469	363	257	151	44	-	-	
20 Two hundred unit Co-living scheme	5,200	£529,797	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389
21 Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£1,236,194	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,18
23 Data Centre	7,000	£2,959,733	306	306	306	306	306	306	306	306	306	306	306
24 Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	
26 Hotel development (160 rooms)	7,400	£659,699	193	193	193	193	193	193	193	193	193	193	
27 Hotel development (100 rooms)	3,500	£416,027			163	163	163	163	163	163	163	163	
28 Light industrial scheme	6,000	£1,782,971	184	184	184	184	184	184	184	184	184	184	184
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	59	59	59	59	59	59	59	59	59	59	
30 Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	178	178	178	178	178	178	178	178	178	178	178

CHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UND	EVELOPED LAND	£500,000					Re	sidual land val	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£13,438	3,378	3,208	3,038	2,868	2,698	2,528	2,358	2,188	2,018	1,847	1,677
2 Two unit scheme (houses)	215	£17,917	3,420	3,250	3,080	2,910	2,740	2,570	2,399	2,229	2,059	1,889	1,719
3 Four unit scheme (houses)	350	£19,444	3,439	3,269	3,099	2,929	2,759	2,589	2,419	2,248	2,078	1,908	1,738
4 Seven unit scheme (flats)	598	£33,211	2,061	1,924	1,787	1,650	1,513	1,375	1,238	1,101	964	827	689
5 Nine unit scheme (flats)	675	£28,125	2,067	1,929	1,792	1,655	1,518	1,381	1,243	1,106	969	832	695
6 Ten unit scheme (houses)	1,009	£50,450	3,314	3,151	2,988	2,824	2,661	2,498	2,335	2,172	2,009	1,846	1,683
7 Ten unit scheme (flats)	843	£30,089	2,081	1,944	1,806	1,669	1,532	1,395	1,258	1,120	983	846	709
8 Twenty unit scheme (houses and flats)	1,875	£93,750	2,689	2,538	2,388	2,237	2,086	1,935	1,784	1,634	1,483	1,332	1,181
9 Twenty unit scheme (flats)	1,680	£56,000	2,051	1,916	1,781	1,646	1,511	1,375	1,240	1,104	969	833	697
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	1,903	1,779	1,656	1,532	1,409	1,285	1,162	1,038	915	791	668
11 Fifty unit scheme (flats - lower density)	4,325	£180,208	1,828	1,705	1,582	1,458	1,335	1,212	1,089	966	843	720	597
12 Fifty unit scheme (flats - higher density)	3,925	£65,417	1,381	1,258	1,135	1,012	888	764	640	517	393	269	
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	1,619	1,515	1,411	1,307	1,203	1,100	996	892	788	684	580
14 Seventy unit scheme (flats - higher density)	5,705	£34,576	1,395	1,272	1,148	1,025	902	778	654	530	406	282	158
15 One hundred unit scheme (flats - lower density)	8,850	£147,500	1,355	1,234	1,112	991	870	748	627	506	384	261	139
16 One hundred unit scheme (flats - higher density)	7,850	£140,179	1,811	1,690	1,569	1,448	1,327	1,205	1,084	963	841	720	599
17 Two hunded unit scheme (flats) with GF retail	16,100	£201,250	1,192	1,082	971	860	749	638	526	415	303	192	80
18 Three hundred unit scheme (flats) with GF retail	23,000	£191,667	894	790	686	583	479	375	271	167	62	-	
19 Five hundred unit scheme (flats)	43,200	£720,000	887	782	676	571	465	360	253	146	40	-	
20 Two hundred unit Co-living scheme	5,200	£74,286	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477
21 Large retail supermarket	3,000	£500,000	214	214	214	214	214	214	214	214	214	214	214
22 Comparison retail	5,200	£173,333	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385
23 Data Centre	7,000	£415,000	669	669	669	669	669	669	669	669	669	669	669
24 Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	
26 Hotel development (160 rooms)	7,400	£92,500	270	270	270	270	270	270	270	270	270	270	
27 Hotel development (100 rooms)	3,500	£58,333	265	265	265	265	265	265	265	265	265	265	265
28 Light industrial scheme	6,000	£250,000	439	439	439	439	439	439	439	439	439	439	
29 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	673	673	673	673	673	673	673	673	673	673	673
30 Industrial scheme intensification (60% plot ratio)	6,000	£500,000	689	689	689	689	689	689	689	689	689	689	689

		£10,175,259	PER HA				Re	esidual land va	lues				
Description	Floor areas		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£273,460	1,285	1,099	912	726	539	353	167	-	-	-	-
2 Two unit scheme (houses)	215	£364,613	2,133	1,947	1,760	1,574	1,387	1,201	1,015	828	642	456	269
3 Four unit scheme (houses)	350	£395,705	2,689	2,503	2,317	2,130	1,944	1,758	1,571	1,385	1,199	1,012	826
4 Seven unit scheme (flats)	598	£675,863	1,255	1,104	954	803	652	502	351	200	50	-	-
5 Nine unit scheme (flats)	675	£572,358	1,529	1,378	1,228	1,077	926	776	625	474	324	173	
6 Ten unit scheme (houses)	1,009	£1,026,684	2,662	2,483	2,304	2,125	1,946	1,768	1,589	1,410	1,231	1,052	873
7 Ten unit scheme (flats)	843	£612,333	1,658	1,508	1,357	1,206	1,056	905	754	604	453	303	
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,015	1,850	1,684	1,519	1,353	1,188	1,022	857	692	526	361
9 Twenty unit scheme (flats)	1,680	£1,139,629	1,671	1,522	1,374	1,226	1,077	929	780	632	484	335	
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,662	1,527	1,391	1,255	1,120	984	848	713	577	441	306
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,270	1,134	999	863	727	592	456	321	185	50	-
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,307	1,171	1,036	900	765	629	493	357	221	84	
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,426	1,311	1,197	1,082	968	853	739	625	510	396	
14 Seventy unit scheme (flats - higher density)	5,705	£703,635	1,525	1,390	1,254	1,119	983	848	712	576	439	303	166
15 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,278	1,145	1,011	878	744	611	477	343	210	76	-
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,709	1,576	1,443	1,310	1,177	1,044	911	777	644	510	376
17 Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	1,180	1,058	936	814	692	569	447	324	201	78	-
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	948	834	720	606	491	376	262	147	32	-	-
19 Five hundred unit scheme (flats)	43,200	£14,652,373		658	542	426	310	194	78		-	-	-
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£3,527,423	740	740	740	740	740	740	740	740	740	740	740
23 Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	_
24 Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25 Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26 Hotel development (160 rooms)	7,400	£1,882,423	28	28	28	28	28	28	28	28	28	28	28
27 Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28 Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

HMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	PER HA				R	esidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889	2,165	1,978	1,792	1,606	1,419	1,233	1,046	860	674	487	
2 Two unit scheme (houses)	215	£238,519	2,719	2,533	2,347	2,160	1,974	1,788	1,601	1,415	1,228	1,042	856
3 Four unit scheme (houses)	350	£258,858	3,080	2,894	2,708	2,521	2,335	2,149	1,962	1,776	1,590	1,403	1,217
4 Seven unit scheme (flats)	598	£442,129	1,646	1,495	1,345	1,194	1,043	893	742	591	441	290	
5 Nine unit scheme (flats)	675	£374,419	1,822	1,671	1,521	1,370	1,220	1,069	918	768	617	466	
6 Ten unit scheme (houses)	1,009	£671,625	3,014	2,835	2,656	2,477	2,298	2,119	1,941	1,762	.,	,	
7 Ten unit scheme (flats)	843	£400,569	1,910	1,759	1,608	1,458	1,307	1,156	1,006	855	705	554	403
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,367	2,202	2,036	1,871	1,705	1,540	1,374	1,209	1,043	878	
9 Twenty unit scheme (flats)	1,680	£745,511	1,905	1,757	1,609	1,460	1,312	1,163	1,015	867	718	569	420
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,838	1,703	1,567	1,431	1,296	1,160	1,024	889			
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,563	1,427	1,292	1,156	1,021	885	750	614	479	343	
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	1,424	1,289	1,153	1,018	882	747	611	474			
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,572	1,458	1,343	1,229	1,115	1,000	886	771	657	542	
14 Seventy unit scheme (flats - higher density)	5,705	£460,296	1,568	1,433	1,297	1,162	1,026	891	755	618	482	345	
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,396	1,262	1,129	995	861	728	594	461	327	193	
16 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,835	1,702	1,569	1,436	1,302	1,169	1,036	903			
17 Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	1,268	1,146	1,024	902	780	657	535	412	289	166	4
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,006	893	779	664	550	435	320	206	91	-	
19 Five hundred unit scheme (flats)	43,200	£9,585,136	891	775	659	543	427	311	195	79	-	-	
20 Two hundred unit Co-living scheme	5,200	£988,943	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,30
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£2,307,533	975	975	975	975	975	975	975	975	975	975	97
23 Data Centre	7,000	£5,524,766	-	-	-	-	-	-	-	-	-	-	
24 Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	
26 Hotel development (160 rooms)	7,400	£1,231,424	116	116	116	116	116	116	116	116	116	116	110
27 Hotel development (100 rooms)	3,500	£776,574	60	60	60	60	60	60	60	60	60	60	60
28 Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-		-	-	-	-	

MARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					Re	esidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£95,835	2,937	2,751	2,565	2,378	2,192	2,005	1,819	1,633	1,446	1,260	1,07
2 Two unit scheme (houses)	215	£127,780	3,234	3,048	2,862	2,675	2,489	2,303	2,116	1,930	1,744	1,557	
3 Four unit scheme (houses)	350	£138,676	3,424	3,237	3,051	2,865	2,678	2,492	2,306	2,119	1,933	1,747	.,
4 Seven unit scheme (flats)	598	£236,858	1,989	1,839	1,688	1,537	1,387	1,236	1,085	935	784		
5 Nine unit scheme (flats)	675	£200,584	2,080	1,929	1,778	1,628	1,477	1,326	1,176	1,025	875	724	57
6 Ten unit scheme (houses)	1,009	£359,804	3,323	3,144	2,965	2,786	2,607	2,428	2,250	2,071	1,892	,	, -
7 Ten unit scheme (flats)	843	£214,593	2,130	1,980	1,829	1,678	1,528	1,377	1,227	1,076	925	775	62
8 Twenty unit scheme (houses and flats)	1,875	£668,614	2,676	2,511	2,345	2,180	2,014	1,849	1,683	1,518	1,352	1,187	, -
9 Twenty unit scheme (flats)	1,680	£399,386	2,111	1,963	1,815	1,666	1,518	1,369	1,221	1,073	924	775	6:
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	1,993	1,857	1,722	1,586	1,450	1,315	1,179	1,043	908		_
11 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	1,820	1,685	1,549	1,414	1,278	1,143	1,007	872	736	601	
12 Fifty unit scheme (flats - higher density)	3,925	£466,544	1,527	1,392	1,256	1,121	985	850	714	577	441	304	
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,701	1,587	1,472	1,358	1,243	1,129	1,014	900	786	671	5
14 Seventy unit scheme (flats - higher density)	5,705	£246,590	1,606	1,470	1,335	1,199	1,064	928	792	656	519	383	2
15 One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,499	1,365	1,232	1,098	964	831	697	564	430		-
16 One hundred unit scheme (flats - higher density)	7,850	£999,738	1,945	1,812	1,679	1,546	1,413	1,280	1,147	1,013	880	746	6
17 Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	1,346	1,223	1,101	979	857	735	612	489	366	243	1
18 Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,058	944	830	716	601	487	372	257	143	27	
19 Five hundred unit scheme (flats)	43,200	£5,134,958	994	878	762	646	530	414	298	182	64	-	
20 Two hundred unit Co-living scheme	5,200	£529,797	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,3
21 Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£1,236,194	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,1
23 Data Centre	7,000	£2,959,733	306	306	306	306	306	306	306	306	306	306	3
24 Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	
26 Hotel development (160 rooms)	7,400	£659,699	193	193	193	193	193	193	193	193	193	193	1
27 Hotel development (100 rooms)	3,500	£416,027	163	163	163	163	163	163	163	163	163	163	
28 Light industrial scheme	6,000	£1,782,971	184	184	184	184	184	184	184	184	184	184	
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	59	59	59	59	59	59	59	59	59	59	
30 Industrial scheme intensification (60% plot ratio)	6.000	£3.565.943	178	178	178	178	178	178	178	178	178	178	1

MARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UND		£500,000					Re	sidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£13,438	3,704	3,517	3,331	3,145	2,958	2,772	2,586	2,399	2,213	2,026	1,84
2 Two unit scheme (houses)	215	£17,917	3,745	3,559	3,373	3,186	3,000	2,814	2,627	2,441	2,254	2,068	1,88
3 Four unit scheme (houses)	350	£19,444	,	- ,	3,392	3,205	3,019	2,833	2,646	2,460	2,274	2,087	1,90
4 Seven unit scheme (flats)	598	£33,211	2,330	2,179	2,029	1,878	1,727	1,577	1,426	1,275	1,125	974	82
5 Nine unit scheme (flats)	675	£28,125	2,335	2,184	2,034	1,883	1,733	1,582	1,431	1,281	1,130	979	82
6 Ten unit scheme (houses)	1,009	£50,450	3,630	3,451	3,272	3,093	2,914	2,735	2,556	2,377	2,198	2,019	1,84
7 Ten unit scheme (flats)	843	£30,089	2,349	2,199	2,048	1,897	1,747	1,596	1,446	1,295	1,144	994	84
8 Twenty unit scheme (houses and flats)	1,875	£93,750	2,983	2,817	2,652	2,486	2,321	2,155	1,990	1,825	1,659	1,494	1,32
9 Twenty unit scheme (flats)	1,680	£56,000	2,316	2,167	2,019	1,871	1,722	1,574	1,425	1,277	1,129	980	83
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	2,146	2,011	1,875	1,739	1,604	1,468	1,332	1,196	1,061	925	78
11 Fifty unit scheme (flats - lower density)	4,325	£180,208	2,076	1,940	1,805	1,669	1,534	1,398	1,263	1,127	992	856	72
12 Fifty unit scheme (flats - higher density)	3,925	£65,417	1,629	1,494	1,358	1,223	1,087	952	816	679	543	407	27
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	1,829	1,714	1,600	1,485	1,371	1,257	1,142	1,028	913	799	68
14 Seventy unit scheme (flats - higher density)	5,705	£34,576	1,643	1,507	1,372	1,236	1,101	965	829	693	556	420	28
15 One hundred unit scheme (flats - lower density)	8,850	£147,500	1,601	1,467	1,334	1,200	1,067	933	799	666	532	398	26
16 One hundred unit scheme (flats - higher density)	7,850	£140,179	2,055	1,922	1,789	1,655	1,522	1,389	1,256	1,123	989	856	72
17 Two hunded unit scheme (flats) with GF retail	16,100	£201,250	1,422	1,300	1,178	1,056	933	811	689	566	443	320	19
18 Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,109	995	881	767	652	538	423	308	194	78	
19 Five hundred unit scheme (flats)	43,200	£720,000	1,096	980	864	748	632	516	400	284	167	50	
20 Two hundred unit Co-living scheme	5,200	£74,286	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,47
21 Large retail supermarket	3,000	£500,000	214	214	214	214	214	214	214	214	214	214	21
22 Comparison retail	5,200	£173,333	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,38
23 Data Centre	7,000	£415,000	669	669	669	669	669	669	669	669	669	669	66
24 Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	
26 Hotel development (160 rooms)	7,400	£92,500	270	270	270	270	270	270	270	270	270	270	27
27 Hotel development (100 rooms)	3,500	£58,333	265	265	265	265	265	265	265	265	265	265	26
28 Light industrial scheme	6,000	£250,000	439	439	439	439	439	439	439	439	439	439	43
29 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	673	673	673	673	673	673	673	673	673	673	67
30 Industrial scheme intensification (60% plot ratio)	6,000	£500,000	689	689	689	689	689	689	689	689	689	689	689

BENCHMA	ARK LAND VALUE 1 (SECONDARY OFFICES)							Gales value	20,012					
			£10,175,259	PER HA				Re	sidual land va	lues				
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	1,610	1,408	1,205	1,002	800	597	395	192	-	-	-
2	Two unit scheme (houses)	215	£364,613	2,458	2,256	2,053	1,850	1,648	,	1,242	1,040	837	635	
3	Four unit scheme (houses)	350	£395,705	3,015	2,812	2,610	2,407	2,204	2,002	1,799	, , , , , , , , , , , , , , , , , , , ,	1,394	· · · · · · · · · · · · · · · · · · ·	989
	Seven unit scheme (flats)	598	£675,863	1,523	1,359	1,195	1,031	867	703	539	375	211	47	
	Nine unit scheme (flats)	675	£572,358	, ,	1,633	1,469	1,305	.,	977	813		485		157
	Ten unit scheme (houses)	1,009	£1,026,684	2,978	2,783	2,589	2,394	,	,	1,810	, , ,	1,420	1,226	1,031
	Ten unit scheme (flats)	843	£612,333	· ·	1,763	1,599	1,435	,	,	942		614		286
	Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,309	2,129	1,949	1,769	,	,	1,228		868		507
	Twenty unit scheme (flats)	1,680	£1,139,629		1,774	1,612	1,450	1,289	1,127	966		642		319
	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,906	1,758	1,610	1,462	1,315	1,167	1,019	871	723		
	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	-,	1,370	1,222	1,074	926	778	630		334		
	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	,	1,407	1,259	1,111	963	815	668		371		
	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	· ·	1,510		1,260	,	, -	886		636		386
	Seventy unit scheme (flats - higher density)	5,705	£703,635	l '	1,626	1,478	1,330	1,182	,	886		589		292
	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,525	1,379	1,233	1,087	941	795	649	503	357		66
	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,953	1,808	1,663	1,517	1,372	1,227	1,081	936	791		
	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	· · · · · ·	1,277	1,143	1,009		–	608		340		
	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	,	1,038	913	789		539	414		163	37	-
	Five hundred unit scheme (flats)	43,200	£14,652,373		855	730	603	477	351	224		-	-	-
	Two hundred unit Co-living scheme	5,200	£1,511,753	,	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201
21	Large retail supermarket	3,000	£10,175,259		-	-	-	-	-	-	-	-	-	-
	Comparison retail	5,200	£3,527,423		740	740	740	740	740	740	740	740	740	740
	Data Centre	7,000	£8,445,465		-	-	-	-	-	-	-	-	-	-
	Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
	Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,882,423	28	28	28	28	28	28	28	28	28	28	28
	Hotel development (100 rooms)	3,500	£1,187,114		-	-	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

MARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	PER HA				R	esidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889	2,490	2,287	2,085	1,882	1,680	1,477	1,274	1,072	869	666	464
2 Two unit scheme (houses)	215	£238,519	3,045	2,842	2,639	2,437	2,234	2,032	1,829	1,626	1,424	1,221	1,018
3 Four unit scheme (houses)	350	£258,858	3,406	3,203	3,001	2,798	2,595	2,393	2,190	1,987	1,785	1,582	
4 Seven unit scheme (flats)	598	£442,129	1,914	1,750	1,586	1,422	1,258	1,094	930	766	602	438	
5 Nine unit scheme (flats)	675	£374,419	2,091	1,926	1,762	1,598	1,434	1,270	1,106	942	778	614	450
6 Ten unit scheme (houses)	1,009	£671,625	3,330	3,135	2,940	2,746	_,	,	2,162	1,967	1,772	, -	1,383
7 Ten unit scheme (flats)	843	£400,569	2,178	2,014	1,850	1,686	1,522	1,358	1,194	1,030	866	702	
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,661	2,481	2,301	2,121	1,940	1,760	1,580	1,400	1,220	1,039	
9 Twenty unit scheme (flats)	1,680	£745,511	2,170	2,008	1,847	1,685	1,523	1,362	1,200	1,038	877	715	
Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,082	1,934	1,786	1,638	1,491	1,343	1,195	, -	899		
1 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,811	1,663	1,515	1,367	1,219	1,071	923		628		
2 Fifty unit scheme (flats - higher density)	3,925	£870,872	1,672	1,524	1,376	1,229	1,081	933	785	637	488	339	
3 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,782	1,657	1,532	1,407	1,282	1,157	1,032	907	783	658	
4 Seventy unit scheme (flats - higher density)	5,705	£460,296	1,816	1,668	1,520	1,372	1,225	1,077	929	781	632	483	
5 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,642	1,496	1,350	1,204	1,058	912	766	621	475	329	
6 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,079	1,934	1,788	1,643	1,498	1,352	1,207	1,062	916	771	625
7 Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	1,498	1,365	1,231	1,097	964		696		428		159
8 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,221	1,096	972	847	723	598	472	347	221	96	
9 Five hundred unit scheme (flats)	43,200	£9,585,136	1,098	972	847	721	594	468	341	215	88	-	
20 Two hundred unit Co-living scheme	5,200	£988,943	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-		-	-	-	-	-	
22 Comparison retail	5,200	£2,307,533	975	975	975	975	975	975	975	975	975	975	975
23 Data Centre	7,000	£5,524,766	-	-	-	-	-	-	-	-	-	-	
24 Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	
P6 Hotel development (160 rooms)	7,400	£1,231,424	116	116	116	116	116	116	116	116	116	116	
Hotel development (100 rooms)	3,500	£776,574	60	60	60	60	60	60	60	60	60	60	60
28 Light industrial scheme	6,000	£3,328,172	-	-	-	-		-	-	-	-	-	
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-		-	-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-		-	-	-	-	-	

HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					R	esidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£95,835	3,263	3,060	2,857	2,655	2,452	2,249	2,047	1,844	1,642	1,439	, -
2 Two unit scheme (houses)	215	£127,780	3,560	3,357	3,155	2,952	2,749	2,547	2,344	2,141	1,939	1,736	1,53
3 Four unit scheme (houses)	350	£138,676	3,749	3,547	3,344	3,141	2,939	2,736	2,533	2,331	2,128	1,926	
4 Seven unit scheme (flats)	598	£236,858	2,258	2,094	1,930	1,765	1,601	1,437	1,273	1,109	945	781	
5 Nine unit scheme (flats)	675	£200,584	2,348	2,184	2,020	1,856	1,692	1,528	1,364	1,200	1,036	872	
6 Ten unit scheme (houses)	1,009	£359,804	3,639		3,249	3,055	2,860	2,665	2,471	2,276	2,081	1,887	1,69
7 Ten unit scheme (flats)	843	£214,593	2,399	2,235	2,071	1,907	1,743	1,579	1,414	1,250	1,086	922	75
8 Twenty unit scheme (houses and flats)	1,875	£668,614	2,970	2,790	2,610	2,430	2,249	2,069	1,889	1,709	1,529	1,349	
9 Twenty unit scheme (flats)	1,680	£399,386	2,376	2,214	2,053	1,891	1,729	1,568	1,406	1,245	1,083	921	
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,236	2,089	1,941	1,793		, -	1,349	1,201	1,054		
11 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,068	1,920	1,773	1,625	· ·	1,329	· ·	1,033	885		
12 Fifty unit scheme (flats - higher density)	3,925	£466,544	1,775	1,627	1,480	1,332	1,184	1,036	888	740	591		
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,910	1,786	1,661	1,536	1,411	1,286	1,161	1,036	911	786	
14 Seventy unit scheme (flats - higher density)	5,705	£246,590	1,854	1,706	1,558	1,410	1,262	1,114	966		670	521	
15 One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,745	1,599	1,453	1,307	1,161	1,015	870	724	578	432	
16 One hundred unit scheme (flats - higher density)	7,850	£999,738	2,189	2,044	1,899	1,753	1,608	,	, -	1,172	1,027		-
17 Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292		1,442	1,308	1,175	1,041	907	773		506		_
18 Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,273	1,148	1,023	899	774	649	524	398	273	147	
19 Five hundred unit scheme (flats)	43,200	£5,134,958	1,201	1,075	950	824	697	571	444	318	191	64	
20 Two hundred unit Co-living scheme	5,200	£529,797	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,3
21 Large retail supermarket	3,000	£3,565,943		-	-	-		-	-	-	-	-	
22 Comparison retail	5,200	£1,236,194		, -	1,181	1,181	, -	, -	, -	, -	1,181	, -	,
23 Data Centre	7,000	£2,959,733	306	306	306	306	306	306	306	306	306	306	3
24 Office development	30,000	£1,782,971	-	-	-	-		-	-	-	-	-	
25 Office development	15,000	£1,485,810		-	-	-		-	-	-	-	-	
26 Hotel development (160 rooms)	7,400	£659,699	193	193	193	193	193	193	193	193	193		
27 Hotel development (100 rooms)	3,500	£416,027			163	163	163	163	163	163	163		
28 Light industrial scheme	6,000	£1,782,971	184	184	184	184	184	184	184	184	184	184	
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	59	59	59	59	59	59	59	59	59	59	
30 Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	178	178	178	178	178	178	178	178	178	178	1

CHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDI	EVELOPED LAND	£500,000					Re	sidual land val	ues				A .
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£13,438	4,029	3,827	3,624	3,421	3,219	3,016	2,813	2,611	2,408	2,205	2,003
2 Two unit scheme (houses)	215	£17,917	4,071	3,868	3,666	3,463	3,260	3,058	2,855	2,652	2,450	2,247	2,044
3 Four unit scheme (houses)	350	£19,444	4,090	3,887	3,685	3,482	3,279	3,077	2,874	2,671	2,469	2,266	,
4 Seven unit scheme (flats)	598	£33,211	2,598	2,434	2,270	2,106	1,942	1,778	1,614	1,450	1,286	1,122	958
5 Nine unit scheme (flats)	675	£28,125	2,604	2,440	2,275	2,111	1,947	1,783	1,619	1,455	1,291	1,127	963
6 Ten unit scheme (houses)	1,009	£50,450	3,945	3,751	3,556	3,361	3,167	2,972	2,777	2,583	2,388	2,193	
7 Ten unit scheme (flats)	843	£30,089	2,618	2,454	2,290	2,126	1,962	1,798	1,633	1,469	1,305	1,141	977
8 Twenty unit scheme (houses and flats)	1,875	£93,750	3,277	3,096	2,916	2,736	2,556	2,376	2,196	2,015	1,835	1,655	1,475
9 Twenty unit scheme (flats)	1,680	£56,000	2,580	2,419	2,257	2,095	1,934	1,772	1,611	1,449	1,287	1,126	964
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	2,390	2,242	2,094	1,946	1,798	1,650	1,503	1,355	1,207	1,059	911
11 Fifty unit scheme (flats - lower density)	4,325	£180,208	2,324	2,176	2,028	1,880	1,732	1,584	1,436	1,288	1,141	993	845
12 Fifty unit scheme (flats - higher density)	3,925	£65,417	1,878	1,730	1,582	1,434	1,286	1,138	990	842	693	544	395
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,038	1,913	1,788	1,664	1,539	1,414	1,289	1,164	1,039	914	789
14 Seventy unit scheme (flats - higher density)	5,705	£34,576	1,891	1,743	1,595	1,447	1,299	1,151	1,003	855	707	558	
15 One hundred unit scheme (flats - lower density)	8,850	£147,500	1,847	1,701	1,555	1,409	1,264	1,118	972	826	680	534	
16 One hundred unit scheme (flats - higher density)	7,850	£140,179	2,299	2,153	2,008	1,863	1,718	1,572	1,427	1,282	1,136	991	845
17 Two hunded unit scheme (flats) with GF retail	16,100	£201,250	1,652	1,519	1,385	1,251	1,117	984	850	716	582	448	
18 Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,324	1,199	1,075	950	825	700	575	449	324	198	
19 Five hundred unit scheme (flats)	43,200	£720,000	1,303	1,178	1,052	926	800	673	547	420	294	166	38
20 Two hundred unit Co-living scheme	5,200	£74,286	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	
21 Large retail supermarket	3,000	£500,000	214	214	214	214	214	214	214	214	214	214	214
22 Comparison retail	5,200	£173,333	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385
23 Data Centre	7,000	£415,000	669	669	669	669	669	669	669	669	669	669	669
24 Office development	30,000	£250,000	-	-	-	-	-	-	1	-	-	-	
25 Office development	15,000	£208,333		-	-	-	-	-	ı	-	-	-	
26 Hotel development (160 rooms)	7,400	£92,500	270	270	270	270	270	270	270	270	270	270	
27 Hotel development (100 rooms)	3,500	£58,333	265	265	265	265	265	265	265	265	265	265	265
28 Light industrial scheme	6,000	£250,000	439	439	439	439	439	439	439	439	439	439	
29 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	673	673	673	673	673	673	673	673	673	673	
30 Industrial scheme intensification (60% plot ratio)	6,000	£500,000	689	689	689	689	689	689	689	689	689	689	689

		£10,175,259	PER HA				Re	sidual land val	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£273,460	1,936	1,717	1,498	1,279	1,060	841	622	403	185	-	
2 Two unit scheme (houses)	215	,	2,784	2,565	2,346	2,127	1,908	1,689	1,470	1,251	1,032	814	
3 Four unit scheme (houses)	350	£395,705	3,340	3,121	2,902	2,684	2,465	2,246	2,027	1,808	1,589	1,370	1,15
4 Seven unit scheme (flats)	598	£675,863	1,792	1,614	1,437	1,259	1,082	904	727	549	372	194	1
5 Nine unit scheme (flats)	675	£572,358	2,066	1,888	1,711	1,533	1,356	1,178	1,001	823	646	468	
6 Ten unit scheme (houses)	1,009	£1,026,684	3,294	3,083	2,873	2,662	2,452	2,241	2,031	1,820	1,610	1,399	1,18
7 Ten unit scheme (flats)	843	£612,333	2,195	2,018	1,840	1,663	1,485	1,308	1,130		775	598	
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,603	2,408	2,213	2,018	1,823	1,629	1,434	1,239	1,044	849	
9 Twenty unit scheme (flats)	1,680	£1,139,629	2,200	2,025	1,850	1,675	1,500	1,326	1,151	976	801	626	
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,149	1,989	1,829	1,669	1,509	1,349	1,189	1,029	869	709	54
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,766	1,605	1,445	1,285	1,124	964	804	643	483	323	16
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,803	1,643	1,482	1,322	1,162	1,001	841	681	521	360	19
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,845	1,709	1,574	1,438	1,303	1,168	1,032	897	762	626	
14 Seventy unit scheme (flats - higher density)	5,705	£703,635	2,022	1,861	1,701	1,541	1,380	1,220	1,060	899	739	578	4
15 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,770	1,612	1,454	1,296	1,138	980	821	663	505	347	18
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,197	2,040	1,882	1,725	1,567	1,410	1,252	1,095	937	780	62
17 Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	1,640	1,495	1,350	1,205	1,060	914	769	624	479	333	1
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,377	1,242	1,106	971	836	701	565	429	293	156	
19 Five hundred unit scheme (flats)	43,200	£14,652,373	1,187	1,052	916	780	644	507	370	233	97	-	
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,2
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£3,527,423	740	740	740	740	740	740	740	740	740	740	74
23 Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	
24 Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	
26 Hotel development (160 rooms)	7,400	£1,882,423	28	28	28	28	28	28	28	28	28	28	:
27 Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	
28 Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	_	_	-	-	_	-	_	-	-	+

MARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	PER HA				R	esidual land va					
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889	2,815	2,597	2,378	2,159	1,940	1,721	1,502	1,283	1,064	845	62
2 Two unit scheme (houses)	215	£238,519	3,370	3,151	2,932	2,713	2,495	2,276	2,057	1,838	1,619	1,400	1,18
3 Four unit scheme (houses)	350	£258,858	3,731	3,512	3,293	3,075	2,856	2,637	2,418	2,199	1,980	1,761	1,54
4 Seven unit scheme (flats)	598	£442,129	2,183	2,005	1,828	1,650	1,473	1,295	1,118	940	763	585	40
5 Nine unit scheme (flats)	675	£374,419	2,359	2,182	2,004	1,827	1,649	1,472	1,294	1,117	939	762	58
6 Ten unit scheme (houses)	1,009	£671,625	3,646	3,435	3,225	3,014	2,804	2,593	2,383	2,172	1,962	1,751	1,54
7 Ten unit scheme (flats)	843	£400,569	2,447	2,269	2,092	1,914	1,737	1,559	1,382	1,204	1,027	849	67
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,955	2,760	2,565	2,370	2,175	1,980	1,786	1,591	1,396	1,201	1,00
9 Twenty unit scheme (flats)	1,680	£745,511	2,434	2,260	2,085	1,910	1,735	1,560	1,385	1,210	1,036	861	680
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,325	2,165	2,005	1,845	1,685	1,525	1,365	1,205	1,045		72
1 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,059	1,899	1,738	1,578	1,418	1,257	1,097	937	776	616	45
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	1,920	1,760	1,600	1,439	1,279	1,119	958	798	638	477	31
3 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,991	1,856	1,720	1,585	1,450	1,314	1,179	1,044	908	773	63
4 Seventy unit scheme (flats - higher density)	5,705	£460,296	2,064	1,904	1,744	1,583	1,423	1,263	1,102	942	782	621	46
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,887	1,729	1,572	1,413	1,255	1,097	939	781	622	464	30
16 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,323	2,165	2,008	1,850	1,693	1,535	1,378	1,220	1,063	905	74
Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	1,728	1,583	1,438	1,293	1,148			712	567	421	27
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,436	1,300	1,165	1,030	894	759	624	488	351	215	7
19 Five hundred unit scheme (flats)	43,200	£9,585,136	1,305	1,169	1,033	897	761	625	488	351	214	77	
Two hundred unit Co-living scheme	5,200	£988,943	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,30
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£2,307,533	975	975	975	975	975	975	975	975	975	975	97
23 Data Centre	7,000	£5,524,766	-	-	-	-	-	-	-	-	-	-	
24 Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	
P6 Hotel development (160 rooms)	7,400	£1,231,424	116	116	116	116	116	116	116	116	116	116	11
Property (100 rooms)	3,500	£776,574	60	60	60	60	60	60	60	60	60	60	6
28 Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-		-	-	-	-	-	

MARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					R	esidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£95,835	3,588	3,369	3,150	2,931	2,712	2,494	2,275	2,056	1,837	1,618	,
2 Two unit scheme (houses)	215	£127,780	3,885	3,666	3,447	3,229	3,010	2,791	2,572	2,353	2,134	1,915	1,696
3 Four unit scheme (houses)	350	£138,676	4,075	3,856	3,637	3,418	3,199	2,980	2,761	2,542	2,323	2,105	,
4 Seven unit scheme (flats)	598	£236,858	2,526	2,349	2,171	1,994	1,816	1,639	1,461	1,284	1,106	929	
5 Nine unit scheme (flats)	675	£200,584	2,617	2,439	2,262	2,084	1,907	1,729	1,552	1,374	1,197	1,019	
6 Ten unit scheme (houses)	1,009	£359,804	3,955	3,744	3,534	3,323	3,113	2,902	2,692	2,481	2,271	2,060	,
7 Ten unit scheme (flats)	843	£214,593	2,667	2,490	2,312	2,135	1,957	1,780	1,602	1,425	1,247	1,070	892
8 Twenty unit scheme (houses and flats)	1,875	£668,614	3,264	3,069	2,874	2,679	2,484	2,290	2,095	1,900	1,705	1,510	
9 Twenty unit scheme (flats)	1,680	£399,386	2,640	2,466	2,291	2,116	1,941	1,766	1,591	1,416	1,242	1,067	
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	,	2,320	2,160	2,000	1,840	1,680	1,520	1,360	1,200	,	
11 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,317	2,156	1,996	1,836		,		1,194	1,034		
12 Fifty unit scheme (flats - higher density)	3,925	£466,544	2,023	,	1,703	1,542	,	1,222		901	741		
Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,120	1,985	1,849	1,714	1,578	1,443	1,308	1,172	1,037	902	76
14 Seventy unit scheme (flats - higher density)	5,705	£246,590	2,102	1,941	1,781	1,621	1,460	1,300	1,140	979	819		
15 One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,990	1,833	1,675	1,516	1,358	1,200	1,042	884	725	567	
6 One hundred unit scheme (flats - higher density)	7,850	£999,738	2,433	2,276	2,118	1,961	1,803	1,646	1,488	1,331	1,173	1,016	
17 Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	,	1,660	1,515	1,370	1,225	1,080	934	789	644		
18 Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,487	1,352	1,217	1,081	946	811	675	539	403	266	13
19 Five hundred unit scheme (flats)	43,200	£5,134,958	1,408	1,272	1,136	1,000	864	728	591	454	317	180	
20 Two hundred unit Co-living scheme	5,200	£529,797	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,38
21 Large retail supermarket	3,000	£3,565,943	-	-	-	-		-	-	-	-	-	
22 Comparison retail	5,200	£1,236,194	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	, -
23 Data Centre	7,000	£2,959,733	306	306	306	306	306	306	306	306	306	306	30
24 Office development	30,000	£1,782,971	-	-	-	-		-	-	-	-	-	
25 Office development	15,000	£1,485,810		-	-	-			-	-	-	-	
26 Hotel development (160 rooms)	7,400	£659,699	193	193	193	193	193	193	193	193	193		
27 Hotel development (100 rooms)	3,500	£416,027	163	163	163	163	163	163	163	163	163	163	
28 Light industrial scheme	6,000	£1,782,971	184	184	184	184	184	184	184	184	184	184	
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	59	59	59	59	59	59	59	59	59	59	5
30 Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	178	178	178	178	178	178	178	178	178	178	17

MARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDE							R	esidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£13,438	4,355	4,136	3,917	3,698	3,479	3,260	3,041	2,822	2,603	2,384	2,166
2 Two unit scheme (houses)	215	£17,917	4,396	4,177	3,958	3,740	3,521	3,302	3,083	2,864	2,645	2,426	, -
3 Four unit scheme (houses)	350	£19,444	4,415	4,196	3,978	3,759	3,540	3,321	3,102	2,883	2,664	2,445	2,226
4 Seven unit scheme (flats)	598	£33,211	2,867	2,689	2,512	2,334	2,157	1,979	1,802	1,624	1,447	1,269	,
5 Nine unit scheme (flats)	675	£28,125	2,872	2,695	2,517	2,340	2,162	1,985	1,807	1,630	1,452	1,275	1,097
6 Ten unit scheme (houses)	1,009	£50,450	4,261	4,051	3,840	3,630	3,419	3,209	2,998	3 2,788	2,577	2,367	2,156
7 Ten unit scheme (flats)	843	£30,089	2,886	2,709	2,531	2,354	2,176	1,999	1,821	1,644	1,466	1,289	1,111
8 Twenty unit scheme (houses and flats)	1,875	£93,750	3,570	3,376	3,181	2,986	2,791	2,596	2,401	2,206	2,012	1,817	, -
9 Twenty unit scheme (flats)	1,680	£56,000	2,845	2,670	2,495	2,320	2,145	1,971	1,796	1,621	1,446	1,271	,
0 Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	2,633	2,473	2,313	2,153	1,993	1,833	1,673	1,513	1,353	1,193	1,033
1 Fifty unit scheme (flats - lower density)	4,325	£180,208	2,572	2,412	2,251	2,091	1,931	1,770	1,610	1,450	1,289	1,129	969
2 Fifty unit scheme (flats - higher density)	3,925	£65,417	2,126	1,965	1,805	1,645	1,484	1,324	1,164	1,003	843	682	521
3 Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,248	2,112	1,977	1,842	1,706	1,571	1,435	1,300	1,165	,	
4 Seventy unit scheme (flats - higher density)	5,705	£34,576	2,139	1,979	1,818	1,658	1,498	1,337	1,177	1,017	856	696	
5 One hundred unit scheme (flats - lower density)	8,850	£147,500	2,092	1,935	1,777	1,619	1,460	1,302	1,144	986	828	669	511
6 One hundred unit scheme (flats - higher density)	7,850	£140,179	2,543	2,385	2,228	2,070	1,913	1,755	1,598	1,440	1,283	1,125	968
7 Two hunded unit scheme (flats) with GF retail	16,100	£201,250	1,882	1,737	1,592	1,447	1,301	1,156	1,011	866	721	575	429
8 Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,538	1,403	1,268	1,132	997	862	726	590	454	318	181
9 Five hundred unit scheme (flats)	43,200	£720,000	1,510	1,374	1,238	1,102	966	830	693	556	419	282	144
0 Two hundred unit Co-living scheme	5,200	£74,286	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477
1 Large retail supermarket	3,000	£500,000	214	214	214	214	214	214	214	214	214	214	214
2 Comparison retail	5,200	£173,333	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385
3 Data Centre	7,000	£415,000	669	669	669	669	669	669	669	669	669	669	669
4 Office development	30,000	£250,000	-	-	-	-			-	-	-	-	,
5 Office development	15,000	£208,333	-	-	-	-			-	-	-	-	
6 Hotel development (160 rooms)	7,400	£92,500	270	270	270	270	270	270	270	270	270	270	270
7 Hotel development (100 rooms)	3,500	£58,333	265	265	265	265	265	265	265	265	265	265	265
8 Light industrial scheme	6,000	£250,000	439	439	439	439	439	439	439	439	439	439	
9 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	673	673	673	673	673	673	673	673	673	673	
0 Industrial scheme intensification (60% plot ratio)	6,000		689	689	689	689	689	689	689	689	689	689	

		£10,175,259	PER HA				Re	sidual land val	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£273,460	2,261	2,026	1,791	1,556	1,320	1,085	850	615	380	145	
2 Two unit scheme (houses)	215	£364,613	3,109	2,874	2,639	2,404	2,168	1,933	1,698	1,463	1,228	993	75
3 Four unit scheme (houses)	350	,	3,666	3,431	3,195	2,960	2,725	2,490	2,255	2,019	1,784	1,549	1,314
4 Seven unit scheme (flats)	598	£675,863	2,060	1,869	1,678	1,488	1,297	1,106	915	724	533	342	151
5 Nine unit scheme (flats)	675	£572,358	2,334	2,143	1,952	1,762	1,571	1,380	1,189	998	807	616	425
6 Ten unit scheme (houses)	1,009	,	,	,		2,931	2,704	2,478	2,252	2,026	1,799	1,573	1,347
7 Ten unit scheme (flats)	843	£612,333	2,464	2,273	2,082	1,891	1,700	1,509	1,318	1,127	936	746	
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,897	2,687	2,478	2,268	2,058	1,849	1,639	1,430	1,220	1,011	801
9 Twenty unit scheme (flats)	1,680	£1,139,629	2,464	_,	2,088	1,900	1,712	1,524	1,336	1,148	960	772	
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,393	2,221	2,049	1,876	1,704	1,532	1,360	1,188	1,015	843	
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	2,014	1,841	1,668	1,496	1,323	1,150	977	805	632	459	287
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	2,051	1,878	1,706	1,533	1,360	1,188	1,015	842	669	497	324
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	2,053	1,907	1,762	1,616	1,471	1,325	1,179	1,033	887	741	
14 Seventy unit scheme (flats - higher density)	5,705	£703,635	2,270	2,097	1,924	1,752	.,	1,406	1,233	1,061	888	715	
15 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	2,014	1,844	1,674	1,505	1,335	1,164	994	823	653	482	
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,441	2,271	2,102	1,932	1,762	1,593	1,423	1,253	1,084	914	744
17 Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	1,868	1,712	1,556	1,400	1,244	1,087	930	773	617	460	
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,592	1,446	1,299	1,153	,	861	715	569	423	276	128
19 Five hundred unit scheme (flats)	43,200	£14,652,373	1,392	1,247	1,102	956	809	663	517	369	222	75	
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£3,527,423	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368
23 Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	
24 Office development	30,000	£5,087,629	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168	.,
25 Office development	15,000	£4,239,691	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055
26 Hotel development (160 rooms)	7,400	£1,882,423	3 28	28	28	28	28	28	28	28	28	28	28
27 Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	
28 Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	PER HA				Re	esidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889	3,141	2,906	2,671	2,435	2,200	1,965	1,730	1,495	1,259	1,024	789
2 Two unit scheme (houses)	215	£238,519	3,696	3,460	3,225	2,990	2,755	2,520	2,285	2,049	1,814	1,579	, -
3 Four unit scheme (houses)	350	£258,858	4,057	3,822	3,586	3,351	3,116	2,881	2,646	2,410	2,175	1,940	1,705
4 Seven unit scheme (flats)	598	£442,129	2,451	2,260	2,069	1,879	1,688	1,497	1,306	1,115	924	733	
5 Nine unit scheme (flats)	675	£374,419	2,628	2,437	2,246	2,055	1,864	1,673	1,482	1,291	1,100	909	
6 Ten unit scheme (houses)	1,009	£671,625	3,962	-,	3,509	3,283	3,056	2,830	2,604	2,378	2,151	,	
7 Ten unit scheme (flats)	843	£400,569	2,715	2,524	2,333	2,142	1,951	1,760	1,570	1,379	1,188	997	806
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	3,249	3,039	2,829	2,620	2,410	2,201	1,991	1,782	1,572	1,363	
9 Twenty unit scheme (flats)	1,680	£745,511	2,699	2,511	2,323	2,135	1,947	1,758	1,570	1,382	1,194	1,006	818
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,569	2,397	2,225	2,052	1,880	1,708	1,536	1,363	1,191	1,019	
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,307	2,134	1,962	1,789	1,616	1,443	1,271	1,098	925	752	580
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	2,169	1,996	1,823	1,650	1,478	1,305	1,132	959	787	614	
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,200	2,054	1,908	1,763	1,617	1,471	1,326	1,180	1,034	888	
14 Seventy unit scheme (flats - higher density)	5,705	£460,296	2,312	2,140	1,967	1,794	1,621	1,449	1,276	1,103	931	758	
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	2,131	1,961	1,792	1,622	1,452	1,282	1,111	941	770	600	429
16 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,567	2,397	2,227	2,058	1,888	1,718	1,549	1,379	1,209	,	
17 Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	1,956	1,800	1,644	1,488	1,332	1,175	1,018	861	705	548	
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,650	1,504	1,358	1,212	1,066	920	774		481		
19 Five hundred unit scheme (flats)	43,200	£9,585,136	1,510	1,364	1,219	1,073	927	780	634	487	339	192	
20 Two hundred unit Co-living scheme	5,200	£988,943	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£2,307,533	,	,	1,602	1,602	1,602	1,602	1,602	,	1,602	,	
23 Data Centre	7,000	£5,524,766	126		126	126	126	126	126		126		
24 Office development	30,000	£3,328,172	,	,	1,227	1,227	1,227	1,227	1,227	1,227	1,227	,	
25 Office development	15,000	£2,773,477	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	, , , ,	,
26 Hotel development (160 rooms)	7,400	£1,231,424				116	116		116		116		
27 Hotel development (100 rooms)	3,500	£776,574		60	60	60	60	60	60	60	60	60	60
28 Light industrial scheme	6,000	£3,328,172		-	-	-	-	-	-	-	-	-	-
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344		-	-	-	-	-	-	-	-	-	-
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943	3				Re	esidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£95,835	3,913	3,678	3,443	3,208	2,973	2,738	2,502	2,267	2,032	1,797	,
2 Two unit scheme (houses)	215	£127,780	4,211	3,975	3,740	3,505	3,270	3,035	2,800	2,564	2,329	2,094	1,859
3 Four unit scheme (houses)	350	£138,676	4,400	4,165	3,930	3,695	3,459	3,224	2,989	2,754	2,519	2,283	, -
4 Seven unit scheme (flats)	598	£236,858	2,795	2,604	2,413	2,222	2,031	1,840	1,649	1,458	1,267	1,077	
5 Nine unit scheme (flats)	675	£200,584	2,885	2,694	2,503	2,312	2,121	1,931	1,740	1,549	1,358	1,167	
6 Ten unit scheme (houses)	1,009	£359,804	4,271	4,044	3,818	3,592	3,365	3,139	2,913	2,687	2,460	2,234	,
7 Ten unit scheme (flats)	843	£214,593	2,936	2,745	2,554	2,363	2,172	1,981	1,790	1,599	1,409	1,218	1,027
8 Twenty unit scheme (houses and flats)	1,875	£668,614	3,558	3,348	3,138	2,929	2,719	2,510	2,300	2,091	1,881	1,672	1,462
9 Twenty unit scheme (flats)	1,680	£399,386	2,905	2,717	2,529	2,341	2,153	1,965	1,776	1,588	1,400	1,212	1,024
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,723	2,551	2,379	2,207	2,035	1,862	1,690	1,518	1,346	1,174	
11 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,564	2,392	2,219	2,046	1,874	1,701	1,528	1,355	1,183	1,010	
12 Fifty unit scheme (flats - higher density)	3,925	£466,544	2,272	2,099	1,926	1,753	1,581	1,408	1,235	1,062	890	717	
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,328	2,183	2,037	1,892	1,746	1,600	1,454	1,309	1,163	1,017	_
14 Seventy unit scheme (flats - higher density)	5,705	£246,590	2,350	2,177	2,004	1,832	1,659	1,486	1,313	1,141	968	795	
15 One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,234	2,064	1,895	1,725	1,555	1,385	1,214	1,044	873	703	
16 One hundred unit scheme (flats - higher density)	7,850	£999,738	2,677	2,508	2,338	2,168	1,998	1,829	1,659	1,489	1,320	1,150	
17 Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	2,034	1,878	1,722	1,566	1,409	1,252	1,095	939	782	625	
18 Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,702	1,556	1,410	1,264	1,118	972	826	680	533	386	23
19 Five hundred unit scheme (flats)	43,200	£5,134,958	1,613	1,467	1,322	1,176	1,030	883	737	590	442	295	
20 Two hundred unit Co-living scheme	5,200	£529,797	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389
21 Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£1,236,194	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,80
23 Data Centre	7,000	£2,959,733	492	492	492	492	492	492	492	492	492	492	49
24 Office development	30,000	£1,782,971	1,279	1,279	1,279	1,279	1,279	1,279	1,279	1,279	1,279	1,279	1,279
25 Office development	15,000	£1,485,810	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,23
26 Hotel development (160 rooms)	7,400	£659,699	193	193	193	193	193		193	193	193	193	
27 Hotel development (100 rooms)	3,500	£416,027	163	163	163	163	163	163	163	163	163	163	
28 Light industrial scheme	6,000	£1,782,971	184	184	184	184	184	184	184	184	184	184	
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	59	59	59	59	59	59	59	59	59	59	5
30 Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	178	178	178	178	178	178	178	178	178	178	17

CHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UND	EVELOPED LAND	£500,000					Re	sidual land val	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£13,438	4,680	4,445	4,210	3,974	3,739	3,504	3,269	3,034	2,799	2,563	2,328
2 Two unit scheme (houses)	215	£17,917	4,722	4,486	4,251	4,016	3,781	3,546	3,311	3,075	2,840	2,605	2,370
3 Four unit scheme (houses)	350	£19,444	4,741	4,506	4,270	4,035	3,800	3,565	3,330	3,094	2,859	2,624	2,389
4 Seven unit scheme (flats)	598	£33,211	3,135	2,944	2,753	2,563	2,372	2,181	1,990	1,799	1,608	1,417	1,226
5 Nine unit scheme (flats)	675	£28,125	3,141	2,950	2,759	2,568	2,377	2,186	1,995	1,804	1,613	1,422	1,232
6 Ten unit scheme (houses)	1,009	£50,450	4,577	4,351	4,125	3,898	3,672	3,446	3,219	2,993	2,767	2,541	2,314
7 Ten unit scheme (flats)	843	£30,089	3,155	2,964	2,773	2,582	2,391	2,200	2,009	1,818	1,628	1,437	1,246
8 Twenty unit scheme (houses and flats)	1,875	£93,750	3,864	3,655	3,445	3,236	3,026	2,816	2,607	2,397	2,188	1,978	1,769
9 Twenty unit scheme (flats)	1,680	£56,000	3,109	2,921	2,733	2,545	2,357	2,169	1,981	1,793	1,605	1,417	1,229
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	3 2,877	2,705	2,532	2,360	2,188	2,016	1,844	1,671	1,499	1,327	1,155
11 Fifty unit scheme (flats - lower density)	4,325	£180,208	2,820	2,647	2,475	2,302	2,129	1,956	1,784	1,611	1,438	1,266	1,093
12 Fifty unit scheme (flats - higher density)	3,925	£65,417	2,374	2,201	2,028	1,856	1,683	1,510	1,337	1,165	992	819	646
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,456	2,310	2,165	2,019	1,874	1,728	1,582	1,436	1,290	1,145	
14 Seventy unit scheme (flats - higher density)	5,705	£34,576	2,387	2,214	2,042	1,869	1,696	1,523	1,351	1,178	1,005	832	659
15 One hundred unit scheme (flats - lower density)	8,850	£147,500	2,336	2,167	1,997	1,827	1,657	1,487	1,316	1,146	975	805	634
16 One hundred unit scheme (flats - higher density)	7,850	£140,179	2,787	2,617	2,447	2,278	2,108	1,938	1,769	1,599	1,429	1,259	1,090
17 Two hunded unit scheme (flats) with GF retail	16,100	£201,250	2,110	1,954	1,798	1,642	1,485	1,329	1,172	1,015	859	702	545
18 Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,753	1,607	1,461	1,315	1,169	1,023	877	731	584	437	290
19 Five hundred unit scheme (flats)	43,200	£720,000	1,715	1,570	1,424	1,278	1,132	986	839	692	544	397	250
20 Two hundred unit Co-living scheme	5,200	£74,286	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477
21 Large retail supermarket	3,000	£500,000	214	214	214	214	214	214	214	214	214	214	214
22 Comparison retail	5,200	£173,333	2,013	2,013	2,013	2,013	2,013	2,013	2,013	2,013	2,013	2,013	2,013
23 Data Centre	7,000	£415,000	856	856	856	856	856	856	856	856	856	856	856
24 Office development	30,000	£250,000	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330
25 Office development	15,000	£208,333	1,324	1,324	1,324	1,324	1,324	1,324	1,324	1,324	1,324	1,324	1,324
26 Hotel development (160 rooms)	7,400	£92,500	270	270	270	270	270	270	270	270	270	270	
27 Hotel development (100 rooms)	3,500	£58,333	265	265	265	265	265	265	265	265	265	265	265
28 Light industrial scheme	6,000	£250,000	439	439	439	439	439	439	439	439	439	439	439
29 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	673	673	673	673	673	673	673	673	673	673	673
30 Industrial scheme intensification (60% plot ratio)	6,000	£500,000	689	689	689	689	689	689	689	689	689	689	689

BENCHWARK LAND VALUE 1 (SECONDART OFFICES)		£10,175,259	PER HA				Re	sidual land val	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£273,460	2,587	2,335	2,084	1,832	1,581	1,329	1,078	826	575	324	72
2 Two unit scheme (houses)	215	£364,613	3,434	3,183	2,932	2,680	2,429	2,177	1,926	1,674	1,423	1,171	920
3 Four unit scheme (houses)	350	£395,705	3,991	3,740	3,488	3,237	2,985	2,734	2,482	2,231	1,980	1,728	1,477
4 Seven unit scheme (flats)	598	£675,863	2,329	2,124	1,920	1,716	1,511	1,307	1,103	898	694	490	285
5 Nine unit scheme (flats)	675	£572,358	2,603	2,398	2,194	1,990	1,785	1,581	1,377	1,172	968	764	559
6 Ten unit scheme (houses)	1,009	£1,026,684	3,925	3,683	3,441	3,199	2,957	2,715	2,473	2,231	1,989	1,747	1,505
7 Ten unit scheme (flats)	843	£612,333	2,732	2,528	2,323	2,119	1,915	1,711	1,506	1,302	1,098	893	689
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	3,190	2,966	2,742	2,518	2,293	2,069	1,845	1,621	1,397	1,172	
9 Twenty unit scheme (flats)	1,680	£1,139,629	,	2,528	2,326	2,125	1,924	1,722	1,521	1,320	1,118	917	716
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,636	2,452	2,268	2,083	1,899	1,715	1,530	1,346	1,161	977	793
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	2,260	2,075	1,890	1,706	1,521	1,336	1,151	966	781	596	411
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	2,299	2,114	1,929	1,744	1,559	1,374	1,188	,	818	633	448
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	2,261	2,105	1,949	1,793	1,637	1,481	1,325	1,169	1,013	857	700
14 Seventy unit scheme (flats - higher density)	5,705	£703,635	, -	2,333	2,148	1,962	1,777	1,592	1,407	1,222		852	666
15 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	2,258	2,076	1,894	1,712	1,530	1,348	1,166	983	800	618	
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,685	2,503	2,321	2,139	1,958	1,776	1,594	1,412	1,230	1,048	866
17 Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	2,097	1,929	1,762	1,594	1,427	1,259	1,091	923			418
18 Three hundred unit scheme (flats) with GF retail	23,000			1,649	1,493	1,336	1,179	1,022	866			395	
19 Five hundred unit scheme (flats)	43,200	£14,652,373	, -	1,442	1,286	1,131	975	818	662			189	
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200		,	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368
23 Data Centre	7,000	£8,445,465		-	-	-	-	-	-	-	-	-	-
24 Office development	30,000	£5,087,629		1,168	1,168	1,168	1,168	1,168	1,168	,	,	1,168	1,168
25 Office development	15,000	£4,239,691	1,055	1,055	1,055	1,055	1,055	1,055	1,055	,	,	1,055	,
26 Hotel development (160 rooms)	7,400	£1,882,423	28	28	28	28	28	28	28	28	28	28	28
27 Hotel development (100 rooms)	3,500	£1,187,114		-	-	-	-	-	-	-	-	-	-
28 Light industrial scheme	6,000	£5,087,629		-	-	-	-	-	-	-	-	-	-
29 Industrial Scheme new build (50% plot ratio)	5,000			-	-	-	-	-	-	-	-	-	-
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

HMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	PER HA				Re	esidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889	3,466	3,215	2,963	2,712	2,460	2,209	1,958	1,706	1,455	1,203	
2 Two unit scheme (houses)	215	£238,519	4,021	3,770	3,518	3,267	3,015	2,764	2,512	2,261	2,009	1,758	,
3 Four unit scheme (houses)	350	£258,858	4,382	4,131	3,879	3,628	3,376	3,125	2,873	2,622	2,371	2,119	1,86
4 Seven unit scheme (flats)	598	£442,129	2,720	2,515	2,311	2,107	1,902	1,698	1,494	1,289	1,085	881	67
5 Nine unit scheme (flats)	675	£374,419	2,896	2,692	2,487	2,283	2,079	1,874	1,670	1,466	1,261	1,057	85
6 Ten unit scheme (houses)	1,009	£671,625	4,277	4,035	3,793	3,551	3,309	-,	2,825	,	2,341	2,099	
7 Ten unit scheme (flats)	843	£400,569	2,983	2,779	2,575	2,371	2,166	1,962	1,758	1,553	1,349	1,145	94
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065		3,318	3,094	2,870	2,645	2,421	2,197	1,973	1,748	1,524	
9 Twenty unit scheme (flats)	1,680	£745,511	2,963	2,762	2,561	2,359	2,158	1,957	1,756	1,554	1,353	1,152	
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,812	2,628	2,444	2,259	2,075	1,891	1,706	1,522	1,337	1,153	
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,553	2,368	2,184	1,999	1,814	1,629	1,444	1,259	1,074	889	
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	2,417	2,231	2,046	1,861	1,676	1,491	1,306	1,121	936	750	
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,408	2,252	2,096	1,940	1,784	1,628	1,472	1,316	1,160	1,003	
14 Seventy unit scheme (flats - higher density)	5,705	£460,296	2,560	2,375	2,190	2,005	1,820	1,635	1,450	1,265	1,079	894	
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	2,375	2,193	2,011	1,829	1,647	1,465	1,283	1,101	918	735	
16 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,811	2,629	2,447	2,265	2,083	1,901	1,719	1,538	1,356	1,174	
17 Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	2,184	2,017	1,850	1,682	1,515	1,347	1,179	1,011	843	674	
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,864	1,708	1,551	1,395	1,238	1,081	924		611	454	
19 Five hundred unit scheme (flats)	43,200	£9,585,136	1,715	1,559	1,404	1,248	1,092	936	779	622	465	307	14
20 Two hundred unit Co-living scheme	5,200	£988,943	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,30
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£2,307,533	1,602	1,602	1,602	1,602	1,602	1,602	1,602	1,602	1,602	1,602	
23 Data Centre	7,000	£5,524,766	126	126	126	126	126	126	126	126	126	126	1:
24 Office development	30,000	£3,328,172	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,2
25 Office development	15,000	£2,773,477	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,1
26 Hotel development (160 rooms)	7,400	£1,231,424	116	116	116	116	116	116	116	116	116	116	1
27 Hotel development (100 rooms)	3,500	£776,574	60	60	60	60	60	60	60	60	60	60	(
28 Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	

MARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943											
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£95,835	4,239	3,987	3,736	3,485	3,233	2,982	2,730	2,479		1,976	,
2 Two unit scheme (houses)	215	£127,780	4,536	4,285	4,033	3,782	3,530	3,279	3,027	2,776	2,524	2,273	2,022
3 Four unit scheme (houses)	350	£138,676	4,725	4,474	4,223	3,971	3,720	3,468	3,217	2,965	2,714	2,462	2,21
4 Seven unit scheme (flats)	598	£236,858	3,063	2,859	2,654	2,450	2,246	2,041	1,837	1,633	1,428	1,224	
5 Nine unit scheme (flats)	675	£200,584	3,154	2,949	2,745	2,541	2,336	2,132	1,928	1,723	1,519	1,315	
6 Ten unit scheme (houses)	1,009	£359,804			4,102	3,860	·	3,376	3,134	2,892	2,650	2,408	, -
7 Ten unit scheme (flats)	843	£214,593	3,204	3,000	2,796	2,591	2,387	2,183	1,978	1,774	1,570	1,365	1,16
8 Twenty unit scheme (houses and flats)	1,875	£668,614	3,851	3,627	3,403	3,179	2,954	2,730	2,506	2,282	2,057	1,833	
9 Twenty unit scheme (flats)	1,680	£399,386	3,169	2,968	2,767	2,566	2,364	2,163	1,962	1,760	1,559	1,358	1,156
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,967	2,783	2,598	2,414	2,229	,	1,861	1,676	,		,
11 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,811	2,626	2,441	2,257	2,072	1,887	1,702	1,517	1,332		
12 Fifty unit scheme (flats - higher density)	3,925	£466,544	,		2,149	1,964	, -	,	1,409	1,224	,		
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,536	2,380	2,224	2,068	1,913	1,757	1,601	1,445	1,288	1,132	
14 Seventy unit scheme (flats - higher density)	5,705	£246,590	2,598	2,413	2,228	2,043	1,857	1,672	1,487	1,302	1,117	932	
15 One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,478	2,296	2,114	1,932	1,750	1,569	1,386	1,204	, -		
6 One hundred unit scheme (flats - higher density)	7,850	£999,738	2,921	2,739	2,557	2,376	2,194	2,012	1,830	1,648	1,466	1,284	, -
17 Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	,		1,927	1,760	,		,	1,088			
18 Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,916	1,760	1,603	1,446	1,289	1,133	976	819	662	505	
19 Five hundred unit scheme (flats)	43,200	£5,134,958	1,818	1,662	1,507	1,351	1,195	1,039	882	725	568	410	
20 Two hundred unit Co-living scheme	5,200	£529,797	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389
21 Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£1,236,194	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,808	,
23 Data Centre	7,000	£2,959,733	492	492	492	492	492	492	492	492	492	492	
24 Office development	30,000	£1,782,971	1,279	1,279	1,279	1,279	1,279	1,279	1,279	1,279	1,279	1,279	,
25 Office development	15,000	£1,485,810	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	, -
26 Hotel development (160 rooms)	7,400	£659,699	193	193	193	193	193	193	193	193	193	193	
27 Hotel development (100 rooms)	3,500	£416,027	163	163	163	163	163	163	163	163	163	163	
28 Light industrial scheme	6,000	£1,782,971	184	184	184	184	184	184	184	184	184	184	
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	59	59	59	59	59	59	59	59	59	59	5
30 Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	178	178	178	178	178	178	178	178	178	178	17

IMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDI		,	0					esidual land va	lues				A .
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£13,438	5,005	4,754	4,502	4,251	4,000	3,748	3,497	3,245	2,994	2,742	, -
2 Two unit scheme (houses)	215	£17,917	5,047	4,796	4,544	4,293	4,041	3,790	3,538	3,287	3,035	2,784	,
3 Four unit scheme (houses)	350	£19,444	5,066	4,815	4,563	4,312	4,060	3,809	3,557	3,306	3,055	2,803	
4 Seven unit scheme (flats)	598		3,404	3,199	2,995	2,791	2,586	2,382	2,178	1,973	1,769	1,565	
5 Nine unit scheme (flats)	675	£28,125	3,409	3,205	3,000	2,796	2,592	2,387	2,183	1,979	1,774	1,570	1,366
6 Ten unit scheme (houses)	1,009	£50,450	4,893	4,651	4,409	4,167	3,925	3,683	3,441	3,198	2,956	2,714	2,472
7 Ten unit scheme (flats)	843	£30,089	3,423	3,219	3,015	2,810	2,606	2,402	2,197	1,993	1,789	1,584	1,380
8 Twenty unit scheme (houses and flats)	1,875	£93,750	4,158	3,934	3,709	3,485	3,261	3,037	2,813	2,588	2,364	2,140	1,916
9 Twenty unit scheme (flats)	1,680	£56,000	3,374	3,173	2,971	2,770	2,569	2,367	2,166	1,965	1,763	1,562	1,361
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	3,120	2,936	2,751	2,567	2,383	2,198	2,014	1,830	1,645	1,461	1,276
11 Fifty unit scheme (flats - lower density)	4,325	£180,208	3,066	2,881	2,697	2,512	2,327	2,143	1,957	1,772	1,587	1,402	1,217
12 Fifty unit scheme (flats - higher density)	3,925	£65,417	2,622	2,437	2,252	2,066	1,881	1,696	1,511	1,326	1,141	956	770
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,664	2,508	2,352	2,196	2,040	1,884	1,728	1,572	1,416	1,260	
14 Seventy unit scheme (flats - higher density)	5,705	£34,576	2,635	2,450	2,265	2,080	1,895	1,709	1,524	1,339	1,154	969	
15 One hundred unit scheme (flats - lower density)	8,850	£147,500	2,580	2,398	2,216	2,035	1,853	1,671	1,489	1,306	1,123	940	757
16 One hundred unit scheme (flats - higher density)	7,850	£140,179	3,031	2,849	2,667	2,485	2,303	2,121	1,939	1,757	1,576	1,394	1,212
17 Two hunded unit scheme (flats) with GF retail	16,100	£201,250	2,338	2,171	2,004	1,836	1,669	1,501	1,333	1,165	997	828	660
18 Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,967	1,811	1,654	1,497	1,340	1,184	1,027	870	713	556	
19 Five hundred unit scheme (flats)	43,200	£720,000	1,920	1,764	1,609	1,453	1,297	1,141	984	828	670	512	354
20 Two hundred unit Co-living scheme	5,200	£74,286	3 2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477
21 Large retail supermarket	3,000	£500,000	214	214	214	214	214	214	214	214	214	214	214
22 Comparison retail	5,200	£173,333	2,013	2,013	2,013	2,013	2,013	2,013	2,013	2,013	2,013	2,013	2,013
23 Data Centre	7,000	£415,000	856	856	856	856	856	856	856	856	856	856	856
24 Office development	30,000	£250,000	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330
25 Office development	15,000	£208,333	1,324	1,324	1,324	1,324	1,324	1,324	1,324	1,324	1,324	1,324	1,324
26 Hotel development (160 rooms)	7,400	£92,500	270	270	270	270	270	270	270	270	270	270	270
27 Hotel development (100 rooms)	3,500	£58,333	3 265	265	265	265	265	265	265	265	265	265	265
28 Light industrial scheme	6,000	£250,000	439	439	439	439	439	439	439	439	439	439	
29 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	673	673	673	673	673	673	673	673	673	673	
30 Industrial scheme intensification (60% plot ratio)	6,000	£500,000	689	689	689	689	689	689	689	689	689	689	689

Sales value £10,764

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£10,175,259	PER HA				Re	sidual land val	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£273,460	2,912	2,644	2,377	2,109	1,841	1,573	1,306	1,038	770	503	235
2 Two unit scheme (houses)	215	£364,613	3,760	3,492	3,224	2,957	2,689	2,421	2,154	1,886	1,618	1,350	1,083
3 Four unit scheme (houses)	350	£395,705	4,316	4,049	3,781	3,513	3,246	2,978	2,710	2,442	2,175	1,907	1,639
4 Seven unit scheme (flats)	598	£675,863	3 2,597	2,379	2,162	1,944	1,726	1,508	1,291	1,073	855	637	420
5 Nine unit scheme (flats)	675	£572,358	3 2,871	2,653	2,436	2,218	2,000	1,782	1,565	1,347	1,129	911	694
6 Ten unit scheme (houses)	1,009	£1,026,684	4,241	3,983	3,726	3,468	3,210	2,952	2,694	2,436	2,178	1,920	1,663
7 Ten unit scheme (flats)	843	£612,333	3,001	2,783	2,565	2,347	2,130	1,912	1,694	1,476	1,259	1,041	823
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	3,484	3,245	3,006	2,767	2,528	2,290	2,051	1,812	1,573	1,334	1,095
9 Twenty unit scheme (flats)	1,680	£1,139,629	2,993	2,779	2,564	2,350	2,135	1,921	1,706	1,492	1,277	1,063	
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,880	2,683	2,487	2,290	2,094	1,897	1,701	1,504	1,308	1,111	914
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	3 2,506	2,309	2,112	1,915	1,718	1,521	1,324	1,127	930	732	
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	2,547	2,350	2,152	1,955	1,757	1,560	1,362	1,165	967	770	
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	2,469	2,303	2,136	1,970	1,804	1,637	1,471	1,304	1,138	972	
14 Seventy unit scheme (flats - higher density)	5,705	£703,635	2,766	2,568	2,371	2,173	1,976	1,778	1,581	1,383	1,186	988	
15 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	2,502	2,308	2,114	1,919	1,725	1,531	1,337	1,143	948	753	558
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	3,929	2,735	2,541	2,347	2,153	1,959	1,765	1,570	1,376	1,182	988
17 Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	2,325	2,146	1,967	1,788	1,609	1,431	1,252	1,072	893	713	
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	2,018	1,852	1,685	1,518	1,351	1,183	1,016	848	681	513	345
19 Five hundred unit scheme (flats)	43,200	£14,652,373	1,802	1,637	1,471	1,305	1,139	973	806	640	473	304	136
20 Two hundred unit Co-living scheme	5,200	£1,511,753	3 2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£3,527,423	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368
23 Data Centre	7,000	£8,445,465	5 -	-	-	-	-	-	-	-	-	-	-
24 Office development	30,000	£5,087,629	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168
25 Office development	15,000	£4,239,691	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055
26 Hotel development (160 rooms)	7,400	£1,882,423	3 28	28	28	28	28	28	28	28	28	28	28
27 Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28 Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

MARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344	PER HA				R	esidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889	3,792	3,524	3,256	2,989	2,721	2,453	2,185	1,918	1,650	1,382	,
2 Two unit scheme (houses)	215	£238,519	4,346	4,079	3,811	3,543	3,276	3,008	2,740	2,472	2,205	1,937	1,66
3 Four unit scheme (houses)	350	£258,858	4,707	4,440	4,172	3,904	3,637	3,369	3,101	2,833	2,566	2,298	2,03
4 Seven unit scheme (flats)	598	£442,129	2,988	2,770	2,553	2,335	2,117	1,899	1,682	1,464	1,246	1,028	
5 Nine unit scheme (flats)	675	£374,419	3,164	2,947	2,729	2,511	2,293	2,076	1,858	1,640	1,422	1,205	98
6 Ten unit scheme (houses)	1,009	£671,625	4,593	4,335	4,077	3,820	3,562	3,304	3,046	2,788	2,530	2,272	, -
7 Ten unit scheme (flats)	843	£400,569	3,252	3,034	2,816	2,599	2,381	2,163	1,945	1,728	1,510	1,292	1,07
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	3,836	3,597	3,358	3,119	2,880	2,641	2,403	2,164	1,925	1,686	,
9 Twenty unit scheme (flats)	1,680	£745,511	3,228	3,013	2,799	2,584	2,370	2,155	1,941	1,726	1,512	1,297	1,08
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	3,056	2,859	2,663	2,466	2,270	2,073	1,877	1,680	1,483	1,287	1,09
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,800	2,602	2,405	2,208	2,011	1,814	1,617	1,420	1,223	1,025	
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	2,665	2,467	2,270	2,072	1,875	1,677	1,479	1,282	1,084	887	68
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,616	2,449	2,283	2,117	1,950	1,784	1,617	1,451	1,285	1,118	
14 Seventy unit scheme (flats - higher density)	5,705	£460,296	2,809	2,611	2,413	2,216	2,018	1,821	1,623	1,426	1,228	1,031	
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	2,619	2,425	2,231	2,037	1,843	1,648	1,454	1,260	1,065	870	67
16 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	3,055	2,861	2,667	2,473	2,278	2,084	1,890	1,696	1,502	1,308	1,11
17 Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	2,413	2,234	2,055	1,876	1,697	1,519	1,340	1,160	981		62
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	2,077	1,910	1,744	1,577	1,409	1,242	1,075	907	740	572	
19 Five hundred unit scheme (flats)	43,200	£9,585,136	1,920	1,754	1,588	1,422	1,256	1,090	924	757	590	422	25
Two hundred unit Co-living scheme	5,200	£988,943	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,30
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£2,307,533	1,602	1,602	1,602	1,602	1,602	1,602	1,602	1,602	1,602	1,602	
23 Data Centre	7,000	£5,524,766	126	126	126	126	126	126	126	126	126	126	12
24 Office development	30,000	£3,328,172	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,22
Office development	15,000	£2,773,477	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	
26 Hotel development (160 rooms)	7,400	£1,231,424	116	116	116	116	116	116	116	116	116	116	11
Hotel development (100 rooms)	3,500	£776,574	60	60	60	60	60	60	60	60	60	60	6
28 Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-		-	-	-	-	-	

MARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					Re	esidual land va	lues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£95,835	4,564	4,297	4,029	3,761	3,493	3,226	2,958	2,690	2,423	,	1,88
2 Two unit scheme (houses)	215	£127,780	4,861	4,594	4,326	4,058	3,791	3,523	3,255	2,987	2,720	2,452	
3 Four unit scheme (houses)	350	£138,676	5,051	4,783	4,515	4,248	3,980	3,712	3,445	3,177	2,909	2,641	2,37
4 Seven unit scheme (flats)	598	£236,858	3,332	3,114	2,896	2,678	2,461	2,243	2,025	1,807	1,590	1,372	1,1
5 Nine unit scheme (flats)	675	£200,584	3,422	3,204	2,986	2,769	2,551	2,333	2,115	1,898	1,680	1,462	1,2
6 Ten unit scheme (houses)	1,009	£359,804	4,902	4,644	4,387	4,129	- , -	- ,	3,355	3,097	2,839	2,581	, -
7 Ten unit scheme (flats)	843	£214,593	3,473	3,255	3,037	2,819	2,602	2,384	2,166	1,948	1,731	1,513	1,2
8 Twenty unit scheme (houses and flats)	1,875	£668,614	4,145	3,906	3,667	3,428	3,189	2,950	2,712	2,473	2,234	1,995	1,7
9 Twenty unit scheme (flats)	1,680	£399,386	3,434	3,219	3,005	2,790	2,576	2,361	2,147	1,932	1,718	1,503	1,2
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	3,210	3,014	2,817	2,621	2,424	2,228	2,031	1,835	1,638	1,441	1,2
11 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	3,057	2,860	2,663	2,466	2,269	2,072	1,875	1,678	1,480	1,283	
12 Fifty unit scheme (flats - higher density)	3,925	£466,544	2,768	2,570	2,373	2,175	1,978	1,780	1,582	1,385	1,187	990	7
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,744	2,578	2,412	2,245	2,079	1,913	1,746	1,580	1,414	1,247	1,0
14 Seventy unit scheme (flats - higher density)	5,705	£246,590	2,846	2,648	2,451	2,253	2,056	1,858	1,661	1,463	1,266	1,068	8
15 One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,722	2,528	2,334	2,140	1,946	1,752	1,557	1,363	1,168	973	-
16 One hundred unit scheme (flats - higher density)	7,850	£999,738	3,165	2,971	2,777	2,583	2,389	2,195	2,001	1,807	1,612	1,418	1,2
17 Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	2,490	2,311	2,132	1,953	1,775	1,596	1,417	1,238	1,058	878	_
18 Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	2,128	1,962	1,795	1,628	1,461	1,293	1,126	959	791	624	4
19 Five hundred unit scheme (flats)	43,200	£5,134,958	2,023	1,857	1,691	1,525	1,359	1,193	1,027	860	693	525	3
20 Two hundred unit Co-living scheme	5,200	£529,797	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,3
21 Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£1,236,194	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,8
23 Data Centre	7,000	£2,959,733	492	492	492	492	492	492	492	492	492	492	
24 Office development	30,000	£1,782,971	1,279	1,279	1,279	1,279	1,279	1,279	1,279	1,279	1,279	1,279	1,2
25 Office development	15,000	£1,485,810	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,2
26 Hotel development (160 rooms)	7,400	£659,699	193	193	193	193	193	193	193	193	193	193	
27 Hotel development (100 rooms)	3,500	£416,027	163	163	163	163	163	163	163	163	163	163	
28 Light industrial scheme	6,000	£1,782,971	184	184	184	184	184	184	184	184	184	184	
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	59	59	59	59	59	59	59	59	59	59	
30 Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	178	178	178	178	178	178	178	178	178	178	1

ARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDE	(VELOPED LAND)	£500,000					Re	sidual land va	ues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
One unit scheme (houses)	108	£13,438	5,331	5,063	4,795	4,528	4,260	3,992	3,724	3,457	3,189	2,921	2,65
Two unit scheme (houses)	215	£17,917	5,372	5,105	4,837	4,569	4,302	4,034	3,766	3,498	3,231	2,963	2,69
Four unit scheme (houses)	350	£19,444	5,392	5,124	4,856	4,588	4,321	4,053	3,785	3,518	3,250	2,982	2,71
Seven unit scheme (flats)	598	£33,211	3,672	3,454	3,237	3,019	2,801	2,583	2,366	2,148	1,930	1,712	, -
Nine unit scheme (flats)	675	£28,125	3,677	3,460	3,242	3,024	2,806	2,589	2,371	2,153	1,935	1,718	1,50
Ten unit scheme (houses)	1,009	£50,450	5,209	4,951	4,693	4,435	4,177	3,920	3,662	3,404	3,146	2,888	2,63
Ten unit scheme (flats)	843	£30,089	3,692	3,474	3,256	3,038	2,821	2,603	2,385	2,167	1,950	1,732	1,51
Twenty unit scheme (houses and flats)	1,875	£93,750	4,452	4,213	3,974	3,735	3,496	3,257	3,018	2,779	2,540	2,301	2,06
Twenty unit scheme (flats)	1,680	£56,000	3,638	3,424	3,209	2,995	2,780	2,566	2,351	2,137	1,922	1,708	1,49
Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	3,364	3,167	2,971	2,774	2,578	2,381	2,184	1,988	1,791	1,595	1,39
Fifty unit scheme (flats - lower density)	4,325	£180,208	3,313	3,116	2,918	2,721	2,524	2,327	2,130	1,933		1,538	1,34
Fifty unit scheme (flats - higher density)	3,925	£65,417	2,870	2,672	2,475	2,277	2,080	1,882	1,685	1,487	1,290	1,092	89
Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,872	2,706	2,539	2,373	2,207	2,040	1,874	1,708	, -	1,375	
Seventy unit scheme (flats - higher density)	5,705	£34,576	,	2,686	2,488	2,291	2,093	1,895	1,698	1,500		1,105	
One hundred unit scheme (flats - lower density)	8,850	£147,500	· · · · · · · · · · · · · · · · · · ·	2,630	2,436	2,242	2,048	1,854	1,660	1,465	,	1,075	
One hundred unit scheme (flats - higher density)	7,850	£140,179	3,275	3,081	2,887	2,692	2,498	2,304	2,110	1,916	1,722	1,528	,
Two hunded unit scheme (flats) with GF retail	16,100	£201,250	,	2,388	2,209	2,030	1,851	1,672	1,494	1,314	1,135	955	
Three hundred unit scheme (flats) with GF retail	23,000	£191,667	2,179	2,013	1,846	1,680	1,512	1,345	1,177	1,010		675	
Five hundred unit scheme (flats)	43,200	£720,000	2,125	1,959	1,793	1,627	1,461	1,296	1,129	962	795	627	45
Two hundred unit Co-living scheme	5,200	£74,286	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,47
Large retail supermarket	3,000	£500,000	214	214	214	214	214	214	214	214	214	214	21
Comparison retail	5,200	£173,333	2,013	2,013	2,013	2,013	2,013	2,013	2,013	2,013	2,013	2,013	
B Data Centre	7,000	£415,000	856	856	856	856	856	856	856	856	856	856	85
Office development	30,000	£250,000	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,33
Office development	15,000	£208,333	1,324	1,324	1,324	1,324	1,324	1,324	1,324	1,324	, -	1,324	1,32
Hotel development (160 rooms)	7,400	£92,500	270	270	270	270	270	270	270	270	270	270	
Hotel development (100 rooms)	3,500	£58,333	265	265	265	265	265	265	265	265	265	265	
Light industrial scheme	6,000	£250,000	439	439	439	439	439	439	439	439	439	439	
Industrial Scheme new build (50% plot ratio)	5,000	£500,000	673	673	673	673	673	673	673	673	673	673	
Industrial scheme intensification (60% plot ratio)	6,000	£500,000	689	689	689	689	689	689	689	689	689	689	689