

Annex B

WNDC: Illustrative
Residential Development
Appraisals (without grant)

West Northamptonshire Development Corporation - Affordable Housing viability (no grant)

	AH quantum	% social rent	£106 per unit	Profit level
Model 1	0%	0%	£0	17%
Model 2	0%	0%	£0	20%
Model 3	0%	0%	£0	25%
Model 4	0%	0%	£10,000	17%
Model 5	0%	0%	£10,000	20%
Model 6	0%	0%	£10,000	25%
Model 7	0%	0%	£15,000	17%
Model 8	0%	0%	£15,000	20%
Model 9	0%	0%	£15,000	25%
Model 10	0%	0%	£20,000	17%
Model 11	0%	0%	£20,000	20%
Model 12	0%	0%	£20,000	25%
Model 13	25%	70%	£0	17%
Model 14	25%	70%	£0	20%
Model 15	25%	70%	£0	25%
Model 16	25%	70%	£10,000	17%
Model 17	25%	70%	£10,000	20%
Model 18	25%	70%	£10,000	25%
Model 19	25%	70%	£15,000	17%
Model 20	25%	70%	£15,000	20%
Model 21	25%	70%	£15,000	25%
Model 22	25%	70%	£20,000	17%
Model 23	25%	70%	£20,000	20%
Model 24	25%	70%	£20,000	25%
Model 25	35%	70%	£0	17%
Model 26	35%	70%	£0	20%
Model 27	35%	70%	£0	25%
Model 28	35%	70%	£10,000	17%
Model 29	35%	70%	£10,000	20%
Model 30	35%	70%	£10,000	25%
Model 31	35%	70%	£15,000	17%
Model 32	35%	70%	£15,000	20%
Model 33	35%	70%	£15,000	25%
Model 34	35%	70%	£20,000	17%
Model 35	35%	70%	£20,000	20%
Model 36	35%	70%	£20,000	25%

MODEL

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sm									Sales value per sm
£1,615	64,237	246,250	594,045	1,109,408	1,569,167	3,218,707	3,872,388	4,640,321	£1,615
£1,776	313,443	93,294	166,607	596,483	973,907	2,542,663	3,118,247	3,802,385	£1,776
£1,938	561,994	430,555	255,904	83,873	378,646	1,866,619	2,364,106	2,964,451	£1,938
£2,207	972,506	990,090	958,529	759,278	602,585	739,880	1,107,203	1,567,892	£2,207
£2,368	1,218,814	1,323,426	1,375,938	1,265,169	1,188,480	69,865	353,124	729,957	£2,368
£2,530	1,465,121	1,656,762	1,792,608	1,765,774	1,768,481	599,893	390,727	101,279	£2,530
£2,691	1,711,428	1,990,098	2,209,277	2,265,778	2,348,482	1,263,746	1,134,577	927,779	£2,691
£2,960	2,121,941	2,545,659	2,903,728	3,099,118	3,315,149	2,361,345	2,374,326	2,305,279	£2,960
£3,229	2,532,453	3,101,218	3,598,178	3,932,458	4,281,817	3,458,944	3,613,523	3,682,778	£3,229
£3,498	2,942,965	3,656,778	4,292,628	4,765,798	5,248,486	4,556,543	4,840,308	5,050,068	£3,498
£3,767	3,353,477	4,212,338	4,987,078	5,599,138	6,215,153	5,654,140	6,067,092	6,413,161	£3,767
£4,306	4,174,502	5,323,458	6,375,978	7,265,818	8,142,347	7,836,070	8,520,660	9,139,348	£4,306
£4,844	4,994,575	6,434,579	7,764,878	8,932,499	10,061,976	10,012,683	10,972,584	11,865,535	£4,844
£5,382	5,811,697	7,543,998	9,153,778	10,594,766	11,981,606	12,189,295	13,408,729	14,575,350	£5,382

Aff Hsg	0%
% SR	0%
% SO	100%
S106 (private)	£0 per unit
S106 (affordable)	£0 per unit
CIL	
CSH (average unit cost)	£6,473 per unit
Grant	No
Developer's profit	17%

RLVs less existing use value **£1,852,500 per hectare** **Town Centres (1)**
£750,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sq m									Sales value per sq m
£1,615	- 1,788,263	- 2,098,750	- 2,446,545	- 2,961,908	- 3,421,667	- 5,071,207	- 5,724,888	- 6,492,821	£1,615
£1,776	- 1,539,057	- 1,759,206	- 2,019,107	- 2,448,983	- 2,826,407	- 4,395,163	- 4,970,747	- 5,654,885	£1,776
£1,938	- 1,290,506	- 1,421,945	- 1,596,596	- 1,936,373	- 2,231,146	- 3,719,119	- 4,216,606	- 4,816,951	£1,938
£2,207	- 879,994	- 862,410	- 893,971	- 1,093,222	- 1,249,915	- 2,592,380	- 2,959,703	- 3,420,392	£2,207
£2,368	- 693,686	- 529,074	- 476,562	- 587,331	- 664,020	- 1,919,465	- 2,305,624	- 2,582,457	£2,368
£2,530	- 387,379	- 195,738	- 59,892	- 86,726	- 84,019	- 1,252,607	- 1,461,773	- 1,751,221	£2,530
£2,691	- 141,072	- 137,598	- 356,777	- 413,278	- 495,982	- 588,754	- 717,923	- 924,721	£2,691
£2,960	269,441	693,159	1,051,228	1,246,618	1,462,649	508,845	521,826	452,779	£2,960
£3,229	679,953	1,248,718	1,745,678	2,079,958	2,429,317	1,606,444	1,761,023	1,830,278	£3,229
£3,498	1,090,465	1,804,278	2,440,128	2,913,298	3,395,986	2,704,043	2,987,808	3,197,568	£3,498
£3,767	1,500,977	2,359,838	3,134,578	3,746,638	4,362,653	3,801,640	4,214,592	4,560,661	£3,767
£4,306	2,322,002	3,470,958	4,523,478	5,413,318	6,289,847	5,963,570	6,668,160	7,286,848	£4,306
£4,844	3,142,075	4,582,079	5,912,378	7,079,999	8,209,476	8,160,183	9,120,084	10,013,035	£4,844
£5,382	3,959,197	5,691,498	7,301,278	8,742,266	10,129,106	10,336,795	11,556,229	12,722,850	£5,382

RLVs less existing use value **£1,235,000 per hectare** **Town Centres (2)**
£500,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sq m									Sales value per sq m
£1,615	- 1,170,763	- 1,481,250	- 1,829,045	- 2,344,408	- 2,804,167	- 4,453,707	- 5,107,388	- 5,875,321	£1,615
£1,776	- 921,557	- 1,141,706	- 1,401,607	- 1,831,483	- 2,208,907	- 3,777,663	- 4,353,247	- 5,037,385	£1,776
£1,938	- 673,006	- 804,445	- 979,096	- 1,318,873	- 1,613,646	- 3,101,619	- 3,599,106	- 4,199,451	£1,938
£2,207	- 262,494	- 244,910	- 276,471	- 475,722	- 632,415	- 1,974,880	- 2,342,203	- 2,802,892	£2,207
£2,368	- 16,186	- 88,426	- 140,938	- 30,169	- 46,520	- 1,301,965	- 1,588,124	- 1,964,957	£2,368
£2,530	230,121	421,762	557,608	530,774	533,481	- 635,107	- 844,273	- 1,133,721	£2,530
£2,691	476,428	755,098	974,277	1,030,778	1,113,482	28,746	- 100,423	- 307,221	£2,691
£2,960	886,941	1,310,659	1,668,728	1,864,118	2,080,149	1,126,345	1,139,326	1,070,279	£2,960
£3,229	1,297,453	1,866,218	2,363,178	2,697,458	3,046,817	2,223,944	2,378,523	2,447,778	£3,229
£3,498	1,707,965	2,421,778	3,057,628	3,530,798	4,013,486	3,321,543	3,605,308	3,815,068	£3,498
£3,767	2,118,477	2,977,338	3,752,078	4,364,138	4,980,153	4,419,140	4,832,092	5,178,161	£3,767
£4,306	2,939,502	4,088,458	5,140,978	6,030,818	6,907,347	6,601,070	7,285,660	7,904,348	£4,306
£4,844	3,759,575	5,199,579	6,529,878	7,697,499	8,826,976	8,777,683	9,737,584	10,630,535	£4,844
£5,382	4,576,697	6,308,998	7,918,778	9,359,766	10,746,606	10,954,295	12,173,729	13,340,350	£5,382

RLVs less existing use value

**£741,000 per hectare
£300,000 per acre**

Greenfield

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value
per sq m

Sales value
per sq m

£1,615	- 676,763	- 987,250	- 1,335,045	- 1,850,408	- 2,310,167	- 3,959,707	- 4,613,388	- 5,381,321	£1,615
£1,776	- 427,557	- 647,706	- 907,607	- 1,337,493	- 1,714,907	- 3,283,663	- 3,859,247	- 4,543,385	£1,776
£1,938	- 179,006	- 310,445	- 485,096	- 824,873	- 1,119,646	- 2,607,619	- 3,105,106	- 3,705,451	£1,938
£2,207	231,506	249,090	217,529	18,278	138,415	1,480,880	1,848,203	2,308,892	£2,207
£2,368	477,814	582,426	634,938	524,169	447,480	807,965	1,094,124	1,470,957	£2,368
£2,530	724,121	915,762	1,051,608	1,024,774	1,027,481	141,107	350,273	639,721	£2,530
£2,691	970,428	1,249,098	1,468,277	1,524,778	1,607,482	522,746	393,577	186,779	£2,691
£2,960	1,380,941	1,804,659	2,162,728	2,358,118	2,574,149	1,620,345	1,633,326	1,564,279	£2,960
£3,229	1,791,453	2,360,218	2,857,178	3,191,458	3,540,817	2,717,944	2,872,523	2,941,778	£3,229
£3,498	2,201,965	2,915,778	3,551,628	4,024,798	4,507,486	3,815,543	4,099,308	4,309,068	£3,498
£3,767	2,612,477	3,471,338	4,246,078	4,858,138	5,474,153	4,913,140	5,326,092	5,672,161	£3,767
£4,306	3,433,502	4,582,458	5,634,978	6,524,818	7,401,347	7,095,070	7,779,660	8,398,348	£4,306
£4,844	4,253,575	5,693,579	7,023,878	8,191,499	9,320,976	9,271,683	10,231,584	11,124,535	£4,844
£5,382	5,070,697	6,802,998	8,412,778	9,853,766	11,240,606	11,448,295	12,667,729	13,834,350	£5,382

RLVs less existing use value

**£20,000 per hectare
£8,097 per acre**

Agricultural use

£700,000 Infrastructure per ha

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value
£per sq m

Sales value
£per sq m

£1,615	- 655,763	- 966,250	- 1,314,045	- 1,829,408	- 2,289,167	- 3,938,707	- 4,592,388	- 5,360,321	£1,615
£1,776	- 406,557	- 626,706	- 886,607	- 1,316,483	- 1,693,907	- 3,262,663	- 3,838,247	- 4,522,385	£1,776
£1,938	- 158,006	- 289,445	- 464,096	- 803,873	- 1,098,646	- 2,586,619	- 3,084,106	- 3,684,451	£1,938
£2,207	252,506	270,090	238,529	39,278	117,415	1,458,880	1,827,203	2,287,892	£2,207
£2,368	498,814	603,426	655,938	545,169	468,480	786,965	1,073,124	1,449,957	£2,368
£2,530	745,121	936,762	1,072,608	1,045,774	1,048,481	120,107	329,273	618,721	£2,530
£2,691	991,428	1,270,098	1,489,277	1,545,778	1,628,482	543,746	414,577	207,779	£2,691
£2,960	1,401,941	1,825,659	2,183,728	2,379,118	2,595,149	1,641,345	1,654,326	1,585,279	£2,960
£3,229	1,812,453	2,381,218	2,878,178	3,212,458	3,561,817	2,738,944	2,893,523	2,962,778	£3,229
£3,498	2,222,965	2,936,778	3,572,628	4,045,798	4,528,486	3,836,543	4,120,308	4,330,068	£3,498
£3,767	2,633,477	3,492,338	4,267,078	4,879,138	5,495,153	4,934,140	5,347,092	5,693,161	£3,767
£4,306	3,454,502	4,603,458	5,655,978	6,545,818	7,422,347	7,116,070	7,800,660	8,419,348	£4,306
£4,844	4,274,575	5,714,579	7,044,878	8,212,499	9,341,976	9,292,683	10,252,584	11,145,535	£4,844
£5,382	5,091,697	6,823,998	8,433,778	9,874,766	11,261,606	11,469,295	12,688,729	13,855,350	£5,382

RLVs less existing use value

**£741,000 per hectare
£300,000 per acre**

Greenfield

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sq m

Sales value per sq m

£1,615	-	770,313	-	1,115,615	-	1,495,500	-	2,042,955	-	2,533,544	-	4,213,316	-	4,896,384	-	5,695,759	-	£1,615
£1,776	-	530,113	-	798,498	-	1,083,512	-	1,548,569	-	1,959,798	-	3,561,708	-	4,169,500	-	4,888,111	-	£1,776
£1,938	-	289,913	-	461,428	-	673,825	-	1,054,183	-	1,396,052	-	2,910,100	-	3,442,617	-	4,080,463	-	£1,938
£2,207	-	106,362	-	79,729	-	3,404	-	238,672	-	436,554	-	1,824,086	-	2,231,144	-	2,794,383	-	£2,207
£2,368	-	343,767	-	401,016	-	408,176	-	248,933	-	129,362	-	1,172,477	-	1,504,261	-	1,926,734	-	£2,368
£2,530	-	581,171	-	722,304	-	809,786	-	734,586	-	690,940	-	527,853	-	781,757	-	1,119,148	-	£2,530
£2,691	-	818,576	-	1,043,592	-	1,211,395	-	1,216,519	-	1,249,978	-	114,901	-	64,794	-	322,522	-	£2,691
£2,960	-	1,214,251	-	1,579,071	-	1,880,745	-	2,019,738	-	2,181,706	-	1,174,824	-	1,130,145	-	1,005,189	-	£2,960
£3,229	-	1,609,925	-	2,114,551	-	2,550,094	-	2,822,957	-	3,113,434	-	2,232,750	-	2,325,084	-	2,332,900	-	£3,229
£3,498	-	2,005,600	-	2,650,030	-	3,219,443	-	3,626,176	-	4,045,162	-	3,290,676	-	3,512,599	-	3,657,169	-	£3,498
£3,767	-	2,401,274	-	3,185,510	-	3,888,793	-	4,429,396	-	4,976,890	-	4,348,603	-	4,695,041	-	4,970,994	-	£3,767
£4,306	-	3,192,624	-	4,256,469	-	5,227,492	-	6,035,834	-	6,838,167	-	6,456,561	-	7,059,926	-	7,598,643	-	£4,306
£4,844	-	3,983,972	-	5,327,428	-	6,566,190	-	7,642,273	-	8,688,412	-	8,554,500	-	9,424,812	-	10,226,294	-	£4,844
£5,382	-	4,771,878	-	6,398,387	-	7,904,889	-	9,247,162	-	10,538,657	-	10,652,440	-	11,776,927	-	12,844,568	-	£5,382

RLVs less existing use value

**£20,000 per hectare
£8,097 per acre**

Agricultural use

£700,000 Infrastructure per ha

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value

Sales value

£1,615	-	749,313	-	1,094,615	-	1,474,500	-	2,021,955	-	2,512,544	-	4,192,316	-	4,875,384	-	5,674,759	-	£1,615
£1,776	-	509,113	-	765,498	-	1,062,512	-	1,527,569	-	1,938,798	-	3,540,708	-	4,148,500	-	4,867,111	-	£1,776
£1,938	-	268,913	-	440,428	-	652,825	-	1,033,183	-	1,365,052	-	2,889,100	-	3,421,617	-	4,059,463	-	£1,938
£2,207	-	127,362	-	100,729	-	24,404	-	217,672	-	415,554	-	1,803,086	-	2,210,144	-	2,713,383	-	£2,207
£2,368	-	364,767	-	422,016	-	429,176	-	269,933	-	150,362	-	1,151,477	-	1,483,261	-	1,905,734	-	£2,368
£2,530	-	602,171	-	743,304	-	830,786	-	755,586	-	711,940	-	506,853	-	760,757	-	1,098,148	-	£2,530
£2,691	-	839,576	-	1,064,592	-	1,232,395	-	1,237,519	-	1,270,978	-	135,901	-	43,794	-	301,522	-	£2,691
£2,960	-	1,235,251	-	1,600,071	-	1,901,745	-	2,040,738	-	2,202,706	-	1,195,824	-	1,151,145	-	1,026,189	-	£2,960
£3,229	-	1,630,925	-	2,135,551	-	2,571,094	-	2,843,957	-	3,134,434	-	2,253,750	-	2,346,084	-	2,353,900	-	£3,229
£3,498	-	2,026,600	-	2,671,030	-	3,240,443	-	3,647,176	-	4,066,162	-	3,311,676	-	3,533,599	-	3,678,169	-	£3,498
£3,767	-	2,422,274	-	3,206,510	-	3,909,793	-	4,450,396	-	4,997,890	-	4,369,603	-	4,716,041	-	4,991,994	-	£3,767
£4,306	-	3,213,624	-	4,277,469	-	5,248,492	-	6,056,834	-	6,859,167	-	6,477,561	-	7,080,926	-	7,619,643	-	£4,306
£4,844	-	4,004,972	-	5,348,428	-	6,587,190	-	7,663,273	-	8,709,412	-	8,575,500	-	9,445,812	-	10,247,294	-	£4,844
£5,382	-	4,792,878	-	6,419,387	-	7,925,889	-	9,268,162	-	10,559,657	-	10,673,440	-	11,797,927	-	12,865,568	-	£5,382

MODEL

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm
Sales value per sm								
£1,615	186,795	588,555	1,021,926	1,622,866	2,164,836	3,894,999	4,627,042	5,478,824
£1,776	39,960	279,564	635,688	1,159,380	1,626,949	3,284,116	3,945,589	4,721,654
£1,938	265,147	27,933	249,449	695,893	1,089,063	2,673,233	3,264,135	3,964,483
£2,207	638,789	535,856	387,529	74,078	192,585	1,655,095	2,128,380	2,702,533
£2,368	861,355	839,667	789,471	531,207	338,096	1,044,213	1,446,326	1,945,362
£2,530	1,083,922	1,140,874	1,147,747	989,338	868,641	433,329	765,473	1,188,193
£2,691	1,306,490	1,442,081	1,524,256	1,443,753	1,395,138	171,154	87,745	431,022
£2,960	1,677,434	1,944,093	2,151,772	2,196,771	2,268,632	1,173,287	1,032,511	814,373
£3,229	2,048,380	2,446,105	2,779,286	2,949,788	3,142,127	2,165,093	2,152,766	2,059,101
£3,498	2,419,324	2,948,117	3,406,802	3,702,806	4,015,622	3,156,899	3,273,023	3,303,830
£3,767	2,790,269	3,450,130	4,034,317	4,455,825	4,889,117	4,148,705	4,384,290	4,543,382
£4,306	3,532,158	4,454,153	5,289,347	5,961,861	6,636,108	6,132,317	6,601,370	7,006,803
£4,844	4,274,048	5,458,178	6,544,377	7,467,897	8,375,139	8,100,197	8,818,450	9,470,226
£5,382	5,014,846	6,462,201	7,799,407	8,973,934	10,109,744	10,067,016	11,033,256	11,933,648

Aff Hsg	0%
% SR	0%
% SO	100%
S106 (private)	£0 per unit
S106 (affordable)	£0 per unit
CIL	
CSH (average unit cost)	£6.473 per unit
Grant	No
Developer's profit	25%

RLVs less existing use value **£1,852,500 per hectare** **Town Centres (1)**
£750,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm
Sales value per sq m								
£1,615	2,039,295	2,441,055	2,874,426	3,475,366	4,017,336	5,747,499	6,479,542	7,331,324
£1,776	1,812,540	2,132,064	2,488,188	3,011,880	3,479,449	5,136,616	5,798,089	6,574,154
£1,938	1,587,353	1,824,567	2,101,949	2,548,393	2,941,563	4,525,733	5,116,635	5,816,983
£2,207	1,213,711	1,316,644	1,464,971	1,778,422	2,045,085	3,507,595	3,980,880	4,555,033
£2,368	981,145	1,012,833	1,084,029	1,321,893	1,514,404	2,896,713	3,299,426	3,797,862
£2,530	768,578	711,626	704,753	864,162	983,859	2,285,829	2,617,973	3,040,693
£2,691	546,010	410,419	328,244	408,747	457,362	1,681,346	1,940,245	2,283,522
£2,960	175,066	91,593	299,272	344,271	416,132	679,213	819,989	1,038,127
£3,229	195,880	593,605	926,786	1,097,288	1,289,627	312,593	300,266	206,601
£3,498	566,824	1,095,617	1,554,302	1,850,306	2,163,122	1,304,399	1,420,523	1,451,330
£3,767	937,769	1,597,630	2,181,817	2,603,325	3,036,617	2,296,205	2,531,790	2,690,882
£4,306	1,679,658	2,601,653	3,436,847	4,109,361	4,783,608	4,279,817	4,748,870	5,154,303
£4,844	2,421,548	3,605,678	4,691,877	5,615,937	6,522,639	6,247,697	6,965,950	7,617,726
£5,382	3,162,346	4,609,701	5,946,907	7,121,434	8,257,244	8,214,516	9,180,756	10,081,148

RLVs less existing use value **£1,235,000 per hectare** **Town Centres (2)**
£500,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm
Sales value per sq m								
£1,615	1,421,795	1,823,555	2,256,926	2,857,866	3,399,836	5,129,999	5,862,042	6,713,824
£1,776	1,195,040	1,514,564	1,870,688	2,394,380	2,861,949	4,519,116	5,180,589	5,956,654
£1,938	969,853	1,207,067	1,484,449	1,930,893	2,324,063	3,908,233	4,499,135	5,199,483
£2,207	596,211	699,144	847,471	1,160,922	1,427,585	2,890,095	3,363,380	3,937,533
£2,368	373,645	395,333	466,529	703,793	896,904	2,279,213	2,681,926	3,180,362
£2,530	151,078	94,126	87,253	246,662	366,359	1,668,329	2,000,473	2,423,193
£2,691	71,490	207,081	289,256	208,753	160,138	1,063,846	1,322,745	1,666,022
£2,960	442,434	709,093	916,772	961,771	1,033,632	61,713	202,489	420,627
£3,229	813,380	1,211,105	1,544,286	1,714,788	1,907,127	930,093	917,766	824,101
£3,498	1,184,324	1,713,117	2,171,802	2,467,806	2,780,622	1,921,899	2,038,023	2,068,830
£3,767	1,555,269	2,215,130	2,799,317	3,220,825	3,654,117	2,913,705	3,149,290	3,308,382
£4,306	2,297,158	3,219,153	4,054,347	4,726,861	5,401,108	4,897,317	5,366,370	5,771,803
£4,844	3,039,048	4,223,178	5,309,377	6,232,897	7,140,139	6,865,197	7,583,450	8,235,226
£5,382	3,779,846	5,227,201	6,564,407	7,738,934	8,874,744	8,832,016	9,798,256	10,698,648

RLVs less existing use value

**£741,000 per hectare
£300,000 per acre**

Greenfield

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sq m

Sales value per sq m

£1,615	- 927,795	- 1,329,555	- 1,762,926	- 2,363,866	- 2,905,836	- 4,635,999	- 5,368,042	- 6,219,824	£1,615
£1,776	- 701,040	- 1,020,564	- 1,376,688	- 1,900,380	- 2,367,949	- 4,023,116	- 4,686,589	- 5,462,654	£1,776
£1,938	- 475,853	- 713,067	- 990,449	- 1,436,893	- 1,830,063	- 3,414,293	- 4,005,135	- 4,705,483	£1,938
£2,207	- 102,211	- 205,144	- 353,471	- 666,922	- 933,585	- 2,396,095	- 2,869,380	- 3,443,533	£2,207
£2,368	- 120,355	- 98,667	- 27,471	- 209,793	- 402,904	- 1,785,213	- 2,187,926	- 2,686,362	£2,368
£2,530	342,922	999,874	406,747	247,338	127,641	- 1,174,329	- 1,506,473	- 1,929,193	£2,530
£2,691	565,490	701,081	783,256	702,753	654,138	- 569,846	- 828,745	- 1,172,022	£2,691
£2,960	936,434	1,203,093	1,410,772	1,455,771	1,527,632	432,287	291,511	73,373	£2,960
£3,229	1,307,380	1,705,105	2,038,286	2,208,788	2,401,127	1,424,093	1,411,766	1,318,101	£3,229
£3,498	1,678,324	2,207,117	2,665,802	2,961,806	3,274,622	2,415,899	2,532,023	2,562,830	£3,498
£3,767	2,049,269	2,709,130	3,293,317	3,714,825	4,148,117	3,407,705	3,643,290	3,802,382	£3,767
£4,306	2,791,158	3,713,153	4,548,347	5,220,861	5,895,108	5,391,317	5,860,370	6,265,803	£4,306
£4,844	3,533,048	4,717,178	5,803,377	6,726,897	7,634,139	7,359,197	8,077,450	8,729,226	£4,844
£5,382	4,273,846	5,721,201	7,058,407	8,232,934	9,368,744	9,326,016	10,292,256	11,192,648	£5,382

RLVs less existing use value

**£20,000 per hectare
£8,097 per acre**

Agricultural use

£700,000 Infrastructure per ha

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sq m

Sales value per sq m

£1,615	- 906,795	- 1,308,555	- 1,741,926	- 2,342,866	- 2,884,836	- 4,614,999	- 5,347,042	- 6,198,824	£1,615
£1,776	- 680,040	- 999,564	- 1,355,688	- 1,879,380	- 2,346,949	- 4,004,116	- 4,665,589	- 5,441,654	£1,776
£1,938	- 454,853	- 692,067	- 969,449	- 1,415,893	- 1,809,063	- 3,393,233	- 3,984,135	- 4,684,483	£1,938
£2,207	- 81,211	- 184,144	- 332,471	- 645,922	- 912,585	- 2,375,095	- 2,848,380	- 3,422,533	£2,207
£2,368	141,355	119,667	48,471	- 188,793	- 381,904	- 1,764,213	- 2,166,926	- 2,665,362	£2,368
£2,530	363,922	420,874	427,747	268,338	148,641	- 1,153,329	- 1,485,473	- 1,908,193	£2,530
£2,691	586,490	722,081	804,256	723,753	675,138	- 548,846	- 807,745	- 1,151,022	£2,691
£2,960	957,434	1,224,093	1,431,772	1,476,771	1,548,632	453,287	312,511	94,373	£2,960
£3,229	1,328,380	1,726,105	2,059,286	2,229,788	2,422,127	1,445,093	1,432,766	1,339,101	£3,229
£3,498	1,699,324	2,228,117	2,686,802	2,982,806	3,295,622	2,436,899	2,553,023	2,583,830	£3,498
£3,767	2,070,269	2,730,130	3,314,317	3,735,825	4,169,117	3,428,705	3,664,290	3,823,382	£3,767
£4,306	2,812,158	3,734,153	4,569,347	5,241,861	5,916,108	5,412,317	5,881,370	6,286,803	£4,306
£4,844	3,554,048	4,738,178	5,824,377	6,747,897	7,655,139	7,380,197	8,098,450	8,750,226	£4,844
£5,382	4,294,846	5,742,201	7,079,407	8,253,934	9,389,744	9,347,016	10,313,256	11,213,648	£5,382

RLVs less existing use value

**£741,000 per hectare
£300,000 per acre**

Greenfield

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sq m

Sales value per sq m

£1,615	- 980,956	- 1,390,149	- 1,838,668	- 2,454,757	- 3,024,393	- 4,786,415	- 5,543,435	- 6,414,707	£1,615
£1,776	- 729,731	- 1,048,198	- 1,411,231	- 1,941,831	- 2,429,132	- 4,110,372	- 4,789,294	- 5,576,771	£1,776
£1,938	- 480,523	- 708,110	- 993,793	- 1,428,905	- 1,833,871	- 3,434,328	- 4,035,152	- 4,738,836	£1,938
£2,207	- 66,743	- 146,009	- 279,552	- 578,220	- 843,489	- 2,307,589	- 2,778,250	- 3,342,277	£2,207
£2,368	- 179,564	- 190,000	- 142,024	- 72,329	- 256,352	- 1,631,545	- 2,024,108	- 2,504,342	£2,368
£2,530	425,872	523,335	561,075	433,561	330,785	- 957,365	- 1,269,967	- 1,666,408	£2,530
£2,691	672,180	856,671	977,745	936,138	911,568	- 290,508	- 524,713	- 833,543	£2,691
£2,960	1,082,691	1,412,232	1,672,195	1,769,479	1,878,236	814,547	715,036	543,956	£2,960
£3,229	1,493,204	1,967,792	2,366,645	2,602,818	2,844,903	1,912,146	1,954,786	1,921,456	£3,229
£3,498	1,903,716	2,523,352	3,061,095	3,436,158	3,811,572	3,009,744	3,192,785	3,298,956	£3,498
£3,767	2,314,229	3,078,912	3,755,545	4,269,499	4,778,239	4,107,343	4,419,568	4,664,913	£3,767
£4,306	3,135,254	4,190,032	5,144,445	5,936,178	6,711,576	6,299,740	6,873,137	7,391,100	£4,306
£4,844	3,956,278	5,301,152	6,533,345	7,602,858	8,634,229	8,476,352	9,326,706	10,117,287	£4,844
£5,382	4,776,377	6,412,272	7,922,245	9,269,538	10,553,860	10,652,964	11,772,983	12,840,187	£5,382

RLVs less existing use value

**£20,000 per hectare
£8,097 per acre**

Agricultural use

£700,000 Infrastructure per ha

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sq m

Sales value per sq m

£1,615	- 959,956	- 1,369,149	- 1,817,668	- 2,433,757	- 3,003,393	- 4,765,415	- 5,522,435	- 6,393,707	£1,615
£1,776	- 708,731	- 1,027,198	- 1,390,231	- 1,920,831	- 2,408,132	- 4,089,372	- 4,768,294	- 5,555,771	£1,776
£1,938	- 459,523	- 687,110	- 962,793	- 1,407,905	- 1,812,871	- 3,413,328	- 4,014,152	- 4,717,836	£1,938
£2,207	- 45,743	- 125,009	- 258,552	- 557,220	- 822,489	- 2,286,589	- 2,757,250	- 3,321,277	£2,207
£2,368	200,564	211,000	163,024	- 51,329	- 235,352	- 1,610,545	- 2,003,108	- 2,483,342	£2,368
£2,530	446,872	544,335	582,075	454,561	351,785	- 936,365	- 1,248,967	- 1,645,408	£2,530
£2,691	693,180	877,671	998,745	957,138	932,568	- 269,508	- 503,713	- 812,543	£2,691
£2,960	1,103,691	1,433,232	1,693,195	1,790,479	1,899,236	835,547	736,036	564,956	£2,960
£3,229	1,514,204	1,988,792	2,387,645	2,623,818	2,865,903	1,933,146	1,975,786	1,942,456	£3,229
£3,498	1,924,716	2,544,352	3,082,095	3,457,158	3,832,572	3,030,744	3,213,785	3,319,956	£3,498
£3,767	2,335,229	3,099,912	3,776,545	4,290,499	4,799,239	4,128,343	4,440,568	4,685,913	£3,767
£4,306	3,156,254	4,211,032	5,165,445	5,957,178	6,732,576	6,320,740	6,894,137	7,412,100	£4,306
£4,844	3,977,278	5,322,152	6,554,345	7,623,858	8,655,229	8,497,352	9,347,706	10,138,287	£4,844
£5,382	4,797,377	6,433,272	7,943,245	9,290,538	10,574,860	10,673,964	11,793,983	12,861,187	£5,382

MODEL

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sm									Sales value per sm
£1,615	- 334,807	- 777,513	- 1,258,124	- 1,906,303	- 2,506,769	- 4,299,024	- 5,085,430	- 5,988,145	£1,615
£1,776	- 91,287	- 447,923	- 846,136	- 1,411,918	- 1,933,023	- 3,647,417	- 4,358,547	- 5,180,496	£1,776
£1,938	- 148,913	- 118,332	- 434,148	- 917,531	- 1,359,277	- 2,995,808	- 3,631,664	- 4,372,848	£1,938
£2,207	- 549,114	- 423,691	- 247,323	- 94,170	- 403,035	- 1,909,794	- 2,420,191	- 3,026,768	£2,207
£2,368	- 796,518	- 748,791	- 653,661	- 393,435	- 165,288	- 1,258,196	- 1,693,308	- 2,219,120	£2,368
£2,530	- 1,023,923	- 1,070,878	- 1,059,999	- 881,041	- 731,204	- 606,578	- 966,424	- 1,411,471	£2,530
£2,691	- 1,261,327	- 1,392,165	- 1,461,862	- 1,368,647	- 1,295,064	- 39,643	- 242,084	- 603,823	£2,691
£2,960	- 1,657,002	- 1,927,644	- 2,131,211	- 2,172,098	- 2,226,792	- 1,110,026	- 952,855	- 725,867	£2,960
£3,229	- 2,052,676	- 2,463,124	- 2,800,561	- 2,975,317	- 3,158,520	- 2,167,952	- 2,147,795	- 2,053,577	£3,229
£3,498	- 2,448,351	- 2,998,604	- 3,469,910	- 3,778,536	- 4,090,248	- 3,225,878	- 3,342,735	- 3,381,288	£3,498
£3,767	- 2,844,026	- 3,534,084	- 4,139,259	- 4,581,755	- 5,021,976	- 4,283,804	- 4,529,518	- 4,704,746	£3,767
£4,306	- 3,635,374	- 4,605,043	- 5,477,958	- 6,188,195	- 6,885,432	- 6,399,657	- 6,894,404	- 7,332,396	£4,306
£4,844	- 4,426,724	- 5,676,002	- 6,816,657	- 7,794,633	- 8,742,666	- 8,500,170	- 9,259,289	- 9,960,046	£4,844
£5,382	- 5,218,073	- 6,746,961	- 8,155,356	- 9,401,072	- 10,592,911	- 10,598,110	- 11,623,180	- 12,587,696	£5,382

Aff Hsg	0%
% SR	0%
% SO	100%
£106 (private)	£10,000 per unit
£106 (affordable)	£10,000 per unit
CIL	
CSH (average unit cost)	£6,473 per unit
Grant	No
Developer's profit	20%

RLVs less existing use value

**£1,852,500 per hectare
£750,000 per acre**

Town Centres (1)

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sq m									Sales value per sq m
£1,615	- 2,187,307	- 2,630,013	- 3,110,624	- 3,758,803	- 4,359,269	- 6,151,524	- 6,937,930	- 7,840,645	£1,615
£1,776	- 1,943,787	- 2,300,423	- 2,698,636	- 3,264,418	- 3,785,523	- 5,499,917	- 6,211,047	- 7,032,996	£1,776
£1,938	- 1,703,587	- 1,970,832	- 2,286,648	- 2,770,031	- 3,211,777	- 4,848,308	- 5,484,164	- 6,225,348	£1,938
£2,207	- 1,303,396	- 1,423,809	- 1,605,177	- 1,945,670	- 2,255,535	- 3,762,294	- 4,272,691	- 4,879,268	£2,207
£2,368	- 1,065,992	- 1,103,739	- 1,198,839	- 1,459,065	- 1,687,212	- 3,110,696	- 3,545,809	- 4,071,620	£2,368
£2,530	- 828,577	- 781,622	- 792,501	- 971,459	- 1,121,296	- 2,459,078	- 2,818,924	- 3,263,971	£2,530
£2,691	- 591,173	- 460,335	- 390,638	- 483,853	- 557,436	- 1,812,857	- 2,094,584	- 2,456,323	£2,691
£2,960	- 195,498	- 75,144	- 278,711	- 319,598	- 374,292	- 742,474	- 899,645	- 1,126,633	£2,960
£3,229	200,176	610,624	948,061	1,122,817	1,306,020	315,452	295,295	201,077	£3,229
£3,498	595,851	1,146,104	1,617,410	1,926,036	2,237,748	1,373,378	1,490,235	1,528,788	£3,498
£3,767	991,526	1,681,584	2,286,759	2,729,255	3,169,476	2,431,304	2,677,018	2,852,246	£3,767
£4,306	1,782,874	2,752,543	3,625,458	4,335,695	5,032,932	4,547,157	5,041,904	5,479,896	£4,306
£4,844	2,574,224	3,823,502	4,964,157	5,942,133	6,890,166	6,647,670	7,406,789	8,107,546	£4,844
£5,382	3,365,573	4,894,461	6,302,856	7,548,572	8,740,411	8,745,610	9,770,680	10,735,196	£5,382

RLVs less existing use value

**£1,235,000 per hectare
£500,000 per acre**

Town Centres (2)

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sq m									Sales value per sq m
£1,615	- 1,569,807	- 2,012,513	- 2,493,124	- 3,141,303	- 3,741,769	- 5,534,024	- 6,320,430	- 7,223,145	£1,615
£1,776	- 1,326,287	- 1,682,923	- 2,081,136	- 2,646,918	- 3,168,023	- 4,882,417	- 5,593,547	- 6,415,496	£1,776
£1,938	- 1,086,087	- 1,353,332	- 1,669,148	- 2,152,531	- 2,594,277	- 4,230,808	- 4,866,664	- 5,607,848	£1,938
£2,207	- 685,886	- 811,309	- 987,677	- 1,329,170	- 1,638,035	- 3,144,794	- 3,655,191	- 4,261,768	£2,207
£2,368	- 448,482	- 486,239	- 581,339	- 841,565	- 1,069,712	- 2,493,186	- 2,928,308	- 3,454,120	£2,368
£2,530	- 211,077	- 164,122	- 175,001	- 353,959	- 503,796	- 1,841,578	- 2,201,424	- 2,646,471	£2,530
£2,691	26,327	157,165	226,862	133,647	60,064	- 1,195,357	- 1,477,084	- 1,838,823	£2,691
£2,960	422,002	692,644	896,211	937,098	991,792	- 124,974	- 282,145	- 509,133	£2,960
£3,229	817,676	1,228,124	1,565,561	1,740,317	1,923,520	932,952	912,795	818,577	£3,229
£3,498	1,213,351	1,763,604	2,234,910	2,543,536	2,855,248	1,990,878	2,107,735	2,146,288	£3,498
£3,767	1,609,026	2,299,084	2,904,259	3,346,755	3,786,976	3,048,804	3,294,518	3,469,746	£3,767
£4,306	2,400,374	3,370,043	4,242,958	4,953,195	5,650,432	5,164,657	5,659,404	6,097,396	£4,306
£4,844	3,191,724	4,441,002	5,581,657	6,559,633	7,507,666	7,265,170	8,024,289	8,725,046	£4,844
£5,382	3,983,073	5,511,961	6,920,356	8,166,072	9,357,911	9,363,110	10,388,180	11,352,696	£5,382

RLVs less existing use value

**£741,000 per hectare
£300,000 per acre**

Greenfield

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sq m

Sales value per sq m

£1,615	- 1,075,807	- 1,518,513	- 1,999,124	- 2,647,303	- 3,247,769	- 5,040,024	- 5,826,430	- 6,729,145	£1,615
£1,776	- 832,287	- 1,188,923	- 1,587,136	- 2,152,918	- 2,674,023	- 4,388,417	- 5,099,547	- 5,921,496	£1,776
£1,938	- 592,067	- 859,332	- 1,175,148	- 1,658,531	- 2,100,277	- 3,736,808	- 4,372,664	- 5,113,848	£1,938
£2,207	- 191,886	- 317,309	- 493,677	- 835,170	- 1,144,035	- 2,650,794	- 3,161,191	- 3,767,768	£2,207
£2,368	- 45,518	- 7,761	- 87,339	- 347,565	- 575,712	- 1,999,186	- 2,434,308	- 2,960,120	£2,368
£2,530	282,923	329,878	318,999	140,041	9,796	1,347,578	1,707,424	2,152,471	£2,530
£2,691	520,327	651,165	720,862	627,647	554,064	701,357	983,084	1,344,823	£2,691
£2,960	916,002	1,186,644	1,390,211	1,431,098	1,485,792	369,026	211,855	15,133	£2,960
£3,229	1,311,676	1,722,124	2,059,561	2,234,317	2,417,520	1,426,952	1,406,795	1,312,577	£3,229
£3,498	1,707,351	2,257,604	2,728,910	3,037,536	3,349,248	2,484,878	2,601,735	2,640,288	£3,498
£3,767	2,103,026	2,793,084	3,398,259	3,840,755	4,280,976	3,542,804	3,788,518	3,963,746	£3,767
£4,306	2,894,374	3,864,043	4,736,958	5,447,195	6,144,432	5,658,657	6,153,404	6,591,396	£4,306
£4,844	3,685,724	4,935,002	6,075,657	7,053,633	8,001,666	7,759,170	8,518,289	9,219,046	£4,844
£5,382	4,477,073	6,005,961	7,414,356	8,660,072	9,851,911	9,857,110	10,882,180	11,846,696	£5,382

RLVs less existing use value

**£20,000 per hectare
£8,097 per acre**

Agricultural use

£700,000 Infrastructure per ha

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value

Sales value

£1,615	- 1,054,807	- 1,497,513	- 1,978,124	- 2,626,303	- 3,226,769	- 5,019,024	- 5,805,430	- 6,708,145	£1,615
£1,776	- 811,287	- 1,167,923	- 1,566,136	- 2,131,918	- 2,653,023	- 4,367,417	- 5,078,547	- 5,900,496	£1,776
£1,938	- 571,067	- 838,332	- 1,154,148	- 1,637,531	- 2,079,277	- 3,715,808	- 4,351,664	- 5,092,848	£1,938
£2,207	- 170,886	- 298,309	- 472,677	- 814,170	- 1,123,035	- 2,629,794	- 3,140,191	- 3,746,768	£2,207
£2,368	66,518	28,761	66,339	326,565	554,712	1,978,186	2,413,308	2,939,120	£2,368
£2,530	303,923	350,878	339,999	161,041	11,204	1,326,578	1,686,424	2,131,471	£2,530
£2,691	541,327	672,165	741,862	648,647	575,064	680,357	962,084	1,323,823	£2,691
£2,960	937,002	1,207,644	1,411,211	1,452,098	1,506,792	390,026	232,855	5,867	£2,960
£3,229	1,332,676	1,743,124	2,080,561	2,255,317	2,438,520	1,447,952	1,427,795	1,333,577	£3,229
£3,498	1,728,351	2,278,604	2,749,910	3,058,536	3,370,248	2,505,878	2,622,735	2,661,288	£3,498
£3,767	2,124,026	2,814,084	3,419,259	3,861,755	4,301,976	3,563,804	3,809,518	3,984,746	£3,767
£4,306	2,915,374	3,885,043	4,757,958	5,468,195	6,165,432	5,679,657	6,174,404	6,612,396	£4,306
£4,844	3,706,724	4,956,002	6,096,657	7,074,633	8,022,666	7,780,170	8,539,289	9,240,046	£4,844
£5,382	4,498,073	6,026,961	7,435,356	8,681,072	9,872,911	9,878,110	10,903,180	11,867,696	£5,382

MODEL

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Aff Hsg	0%
% SR	0%
% SO	100%
£106 (private)	£10,000 per unit
£106 (affordable)	£10,000 per unit
CIL	
CSH (average unit cost)	£6,473 per unit
Grant	No
Developer's profit	25%

	£1,615	£1,776	£1,938	£2,207	£2,368	£2,530	£2,691	£2,960	£3,229	£3,498	£3,767	£4,306	£4,844	£5,382			
£1,615	-	492,892	-	991,454	-	1,525,550	-	2,227,215	-	2,879,061	-	4,721,707	-	5,557,088	-	6,512,209	£1,615
£1,776	-	264,573	-	682,463	-	1,139,311	-	1,763,729	-	2,341,175	-	4,110,825	-	4,875,635	-	5,755,039	£1,776
£1,938	-	37,027	-	373,472	-	753,073	-	1,300,241	-	1,803,288	-	3,499,942	-	4,194,182	-	4,997,869	£1,938
£2,207	-	338,285	-	138,190	-	109,552	-	527,763	-	906,810	-	2,481,803	-	3,058,427	-	3,735,918	£2,207
£2,368	-	563,107	-	442,944	-	271,389	-	65,290	-	368,924	-	1,870,921	-	2,376,974	-	2,978,748	£2,368
£2,530	-	785,674	-	747,698	-	652,332	-	391,840	-	163,568	-	1,260,038	-	1,695,520	-	2,221,578	£2,530
£2,691	-	1,008,240	-	1,049,655	-	1,033,273	-	848,970	-	694,114	-	649,155	-	1,014,067	-	1,464,407	£2,691
£2,960	-	1,379,186	-	1,551,667	-	1,661,238	-	1,608,131	-	1,572,719	-	359,199	-	114,221	-	205,949	£2,960
£3,229	-	1,750,130	-	2,053,678	-	2,288,754	-	2,361,149	-	2,446,214	-	1,359,295	-	1,234,477	-	1,038,779	£3,229
£3,498	-	2,121,076	-	2,555,691	-	2,916,268	-	3,114,167	-	3,319,708	-	2,351,100	-	2,354,733	-	2,283,508	£3,498
£3,767	-	2,492,020	-	3,057,703	-	3,543,784	-	3,867,185	-	4,193,204	-	3,342,906	-	3,474,988	-	3,528,236	£3,767
£4,306	-	3,233,910	-	4,061,727	-	4,798,814	-	5,373,222	-	5,940,194	-	5,326,518	-	5,694,847	-	5,999,555	£4,306
£4,844	-	3,975,800	-	5,065,751	-	6,053,844	-	6,879,258	-	7,687,184	-	7,304,867	-	7,911,927	-	8,462,978	£4,844
£5,382	-	4,717,689	-	6,069,775	-	7,308,874	-	8,385,293	-	9,422,997	-	9,271,685	-	10,129,007	-	10,926,400	£5,382

RLVs less existing use value **£1,852,500 per hectare** **Town Centres (1)**
£750,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

	£1,615	£1,776	£1,938	£2,207	£2,368	£2,530	£2,691	£2,960	£3,229	£3,498	£3,767	£4,306	£4,844	£5,382			
£1,615	-	2,345,392	-	2,843,954	-	3,378,050	-	4,079,715	-	4,731,561	-	6,574,207	-	7,409,588	-	8,364,709	£1,615
£1,776	-	2,117,073	-	2,534,963	-	2,991,811	-	3,616,229	-	4,193,675	-	5,963,325	-	6,728,135	-	7,607,539	£1,776
£1,938	-	1,889,527	-	2,225,972	-	2,605,573	-	3,152,741	-	3,655,788	-	5,352,442	-	6,046,682	-	6,850,369	£1,938
£2,207	-	1,614,215	-	1,714,310	-	1,962,052	-	2,380,263	-	2,759,310	-	4,334,303	-	4,910,927	-	5,588,418	£2,207
£2,368	-	1,299,393	-	1,409,556	-	1,581,111	-	1,917,799	-	2,221,424	-	3,723,421	-	4,229,474	-	4,831,248	£2,368
£2,530	-	1,066,826	-	1,104,802	-	1,200,168	-	1,460,660	-	1,688,932	-	3,112,538	-	3,548,020	-	4,074,078	£2,530
£2,691	-	844,260	-	802,845	-	819,227	-	1,003,530	-	1,158,386	-	2,501,655	-	2,866,567	-	3,316,907	£2,691
£2,960	-	473,314	-	300,833	-	191,262	-	244,369	-	279,781	-	1,493,301	-	1,738,279	-	2,058,449	£2,960
£3,229	-	102,370	-	201,178	-	436,254	-	508,649	-	593,714	-	493,205	-	618,023	-	813,721	£3,229
£3,498	-	268,576	-	703,191	-	1,063,768	-	1,261,667	-	1,467,208	-	498,600	-	502,233	-	431,008	£3,498
£3,767	-	639,520	-	1,205,203	-	1,691,284	-	2,014,685	-	2,340,704	-	1,490,406	-	1,622,488	-	1,675,736	£3,767
£4,306	-	1,381,410	-	2,209,227	-	2,946,314	-	3,520,722	-	4,087,694	-	3,474,018	-	3,842,347	-	4,147,055	£4,306
£4,844	-	2,123,300	-	3,213,251	-	4,201,344	-	5,026,758	-	5,834,684	-	5,452,367	-	6,059,427	-	6,610,478	£4,844
£5,382	-	2,865,189	-	4,217,275	-	5,456,374	-	6,532,793	-	7,570,497	-	7,419,185	-	8,276,507	-	9,073,900	£5,382

RLVs less existing use value **£1,235,000 per hectare** **Town Centres (2)**
£500,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

	£1,615	£1,776	£1,938	£2,207	£2,368	£2,530	£2,691	£2,960	£3,229	£3,498	£3,767	£4,306	£4,844	£5,382			
£1,615	-	1,727,892	-	2,226,454	-	2,760,550	-	3,462,215	-	4,114,061	-	5,956,707	-	6,792,088	-	7,747,209	£1,615
£1,776	-	1,499,573	-	1,917,463	-	2,374,311	-	2,999,729	-	3,576,175	-	5,345,825	-	6,110,635	-	6,990,039	£1,776
£1,938	-	1,272,027	-	1,608,472	-	1,988,073	-	2,535,241	-	3,038,288	-	4,734,942	-	5,429,182	-	6,232,869	£1,938
£2,207	-	896,715	-	1,096,810	-	1,344,552	-	1,762,763	-	2,141,810	-	3,716,803	-	4,293,427	-	4,970,918	£2,207
£2,368	-	671,893	-	792,056	-	963,611	-	1,300,290	-	1,603,924	-	3,105,921	-	3,611,974	-	4,213,748	£2,368
£2,530	-	449,326	-	487,302	-	582,668	-	843,160	-	1,071,432	-	2,495,038	-	2,930,520	-	3,456,578	£2,530
£2,691	-	226,760	-	185,345	-	201,727	-	386,030	-	540,886	-	1,884,155	-	2,249,067	-	2,699,407	£2,691
£2,960	-	144,186	-	316,667	-	426,238	-	373,131	-	337,719	-	875,801	-	1,120,779	-	1,440,949	£2,960
£3,229	-	515,130	-	818,678	-	1,053,754	-	1,126,149	-	1,211,214	-	124,295	-	523	-	196,221	£3,229
£3,498	-	886,076	-	1,320,691	-	1,681,268	-	1,879,167	-	2,084,708	-	1,116,100	-	1,119,733	-	1,048,508	£3,498
£3,767	-	1,257,020	-	1,822,703	-	2,308,784	-	2,632,185	-	2,958,204	-	2,107,906	-	2,239,988	-	2,293,236	£3,767
£4,306	-	1,998,910	-	2,826,727	-	3,563,814	-	4,138,222	-	4,705,194	-	4,091,518	-	4,459,847	-	4,764,555	£4,306
£4,844	-	2,740,800	-	3,830,751	-	4,818,844	-	5,644,258	-	6,452,184	-	6,069,867	-	6,676,927	-	7,227,978	£4,844
£5,382	-	3,482,689	-	4,834,775	-	6,073,874	-	7,150,293	-	8,187,997	-	8,036,685	-	8,894,007	-	9,691,400	£5,382

RLVs less existing use value

**£741,000 per hectare
£300,000 per acre**

Greenfield

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value
per sq m

Sales value
per sq m

£1,615	-	1,233,892	-	1,732,454	-	2,266,550	-	2,968,215	-	3,620,061	-	5,462,707	-	6,298,088	-	7,253,209	-	£1,615
£1,776	-	1,005,573	-	1,423,463	-	1,880,311	-	2,504,729	-	3,082,175	-	4,851,825	-	5,616,635	-	6,496,039	-	£1,776
£1,938	-	778,027	-	1,114,472	-	1,494,073	-	2,041,241	-	2,544,288	-	4,240,942	-	4,935,182	-	5,738,869	-	£1,938
£2,207	-	402,715	-	602,810	-	850,552	-	1,268,763	-	1,647,810	-	3,222,803	-	3,799,427	-	4,476,918	-	£2,207
£2,368	-	177,893	-	298,056	-	469,611	-	806,290	-	1,109,924	-	2,611,921	-	3,117,974	-	3,719,748	-	£2,368
£2,530	-	44,674	-	6,698	-	88,668	-	349,160	-	577,432	-	2,001,038	-	2,436,520	-	2,962,578	-	£2,530
£2,691	-	267,240	-	308,655	-	292,273	-	107,970	-	46,886	-	1,390,155	-	1,755,067	-	2,205,407	-	£2,691
£2,960	-	638,186	-	810,667	-	920,238	-	867,131	-	831,719	-	381,801	-	626,779	-	946,949	-	£2,960
£3,229	-	1,009,130	-	1,312,678	-	1,547,754	-	1,620,149	-	1,705,214	-	618,295	-	493,477	-	297,779	-	£3,229
£3,498	-	1,380,076	-	1,814,691	-	2,175,268	-	2,373,167	-	2,578,708	-	1,610,100	-	1,613,733	-	1,542,508	-	£3,498
£3,767	-	1,751,020	-	2,316,703	-	2,802,784	-	3,126,185	-	3,452,204	-	2,601,906	-	2,733,988	-	2,787,236	-	£3,767
£4,306	-	2,492,910	-	3,320,727	-	4,057,814	-	4,632,222	-	5,199,194	-	4,585,518	-	4,953,847	-	5,258,555	-	£4,306
£4,844	-	3,234,800	-	4,324,751	-	5,312,844	-	6,138,258	-	6,946,184	-	6,563,867	-	7,170,927	-	7,721,978	-	£4,844
£5,382	-	3,976,689	-	5,328,775	-	6,567,874	-	7,644,293	-	8,681,997	-	8,530,685	-	9,388,007	-	10,185,400	-	£5,382

RLVs less existing use value

**£20,000 per hectare
£8,097 per acre**

Agricultural use

£700,000 infrastructure per ha

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value
£per sq m

Sales value
£per sq m

£1,615	-	1,212,892	-	1,711,454	-	2,245,550	-	2,947,215	-	3,599,061	-	5,441,707	-	6,277,088	-	7,232,209	-	£1,615
£1,776	-	984,573	-	1,402,463	-	1,859,311	-	2,483,729	-	3,061,175	-	4,830,825	-	5,595,635	-	6,475,039	-	£1,776
£1,938	-	757,027	-	1,093,472	-	1,473,073	-	2,020,241	-	2,523,288	-	4,219,942	-	4,914,182	-	5,717,869	-	£1,938
£2,207	-	381,715	-	581,810	-	829,552	-	1,247,763	-	1,626,810	-	3,201,803	-	3,778,427	-	4,455,918	-	£2,207
£2,368	-	156,893	-	277,056	-	448,611	-	785,290	-	1,088,924	-	2,590,921	-	3,096,974	-	3,698,748	-	£2,368
£2,530	-	65,674	-	27,698	-	67,668	-	328,160	-	556,432	-	1,980,038	-	2,415,520	-	2,941,578	-	£2,530
£2,691	-	288,240	-	329,655	-	313,273	-	128,970	-	25,886	-	1,369,155	-	1,734,067	-	2,184,407	-	£2,691
£2,960	-	659,186	-	831,667	-	941,238	-	888,131	-	852,719	-	360,801	-	605,779	-	925,949	-	£2,960
£3,229	-	1,030,130	-	1,333,678	-	1,568,754	-	1,641,149	-	1,726,214	-	639,295	-	514,477	-	318,779	-	£3,229
£3,498	-	1,401,076	-	1,835,691	-	2,196,268	-	2,394,167	-	2,599,708	-	1,631,100	-	1,634,733	-	1,563,508	-	£3,498
£3,767	-	1,772,020	-	2,337,703	-	2,823,784	-	3,147,185	-	3,473,204	-	2,622,906	-	2,754,988	-	2,808,236	-	£3,767
£4,306	-	2,513,910	-	3,341,727	-	4,078,814	-	4,653,222	-	5,220,194	-	4,606,518	-	4,974,847	-	5,279,555	-	£4,306
£4,844	-	3,255,800	-	4,345,751	-	5,333,844	-	6,159,258	-	6,967,184	-	6,584,867	-	7,191,927	-	7,742,978	-	£4,844
£5,382	-	3,997,689	-	5,349,775	-	6,588,874	-	7,665,293	-	8,702,997	-	8,551,685	-	9,409,007	-	10,206,400	-	£5,382

MODEL

Density - units/ha ->

7

Build costs ->

Sales value per sm

	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sm

£1,615	- 393,005	- 850,599	- 1,349,480	- 2,015,931	- 2,640,506	- 4,458,770	- 5,267,459	- 6,190,399	£1,615
£1,776	- 140,332	- 508,648	- 922,042	- 1,503,006	- 2,045,245	- 3,782,726	- 4,513,318	- 5,352,464	£1,776
£1,938	- 109,389	- 166,698	- 494,604	- 990,080	- 1,449,983	- 3,106,682	- 3,759,176	- 4,514,529	£1,938
£2,207	- 524,735	- 396,158	- 212,908	- 135,468	- 457,882	- 1,979,943	- 2,502,273	- 3,117,970	£2,207
£2,368	- 771,440	- 733,419	- 634,483	- 370,422	- 132,111	- 1,303,899	- 1,748,132	- 2,280,035	£2,368
£2,530	- 1,017,747	- 1,068,122	- 1,056,058	- 878,313	- 719,248	- 627,855	- 993,900	- 1,442,100	£2,530
£2,691	- 1,264,056	- 1,401,459	- 1,473,478	- 1,382,204	- 1,304,611	- 42,363	- 242,859	- 604,165	£2,691
£2,960	- 1,674,567	- 1,957,018	- 2,167,928	- 2,216,159	- 2,271,279	- 1,152,648	- 996,892	- 774,795	£2,960
£3,229	- 2,085,080	- 2,512,579	- 2,862,378	- 3,049,498	- 3,237,946	- 2,250,247	- 2,236,641	- 2,152,295	£3,229
£3,498	- 2,495,592	- 3,068,138	- 3,556,828	- 3,882,839	- 4,204,615	- 3,347,845	- 3,476,391	- 3,529,794	£3,498
£3,767	- 2,906,104	- 3,623,699	- 4,251,278	- 4,716,179	- 5,171,283	- 4,445,444	- 4,707,307	- 4,902,289	£3,767
£4,306	- 3,727,129	- 4,734,818	- 5,640,178	- 6,382,859	- 7,104,619	- 6,640,641	- 7,160,876	- 7,628,476	£4,306
£4,844	- 4,548,153	- 5,845,938	- 7,029,078	- 8,049,539	- 9,031,857	- 8,819,688	- 9,614,444	- 10,354,663	£4,844
£5,382	- 5,369,178	- 6,957,058	- 8,417,978	- 9,716,218	- 10,951,486	- 10,996,300	- 12,066,610	- 13,080,851	£5,382

Aff Hsg	0%
% SR	0%
% SO	100%
S106 (private)	£15,000 per unit
S106 (affordable)	£15,000 per unit
CIL	
CSH (average unit cost)	£6,473 per unit
Grant	No
Developer's profit	17%

RLVs less existing use value

£1,852,500 per hectare
£750,000 per acre

Town Centres (1)

Density - units/ha ->

7

Build costs ->

Sales value per sq m

	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sq m

£1,615	- 2,245,505	- 2,703,099	- 3,201,980	- 3,868,431	- 4,493,006	- 6,311,270	- 7,119,959	- 8,042,899	£1,615
£1,776	- 1,992,832	- 2,361,148	- 2,774,542	- 3,355,506	- 3,897,745	- 5,635,226	- 6,365,818	- 7,204,964	£1,776
£1,938	- 1,743,111	- 2,019,198	- 2,347,104	- 2,842,580	- 3,302,483	- 4,953,182	- 5,611,676	- 6,367,029	£1,938
£2,207	- 1,327,765	- 1,455,342	- 1,639,592	- 1,987,968	- 2,310,382	- 3,832,443	- 4,354,773	- 4,970,470	£2,207
£2,368	- 1,081,060	- 1,119,081	- 1,218,017	- 1,482,078	- 1,720,389	- 3,156,399	- 3,600,632	- 4,132,535	£2,368
£2,530	- 834,753	- 784,378	- 796,442	- 976,187	- 1,133,252	- 2,480,355	- 2,846,490	- 3,294,600	£2,530
£2,691	- 588,444	- 451,041	- 379,022	- 470,296	- 547,889	- 1,810,137	- 2,095,359	- 2,456,665	£2,691
£2,960	- 177,933	- 104,518	- 315,428	- 363,659	- 418,779	- 699,852	- 855,608	- 1,077,705	£2,960
£3,229	232,580	660,079	1,009,878	1,196,998	1,385,446	397,747	384,141	299,795	£3,229
£3,498	643,092	1,215,638	1,704,328	2,030,339	2,352,115	1,495,345	1,623,891	1,677,294	£3,498
£3,767	1,053,604	1,771,199	2,398,778	2,863,679	3,318,783	2,592,944	2,854,807	3,049,789	£3,767
£4,306	1,874,629	2,882,318	3,787,678	4,530,359	5,252,119	4,788,141	5,308,376	5,775,976	£4,306
£4,844	2,695,653	3,993,438	5,176,578	6,197,039	7,179,357	6,967,188	7,761,944	8,502,163	£4,844
£5,382	3,516,678	5,104,558	6,565,478	7,863,718	9,098,986	9,143,800	10,214,110	11,228,351	£5,382

RLVs less existing use value

£1,235,000 per hectare
£500,000 per acre

Town Centres (2)

Density - units/ha ->

7

Build costs ->

Sales value per sq m

	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sq m

£1,615	- 1,628,005	- 2,085,599	- 2,584,490	- 3,250,931	- 3,875,506	- 5,693,770	- 6,502,459	- 7,425,399	£1,615
£1,776	- 1,375,332	- 1,743,648	- 2,157,042	- 2,738,006	- 3,280,245	- 5,017,726	- 5,748,318	- 6,587,464	£1,776
£1,938	- 1,125,611	- 1,401,698	- 1,729,604	- 2,225,080	- 2,684,983	- 4,341,682	- 4,994,176	- 5,749,529	£1,938
£2,207	- 710,265	- 838,842	- 1,022,092	- 1,370,468	- 1,692,882	- 3,214,943	- 3,737,273	- 4,352,970	£2,207
£2,368	- 463,560	- 501,581	- 600,517	- 864,578	- 1,102,889	- 2,538,899	- 2,983,132	- 3,515,035	£2,368
£2,530	- 217,253	- 166,878	- 178,942	- 358,687	- 515,752	- 1,862,855	- 2,228,990	- 2,677,100	£2,530
£2,691	29,056	166,459	238,478	147,204	69,611	- 1,192,637	- 1,477,859	- 1,839,165	£2,691
£2,960	439,567	722,018	932,928	981,159	1,036,279	82,352	238,108	460,205	£2,960
£3,229	850,080	1,277,579	1,627,378	1,814,498	2,002,946	1,015,247	1,001,641	917,295	£3,229
£3,498	1,260,592	1,833,138	2,321,828	2,647,839	2,969,615	2,112,845	2,241,391	2,294,794	£3,498
£3,767	1,671,104	2,388,699	3,016,278	3,481,179	3,936,283	3,210,444	3,472,307	3,667,289	£3,767
£4,306	2,492,129	3,499,818	4,405,178	5,147,859	5,869,619	5,405,641	5,925,876	6,393,476	£4,306
£4,844	3,313,153	4,610,938	5,794,078	6,814,539	7,796,857	7,584,688	8,379,444	9,119,663	£4,844
£5,382	4,134,178	5,722,058	7,182,978	8,481,218	9,716,486	9,761,300	10,831,610	11,845,851	£5,382

RLVs less existing use value

**£741,000 per hectare
£300,000 per acre**

Greenfield

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value
per sq m

Sales value
per sq m

£1,615	- 1,134,005	- 1,591,599	- 2,090,480	- 2,756,931	- 3,381,506	- 5,199,770	- 6,008,459	- 6,931,399	£1,615
£1,776	- 881,332	- 1,249,648	- 1,663,042	- 2,244,006	- 2,786,245	- 4,523,726	- 5,254,318	- 6,093,464	£1,776
£1,938	- 631,611	- 907,698	- 1,235,604	- 1,731,080	- 2,190,983	- 3,847,682	- 4,500,176	- 5,255,529	£1,938
£2,207	- 216,265	- 344,842	- 528,092	- 876,468	- 1,198,882	- 2,720,943	- 3,243,273	- 3,858,970	£2,207
£2,368	- 30,440	- 7,581	- 106,517	- 370,578	- 608,889	- 2,044,899	- 2,489,132	- 3,021,035	£2,368
£2,530	276,747	327,122	315,058	135,313	21,752	1,368,855	1,734,990	2,183,100	£2,530
£2,691	523,056	660,459	732,478	641,204	563,611	698,637	983,859	1,345,165	£2,691
£2,960	933,567	1,216,018	1,426,928	1,475,159	1,530,279	411,648	255,892	33,795	£2,960
£3,229	1,344,080	1,771,579	2,121,378	2,308,498	2,496,946	1,509,247	1,495,641	1,411,295	£3,229
£3,498	1,754,592	2,327,138	2,815,828	3,141,839	3,463,615	2,606,845	2,735,391	2,788,794	£3,498
£3,767	2,165,104	2,882,699	3,510,278	3,975,179	4,430,283	3,704,444	3,966,307	4,161,289	£3,767
£4,306	2,986,129	3,993,818	4,899,178	5,641,859	6,363,619	5,899,641	6,419,876	6,887,476	£4,306
£4,844	3,807,153	5,104,938	6,288,078	7,308,539	8,290,857	8,078,688	8,873,444	9,613,663	£4,844
£5,382	4,628,178	6,216,058	7,676,978	8,975,218	10,210,486	10,255,300	11,325,610	12,339,851	£5,382

RLVs less existing use value

**£20,000 per hectare
£8,097 per acre**

Agricultural use

£700,000 Infrastructure per ha

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value
£per sq m

Sales value
£per sq m

£1,615	- 1,113,005	- 1,570,599	- 2,069,480	- 2,735,931	- 3,360,506	- 5,178,770	- 5,987,459	- 6,910,399	£1,615
£1,776	- 860,332	- 1,228,648	- 1,642,042	- 2,223,006	- 2,765,245	- 4,502,726	- 5,233,318	- 6,072,464	£1,776
£1,938	- 610,611	- 886,698	- 1,214,604	- 1,710,080	- 2,169,983	- 3,826,682	- 4,479,176	- 5,234,529	£1,938
£2,207	- 195,265	- 323,842	- 507,092	- 855,468	- 1,177,882	- 2,699,943	- 3,222,273	- 3,837,970	£2,207
£2,368	51,440	13,419	85,517	349,578	587,889	2,023,899	2,468,132	3,000,035	£2,368
£2,530	297,747	348,122	336,058	156,313	752	1,347,855	1,713,990	2,162,100	£2,530
£2,691	544,056	681,459	753,478	662,204	584,611	677,637	962,859	1,324,165	£2,691
£2,960	954,567	1,237,018	1,447,928	1,496,159	1,551,279	432,648	276,892	54,795	£2,960
£3,229	1,365,080	1,792,579	2,142,378	2,329,498	2,517,946	1,530,247	1,516,641	1,432,295	£3,229
£3,498	1,775,592	2,348,138	2,836,828	3,162,839	3,484,615	2,627,845	2,756,391	2,809,794	£3,498
£3,767	2,186,104	2,903,699	3,531,278	3,996,179	4,451,283	3,725,444	3,987,307	4,182,289	£3,767
£4,306	3,007,129	4,014,818	4,920,178	5,662,859	6,384,619	5,920,641	6,440,876	6,908,476	£4,306
£4,844	3,828,153	5,125,938	6,309,078	7,329,539	8,311,857	8,099,688	8,894,444	9,634,663	£4,844
£5,382	4,649,178	6,237,058	7,697,978	8,996,218	10,231,486	10,276,300	11,346,610	12,360,851	£5,382

MODEL

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm
Sales value per sm	Sales value per sm							
£1,615	- 487,855	- 978,963	- 1,509,936	- 2,208,478	- 2,863,881	- 4,712,379	- 5,550,454	- 6,504,838
£1,776	- 244,315	- 649,372	- 1,097,947	- 1,714,092	- 2,290,136	- 4,060,771	- 4,823,571	- 5,697,189
£1,938	- 2,174	- 319,782	- 685,959	- 1,219,706	- 1,716,391	- 3,409,162	- 4,096,687	- 4,889,541
£2,207	398,158	224,858	1,218	395,729	760,147	2,323,148	2,885,215	3,543,461
£2,368	637,394	549,928	405,120	95,187	187,248	1,671,540	2,158,331	2,735,813
£2,530	874,798	874,665	811,458	582,792	378,665	1,019,932	1,431,447	1,928,164
£2,691	1,112,203	1,195,952	1,216,595	1,070,397	944,582	368,485	704,564	1,120,516
£2,960	1,507,877	1,731,432	1,885,944	1,877,779	1,878,835	702,771	493,711	215,706
£3,229	1,903,552	2,266,911	2,555,294	2,680,998	2,810,563	1,765,053	1,688,650	1,543,416
£3,498	2,299,227	2,802,391	3,224,643	3,484,217	3,742,291	2,822,979	2,883,589	2,871,127
£3,767	2,694,902	3,337,870	3,893,993	4,287,436	4,674,020	3,880,905	4,076,257	4,198,837
£4,306	3,486,250	4,408,829	5,232,692	5,893,875	6,537,475	5,996,758	6,441,142	6,828,773
£4,844	4,277,599	5,479,788	6,571,391	7,500,313	8,399,292	8,102,506	8,806,027	9,456,422
£5,382	5,068,949	6,550,747	7,910,090	9,106,752	10,249,538	10,200,445	11,170,912	12,084,072

Aff Hsg	0%
% SR	0%
% SO	100%
£106 (private)	£15,000 per unit
£106 (affordable)	£15,000 per unit
CIL	
CSH (average unit cost)	£6,473 per unit
Grant	No
Developer's profit	20%

RLVs less existing use value **£1,852,500 per hectare** **Town Centres (1)**
£750,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm
Sales value per sq m	Sales value per sq m							
£1,615	- 2,340,355	- 2,831,463	- 3,362,436	- 4,060,978	- 4,716,381	- 6,564,879	- 7,402,954	- 8,357,338
£1,776	- 2,096,815	- 2,501,872	- 2,950,447	- 3,566,592	- 4,142,636	- 5,913,271	- 6,676,071	- 7,549,689
£1,938	- 1,854,674	- 2,172,262	- 2,538,459	- 3,072,206	- 3,568,891	- 5,261,662	- 5,949,187	- 6,742,041
£2,207	1,454,342	1,627,642	1,853,718	2,249,229	2,612,647	4,175,648	4,737,715	5,395,961
£2,368	1,215,106	1,302,572	1,447,390	1,757,313	2,039,748	3,524,040	4,010,831	4,588,313
£2,530	977,702	977,835	1,041,042	1,269,708	1,473,834	2,872,432	3,283,947	3,780,664
£2,691	740,297	658,548	635,905	782,103	907,918	2,220,985	2,557,064	2,973,016
£2,960	344,623	121,068	33,444	25,279	26,335	1,149,729	1,358,789	1,636,794
£3,229	51,052	414,411	702,794	828,498	958,063	87,447	163,850	309,084
£3,498	446,727	949,891	1,372,143	1,631,717	1,889,791	970,479	1,031,089	1,018,627
£3,767	842,402	1,485,370	2,041,493	2,434,936	2,821,520	2,028,405	2,223,757	2,346,337
£4,306	1,633,750	2,556,329	3,380,192	4,041,375	4,684,975	4,144,258	4,588,642	4,976,273
£4,844	2,425,099	3,627,288	4,718,891	5,647,813	6,546,792	6,250,006	6,953,527	7,603,922
£5,382	3,216,449	4,698,247	6,057,590	7,254,252	8,397,038	8,347,945	9,318,412	10,231,572

RLVs less existing use value **£1,235,000 per hectare** **Town Centres (2)**
£500,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm
Sales value per sq m	Sales value per sq m							
£1,615	- 1,722,855	- 2,213,963	- 2,744,936	- 3,443,478	- 4,098,881	- 5,947,379	- 6,785,454	- 7,739,838
£1,776	- 1,479,315	- 1,884,372	- 2,332,947	- 2,949,092	- 3,525,136	- 5,295,771	- 6,058,571	- 6,932,189
£1,938	- 1,237,174	- 1,554,782	- 1,920,959	- 2,454,706	- 2,951,391	- 4,644,162	- 5,331,687	- 6,124,541
£2,207	836,842	1,010,142	1,236,218	1,630,729	1,995,147	3,558,148	4,120,215	4,778,461
£2,368	597,606	685,072	829,880	1,139,813	1,422,248	2,906,540	3,393,331	3,970,813
£2,530	360,202	360,335	423,542	652,208	856,334	2,254,932	2,666,447	3,163,164
£2,691	122,797	39,048	18,405	164,603	290,418	1,603,485	1,939,564	2,355,516
£2,960	272,877	496,432	650,944	642,779	643,835	532,229	741,289	1,019,294
£3,229	668,552	1,031,911	1,320,294	1,445,998	1,575,563	530,053	453,650	308,416
£3,498	1,064,227	1,567,391	1,989,643	2,249,217	2,507,291	1,587,979	1,648,589	1,636,127
£3,767	1,459,902	2,102,870	2,658,993	3,052,436	3,439,020	2,645,905	2,841,257	2,963,837
£4,306	2,251,250	3,173,829	3,997,692	4,658,875	5,302,475	4,761,758	5,206,142	5,593,773
£4,844	3,042,599	4,244,788	5,336,391	6,265,313	7,164,292	6,867,506	7,571,027	8,221,422
£5,382	3,833,949	5,315,747	6,675,090	7,871,752	9,014,538	8,965,445	9,935,912	10,849,072

RLVs less existing use value

**£741,000 per hectare
£300,000 per acre**

Greenfield

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sq m

Sales value per sq m

£1,615	- 1,228,855	- 1,719,963	- 2,250,936	- 2,949,478	- 3,604,881	- 5,453,379	- 6,291,454	- 7,245,838	£1,615
£1,776	- 985,315	- 1,390,372	- 1,838,947	- 2,455,092	- 3,031,136	- 4,801,771	- 5,564,571	- 6,438,189	£1,776
£1,938	- 743,174	- 1,060,782	- 1,426,959	- 1,960,706	- 2,457,391	- 4,150,162	- 4,837,687	- 5,630,541	£1,938
£2,207	- 342,842	- 516,142	- 742,218	- 1,136,729	- 1,501,147	- 3,064,148	- 3,626,215	- 4,284,461	£2,207
£2,368	- 103,606	- 191,072	- 335,880	- 645,813	- 928,248	- 2,412,540	- 2,899,331	- 3,476,813	£2,368
£2,530	133,798	133,665	70,458	- 158,208	- 362,334	- 1,760,932	- 2,172,447	- 2,669,164	£2,530
£2,691	371,203	454,952	475,595	329,397	203,582	- 1,109,485	- 1,445,564	- 1,861,516	£2,691
£2,960	766,877	990,432	1,144,944	1,136,779	1,137,835	- 38,229	- 247,289	- 525,294	£2,960
£3,229	1,162,552	1,525,911	1,814,294	1,939,998	2,069,563	1,024,053	947,650	802,416	£3,229
£3,498	1,558,227	2,061,391	2,483,643	2,743,217	3,001,291	2,081,979	2,142,589	2,130,127	£3,498
£3,767	1,953,902	2,596,870	3,152,993	3,546,436	3,933,020	3,139,905	3,335,257	3,457,837	£3,767
£4,306	2,745,250	3,667,829	4,491,692	5,152,875	5,796,475	5,255,758	5,700,142	6,087,773	£4,306
£4,844	3,536,599	4,738,788	5,830,391	6,759,313	7,658,292	7,361,506	8,065,027	8,715,422	£4,844
£5,382	4,327,949	5,809,747	7,169,090	8,365,752	9,508,538	9,459,445	10,429,912	11,343,072	£5,382

RLVs less existing use value

**£20,000 per hectare
£8,097 per acre**

Agricultural use

£700,000 Infrastructure per ha

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value

Sales value

£1,615	- 1,207,855	- 1,698,963	- 2,229,936	- 2,928,478	- 3,583,881	- 5,432,379	- 6,270,454	- 7,224,838	£1,615
£1,776	- 964,315	- 1,369,372	- 1,817,947	- 2,434,092	- 3,010,136	- 4,780,771	- 5,543,571	- 6,417,189	£1,776
£1,938	- 722,174	- 1,039,782	- 1,405,959	- 1,939,706	- 2,436,391	- 4,129,162	- 4,816,687	- 5,609,541	£1,938
£2,207	- 321,842	- 495,142	- 721,218	- 1,115,729	- 1,480,147	- 3,043,148	- 3,605,215	- 4,263,461	£2,207
£2,368	- 82,606	- 170,072	- 314,880	- 624,813	- 907,248	- 2,391,540	- 2,878,331	- 3,455,813	£2,368
£2,530	154,798	154,665	91,458	- 137,208	- 341,334	- 1,739,932	- 2,151,447	- 2,648,164	£2,530
£2,691	392,203	475,952	496,595	350,397	224,582	- 1,088,485	- 1,424,564	- 1,840,516	£2,691
£2,960	787,877	1,011,432	1,165,944	1,157,779	1,158,835	- 17,229	- 226,289	- 504,294	£2,960
£3,229	1,183,552	1,546,911	1,835,294	1,960,998	2,090,563	1,045,053	968,650	823,416	£3,229
£3,498	1,579,227	2,082,391	2,504,643	2,764,217	3,022,291	2,102,979	2,163,589	2,151,127	£3,498
£3,767	1,974,902	2,617,870	3,173,993	3,567,436	3,954,020	3,160,905	3,356,257	3,478,837	£3,767
£4,306	2,766,250	3,688,829	4,512,692	5,173,875	5,817,475	5,276,758	5,721,142	6,108,773	£4,306
£4,844	3,557,599	4,759,788	5,851,391	6,780,313	7,679,292	7,382,506	8,086,027	8,736,422	£4,844
£5,382	4,348,949	5,830,747	7,190,090	8,386,752	9,529,538	9,480,445	10,450,912	11,364,072	£5,382

MODEL

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm
Sales value per sm								

£1,615	- 645,940	- 1,192,904	- 1,777,363	- 2,529,389	- 3,236,174	- 5,135,061	- 6,022,112	- 7,028,902	£1,615
£1,776	- 417,621	- 883,912	- 1,391,123	- 2,065,903	- 2,698,287	- 4,524,179	- 5,340,658	- 6,271,731	£1,776
£1,938	- 189,302	- 574,921	- 1,004,884	- 1,602,416	- 2,160,400	- 3,913,296	- 4,659,205	- 5,514,562	£1,938
£2,207	- 187,197	- 60,642	- 361,153	- 829,937	- 1,263,924	- 2,895,158	- 3,523,450	- 4,252,611	£2,207
£2,368	412,385	244,111	22,849	366,451	726,037	2,284,275	2,841,997	3,495,441	£2,368
£2,530	636,549	548,865	403,791	93,591	188,968	1,673,392	2,160,544	2,738,271	£2,530
£2,691	859,116	853,441	784,732	550,722	341,576	1,062,509	1,479,090	1,981,100	£2,691
£2,960	1,230,061	1,355,454	1,415,972	1,312,605	1,224,762	48,930	344,924	719,150	£2,960
£3,229	1,601,006	1,857,466	2,043,487	2,066,829	2,098,257	955,374	775,332	528,618	£3,229
£3,498	1,971,951	2,359,477	2,671,003	2,819,847	2,971,752	1,948,201	1,895,587	1,773,347	£3,498
£3,767	2,342,896	2,861,489	3,298,517	3,572,865	3,845,247	2,940,007	3,015,844	3,018,075	£3,767
£4,306	3,084,786	3,865,514	4,553,547	5,078,902	5,592,237	4,923,619	5,241,586	5,495,931	£4,306
£4,844	3,826,675	4,869,537	5,808,578	6,584,937	7,339,227	6,907,203	7,458,665	7,959,354	£4,844
£5,382	4,568,565	5,873,562	7,063,608	8,090,974	9,079,625	8,874,021	9,675,746	10,422,776	£5,382

Aff Hsg	0%
% SR	0%
% SO	100%
S106 (private)	£15,000 per unit
S106 (affordable)	£15,000 per unit
CIL	
CSH (average unit cost)	£6.473 per unit
Grant	No
Developer's profit	25%

RLVs less existing use value **£1,852,500 per hectare** **Town Centres (1)**
£750,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm
Sales value per sq m								

£1,615	- 2,498,440	- 3,045,404	- 3,629,863	- 4,381,889	- 5,088,674	- 6,987,561	- 7,874,612	- 8,881,402	£1,615
£1,776	- 2,270,121	- 2,736,412	- 3,243,623	- 3,918,403	- 4,550,787	- 6,376,679	- 7,193,158	- 8,124,231	£1,776
£1,938	- 2,041,802	- 2,427,421	- 2,857,384	- 3,454,916	- 4,012,900	- 5,765,796	- 6,511,705	- 7,367,062	£1,938
£2,207	- 1,665,303	- 1,913,142	- 2,213,653	- 2,682,437	- 3,116,424	- 4,747,658	- 5,375,950	- 6,105,111	£2,207
£2,368	- 1,440,115	- 1,608,399	- 1,829,651	- 2,218,951	- 2,578,537	- 4,136,775	- 4,684,497	- 5,347,941	£2,368
£2,530	- 1,215,951	- 1,303,635	- 1,448,709	- 1,758,909	- 2,041,468	- 3,525,892	- 4,013,044	- 4,590,771	£2,530
£2,691	- 993,384	- 999,059	- 1,067,768	- 1,301,778	- 1,510,924	- 2,915,009	- 3,331,590	- 3,833,600	£2,691
£2,960	- 622,439	- 497,046	- 436,528	- 539,895	- 627,738	- 1,901,430	- 2,197,424	- 2,571,650	£2,960
£3,229	- 251,494	4,966	190,987	214,329	245,757	- 897,126	- 1,077,168	- 1,323,882	£3,229
£3,498	119,451	506,977	818,503	967,347	1,119,252	95,701	43,087	- 79,153	£3,498
£3,767	490,396	1,008,989	1,446,017	1,720,365	1,992,747	1,087,507	1,163,344	1,165,575	£3,767
£4,306	1,232,286	2,013,014	2,701,047	3,226,402	3,739,737	3,071,119	3,389,086	3,643,431	£4,306
£4,844	1,974,175	3,017,037	3,956,078	4,732,437	5,486,727	5,054,703	5,606,165	6,106,854	£4,844
£5,382	2,716,065	4,021,062	5,211,108	6,238,474	7,227,125	7,021,521	7,823,246	8,570,276	£5,382

RLVs less existing use value **£1,235,000 per hectare** **Town Centres (2)**
£500,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm
Sales value per sq m								

£1,615	- 1,890,940	- 2,427,904	- 3,012,363	- 3,764,389	- 4,471,174	- 6,370,061	- 7,257,112	- 8,263,902	£1,615
£1,776	- 1,652,621	- 2,118,912	- 2,626,123	- 3,300,903	- 3,933,287	- 5,759,179	- 6,575,658	- 7,506,731	£1,776
£1,938	- 1,424,302	- 1,809,921	- 2,239,884	- 2,837,416	- 3,395,400	- 5,148,296	- 5,894,205	- 6,749,562	£1,938
£2,207	- 1,047,803	- 1,295,642	- 1,596,153	- 2,064,937	- 2,498,924	- 4,130,158	- 4,758,450	- 5,487,611	£2,207
£2,368	- 822,615	- 990,889	- 1,212,151	- 1,601,451	- 1,961,037	- 3,519,275	- 4,076,997	- 4,730,441	£2,368
£2,530	- 598,451	- 686,135	- 831,209	- 1,141,409	- 1,423,968	- 2,908,392	- 3,395,544	- 3,973,271	£2,530
£2,691	- 375,884	- 381,559	- 450,268	- 684,278	- 893,424	- 2,297,509	- 2,714,090	- 3,216,100	£2,691
£2,960	- 4,939	120,454	180,972	77,605	10,238	1,283,930	1,579,924	1,954,150	£2,960
£3,229	366,006	622,466	808,487	831,829	863,257	- 279,626	- 459,668	- 706,382	£3,229
£3,498	736,951	1,124,477	1,436,003	1,584,847	1,736,752	713,201	660,587	538,347	£3,498
£3,767	1,107,896	1,626,489	2,063,517	2,337,865	2,610,247	1,705,007	1,780,844	1,783,075	£3,767
£4,306	1,849,786	2,630,514	3,318,547	3,843,902	4,357,237	3,688,619	4,006,586	4,260,931	£4,306
£4,844	2,591,675	3,634,537	4,573,578	5,349,937	6,104,227	5,672,203	6,223,665	6,724,354	£4,844
£5,382	3,333,565	4,638,562	5,828,608	6,855,974	7,844,625	7,639,021	8,440,746	9,187,776	£5,382

RLVs less existing use value

**£741,000 per hectare
£300,000 per acre**

Greenfield

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sq m

Sales value per sq m

£1,615	- 1,366,940	- 1,933,904	- 2,518,363	- 3,270,389	- 3,977,174	- 5,876,061	- 6,763,112	- 7,769,902	£1,615
£1,776	- 1,158,621	- 1,624,912	- 2,132,123	- 2,806,903	- 3,439,287	- 5,265,179	- 6,081,658	- 7,012,731	£1,776
£1,938	- 930,302	- 1,315,921	- 1,745,884	- 2,343,416	- 2,901,400	- 4,654,296	- 5,400,205	- 6,255,562	£1,938
£2,207	- 553,803	- 801,642	- 1,102,153	- 1,570,937	- 2,004,924	- 3,636,158	- 4,264,450	- 4,993,611	£2,207
£2,368	- 328,615	- 496,889	- 718,151	- 1,107,451	- 1,467,037	- 3,025,275	- 3,582,997	- 4,236,441	£2,368
£2,530	- 104,451	- 192,135	- 337,209	- 647,409	- 929,968	- 2,414,392	- 2,901,544	- 3,479,271	£2,530
£2,691	118,116	112,441	43,732	- 190,278	- 399,424	- 1,803,509	- 2,220,090	- 2,722,100	£2,691
£2,960	489,061	614,454	674,972	571,605	483,762	- 789,930	- 1,085,924	- 1,460,150	£2,960
£3,229	860,006	1,116,466	1,302,487	1,325,829	1,357,257	214,374	34,332	212,382	£3,229
£3,498	1,230,951	1,618,477	1,930,003	2,078,847	2,230,752	1,207,201	1,154,587	1,032,347	£3,498
£3,767	1,601,896	2,120,489	2,557,517	2,831,865	3,104,247	2,199,007	2,274,844	2,277,075	£3,767
£4,306	2,343,786	3,124,514	3,812,547	4,337,902	4,851,237	4,182,619	4,500,586	4,754,931	£4,306
£4,844	3,085,675	4,128,537	5,067,578	5,843,937	6,598,227	6,166,203	6,717,665	7,218,354	£4,844
£5,382	3,827,565	5,132,562	6,322,608	7,349,974	8,338,625	8,133,021	8,934,746	9,681,776	£5,382

RLVs less existing use value

**£20,000 per hectare
£8,097 per acre**

Agricultural use

£700,000 Infrastructure per ha

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sq m

Sales value per sq m

£1,615	- 1,365,940	- 1,912,904	- 2,497,363	- 3,249,389	- 3,956,174	- 5,855,061	- 6,742,112	- 7,748,902	£1,615
£1,776	- 1,137,621	- 1,603,912	- 2,111,123	- 2,785,903	- 3,418,287	- 5,244,179	- 6,060,658	- 6,991,731	£1,776
£1,938	- 909,302	- 1,294,921	- 1,724,884	- 2,322,416	- 2,880,400	- 4,633,296	- 5,379,205	- 6,234,562	£1,938
£2,207	- 532,803	- 780,642	- 1,081,153	- 1,549,937	- 1,983,924	- 3,615,158	- 4,243,450	- 4,972,611	£2,207
£2,368	- 307,615	- 475,889	- 697,151	- 1,086,451	- 1,446,037	- 3,004,275	- 3,561,997	- 4,215,441	£2,368
£2,530	- 83,451	- 171,135	- 316,209	- 626,409	- 908,968	- 2,393,392	- 2,880,544	- 3,458,271	£2,530
£2,691	139,116	133,441	64,732	- 169,278	- 378,424	- 1,782,509	- 2,199,090	- 2,701,100	£2,691
£2,960	510,061	635,454	695,972	592,605	504,762	- 768,930	- 1,064,924	- 1,439,150	£2,960
£3,229	881,006	1,137,466	1,323,487	1,346,829	1,378,257	235,374	55,332	191,382	£3,229
£3,498	1,251,951	1,639,477	1,951,003	2,099,847	2,251,752	1,228,201	1,175,587	1,053,347	£3,498
£3,767	1,622,896	2,141,489	2,578,517	2,852,865	3,125,247	2,220,007	2,295,844	2,298,075	£3,767
£4,306	2,364,786	3,145,514	3,833,547	4,358,902	4,872,237	4,203,619	4,521,586	4,775,931	£4,306
£4,844	3,106,675	4,149,537	5,088,578	5,864,937	6,619,227	6,187,203	6,738,665	7,239,354	£4,844
£5,382	3,848,565	5,153,562	6,343,608	7,370,974	8,359,625	8,154,021	8,955,746	9,702,776	£5,382

MODEL

Density - units/ha ->	10	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->		£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sm										Sales value per sm
£1,615	-	546,052	- 1,052,048	- 1,601,292	- 2,318,105	- 2,997,618	- 4,872,124	- 5,732,483	- 6,707,092	£1,615
£1,776	-	293,380	- 710,097	- 1,173,855	- 1,805,180	- 2,402,357	- 4,196,080	- 4,978,341	- 5,869,157	£1,776
£1,938	-	41,698	- 368,147	- 746,417	- 1,292,254	- 1,807,097	- 3,520,036	- 4,224,199	- 5,031,221	£1,938
£2,207	-	373,648	- 197,326	- 35,633	- 437,378	- 814,995	- 2,393,297	- 2,967,296	- 3,634,663	£2,207
£2,368	-	622,316	- 534,586	- 385,942	- 72,174	- 220,425	- 1,717,253	- 2,213,155	- 2,796,728	£2,368
£2,530	-	868,623	- 871,846	- 807,518	- 578,064	- 366,711	- 1,041,210	- 1,459,014	- 1,958,793	£2,530
£2,691	-	1,114,930	- 1,205,245	- 1,228,211	- 1,083,954	- 953,848	- 365,765	- 704,872	- 1,120,858	£2,691
£2,960	-	1,525,443	- 1,760,805	- 1,922,661	- 1,921,839	- 1,923,322	- 745,663	- 537,746	- 264,634	£2,960
£3,229	-	1,935,955	- 2,316,365	- 2,617,111	- 2,755,179	- 2,889,990	- 1,847,347	- 1,777,496	- 1,642,134	£3,229
£3,498	-	2,346,468	- 2,871,925	- 3,311,561	- 3,588,519	- 3,856,658	- 2,944,946	- 3,017,246	- 3,019,634	£3,498
£3,767	-	2,756,980	- 3,427,485	- 4,006,011	- 4,421,858	- 4,823,326	- 4,042,545	- 4,254,045	- 4,397,134	£3,767
£4,306	-	3,578,004	- 4,538,605	- 5,394,911	- 6,088,539	- 6,756,662	- 6,237,741	- 6,707,614	- 7,124,852	£4,306
£4,844	-	4,399,029	- 5,649,725	- 6,783,812	- 7,755,219	- 8,688,483	- 8,422,023	- 9,161,183	- 9,851,039	£4,844
£5,382	-	5,220,054	- 6,760,846	- 8,172,712	- 9,421,899	- 10,608,113	- 10,598,635	- 11,614,751	- 12,577,227	£5,382

Aff Hsg	0%
% SR	0%
% SO	100%
£106 (private)	£20,000 per unit
£106 (affordable)	£20,000 per unit
CIL	
CSH (average unit cost)	£6,473 per unit
Grant	No
Developer's profit	17%

RLVs less existing use value **£1,852,500 per hectare** **Town Centres (1)**
£750,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph		
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm		
Sales value per sq m									Sales value per sq m	
£1,615	-	2,398,552	- 2,904,548	- 3,453,792	- 4,170,605	- 4,850,118	- 6,724,624	- 7,584,983	- 8,559,592	£1,615
£1,776	-	2,145,880	- 2,562,597	- 3,026,355	- 3,657,680	- 4,254,857	- 6,048,580	- 6,830,841	- 7,721,657	£1,776
£1,938	-	1,894,198	- 2,220,647	- 2,598,917	- 3,144,754	- 3,659,597	- 5,372,536	- 6,076,699	- 6,883,721	£1,938
£2,207	-	1,478,852	- 1,655,174	- 1,888,133	- 2,289,878	- 2,687,495	- 4,245,797	- 4,819,796	- 5,487,163	£2,207
£2,368	-	1,230,184	- 1,317,914	- 1,466,558	- 1,730,326	- 2,072,925	- 3,569,753	- 4,065,655	- 4,649,228	£2,368
£2,530	-	983,877	- 980,654	- 1,044,982	- 1,274,436	- 1,485,789	- 2,893,710	- 3,311,514	- 3,811,293	£2,530
£2,691	-	737,570	- 647,255	- 624,289	- 768,546	- 898,652	- 2,218,265	- 2,557,372	- 2,973,358	£2,691
£2,960	-	327,057	- 91,685	- 70,161	- 69,339	- 70,822	- 1,106,837	- 1,314,754	- 1,587,866	£2,960
£3,229	-	83,455	- 463,865	- 764,611	- 902,679	- 1,037,490	- 5,153	- 75,004	- 210,366	£3,229
£3,498	-	493,968	- 1,019,425	- 1,459,061	- 1,736,019	- 2,004,158	- 1,092,446	- 1,164,746	- 1,167,134	£3,498
£3,767	-	904,480	- 1,574,985	- 2,153,511	- 2,569,358	- 2,970,826	- 2,190,045	- 2,401,545	- 2,544,634	£3,767
£4,306	-	1,725,504	- 2,686,105	- 3,542,411	- 4,236,039	- 4,904,162	- 4,385,241	- 4,855,114	- 5,272,352	£4,306
£4,844	-	2,546,529	- 3,797,225	- 4,931,312	- 5,902,719	- 6,835,983	- 6,569,523	- 7,308,683	- 7,998,539	£4,844
£5,382	-	3,367,554	- 4,908,346	- 6,320,212	- 7,569,399	- 8,755,613	- 8,746,135	- 9,762,251	- 10,724,727	£5,382

RLVs less existing use value **£1,235,000 per hectare** **Town Centres (2)**
£500,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph		
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm		
Sales value per sq m									Sales value per sq m	
£1,615	-	1,781,052	- 2,287,048	- 2,836,292	- 3,553,105	- 4,232,618	- 6,107,124	- 6,967,483	- 7,942,092	£1,615
£1,776	-	1,528,380	- 1,945,097	- 2,408,855	- 3,040,180	- 3,637,357	- 5,431,080	- 6,213,341	- 7,104,157	£1,776
£1,938	-	1,276,698	- 1,603,147	- 1,981,417	- 2,527,254	- 3,042,097	- 4,755,036	- 5,459,199	- 6,266,221	£1,938
£2,207	-	861,352	- 1,037,674	- 1,270,633	- 1,672,378	- 2,049,995	- 3,628,297	- 4,202,296	- 4,869,663	£2,207
£2,368	-	612,684	- 700,414	- 849,058	- 1,162,826	- 1,455,425	- 2,952,253	- 3,448,155	- 4,031,728	£2,368
£2,530	-	366,377	- 363,154	- 427,882	- 656,936	- 868,289	- 2,276,210	- 2,694,014	- 3,193,793	£2,530
£2,691	-	120,070	- 29,755	- 6,789	- 151,046	- 281,152	- 1,600,765	- 1,939,872	- 2,355,858	£2,691
£2,960	-	290,443	- 525,805	- 687,661	- 686,839	- 688,322	- 489,337	- 697,254	- 970,366	£2,960
£3,229	-	700,955	- 1,081,365	- 1,382,111	- 1,520,179	- 1,654,990	- 612,347	- 542,496	- 407,134	£3,229
£3,498	-	1,111,468	- 1,636,925	- 2,076,561	- 2,353,519	- 2,621,658	- 1,709,946	- 1,782,246	- 1,784,634	£3,498
£3,767	-	1,521,980	- 2,192,485	- 2,771,011	- 3,186,858	- 3,588,326	- 2,807,545	- 3,019,045	- 3,162,134	£3,767
£4,306	-	2,343,004	- 3,303,605	- 4,159,911	- 4,853,539	- 5,521,662	- 5,002,741	- 5,472,614	- 5,889,852	£4,306
£4,844	-	3,164,029	- 4,414,725	- 5,548,812	- 6,520,219	- 7,453,483	- 7,187,023	- 7,926,183	- 8,616,039	£4,844
£5,382	-	3,985,054	- 5,525,846	- 6,937,712	- 8,186,899	- 9,373,113	- 9,363,635	- 10,379,751	- 11,342,227	£5,382

RLVs less existing use value

**£741,000 per hectare
£300,000 per acre**

Greenfield

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sq m

Sales value per sq m

£1,615	- 1,287,052	- 1,793,048	- 2,342,292	- 3,059,105	- 3,738,618	- 5,613,124	- 6,473,483	- 7,448,092	£1,615
£1,776	- 1,034,380	- 1,451,097	- 1,914,855	- 2,546,180	- 3,143,357	- 4,937,080	- 5,719,341	- 6,610,157	£1,776
£1,938	- 782,698	- 1,109,147	- 1,487,417	- 2,033,254	- 2,548,097	- 4,261,036	- 4,965,199	- 5,772,221	£1,938
£2,207	- 367,352	- 543,674	- 776,633	- 1,178,378	- 1,555,995	- 3,134,297	- 3,708,296	- 4,375,663	£2,207
£2,368	- 118,684	- 206,414	- 355,058	- 668,826	- 961,425	- 2,458,253	- 2,954,155	- 3,537,728	£2,368
£2,530	127,623	130,846	66,518	- 162,936	- 374,289	- 1,782,210	- 2,200,014	- 2,699,793	£2,530
£2,691	373,930	464,245	487,211	342,954	212,848	- 1,106,765	- 1,445,872	- 1,861,858	£2,691
£2,960	784,443	1,019,805	1,181,661	1,180,839	1,182,322	4,663	203,254	- 476,366	£2,960
£3,229	1,194,955	1,575,365	1,876,111	2,014,179	2,148,990	1,106,347	1,036,496	901,134	£3,229
£3,498	1,605,468	2,130,925	2,570,561	2,847,519	3,115,658	2,203,946	2,276,246	2,278,634	£3,498
£3,767	2,015,980	2,686,485	3,265,011	3,680,858	4,082,326	3,301,545	3,513,045	3,656,134	£3,767
£4,306	2,837,004	3,797,605	4,653,911	5,347,539	6,015,662	5,496,741	5,966,614	6,383,852	£4,306
£4,844	3,658,029	4,908,725	6,042,812	7,014,219	7,947,483	7,681,023	8,420,183	9,110,039	£4,844
£5,382	4,479,054	6,019,846	7,431,712	8,680,899	9,867,113	9,857,635	10,873,751	11,836,227	£5,382

RLVs less existing use value

**£20,000 per hectare
£8,097 per acre**

Agricultural use

£700,000 Infrastructure per ha

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value

Sales value

£1,615	- 1,266,052	- 1,772,048	- 2,321,292	- 3,038,105	- 3,717,618	- 5,592,124	- 6,452,483	- 7,427,092	£1,615
£1,776	- 1,013,380	- 1,430,097	- 1,893,855	- 2,525,180	- 3,122,357	- 4,916,080	- 5,698,341	- 6,589,157	£1,776
£1,938	- 761,698	- 1,088,147	- 1,466,417	- 2,012,254	- 2,527,097	- 4,240,036	- 4,944,199	- 5,751,221	£1,938
£2,207	- 346,352	- 522,674	- 755,633	- 1,157,378	- 1,534,995	- 3,113,297	- 3,687,296	- 4,354,663	£2,207
£2,368	- 97,684	- 185,414	- 334,058	- 647,826	- 940,425	- 2,437,253	- 2,933,155	- 3,516,728	£2,368
£2,530	148,623	151,846	87,518	- 141,936	- 353,289	- 1,761,210	- 2,179,014	- 2,678,793	£2,530
£2,691	394,930	485,245	508,211	363,954	233,848	- 1,085,765	- 1,424,872	- 1,840,858	£2,691
£2,960	805,443	1,040,805	1,202,661	1,201,839	1,203,322	25,663	- 182,254	- 455,366	£2,960
£3,229	1,215,955	1,596,365	1,897,111	2,035,179	2,169,990	1,127,347	1,057,496	922,134	£3,229
£3,498	1,626,468	2,151,925	2,591,561	2,868,519	3,136,658	2,224,946	2,297,246	2,299,634	£3,498
£3,767	2,036,980	2,707,485	3,286,011	3,701,858	4,103,326	3,322,545	3,534,045	3,677,134	£3,767
£4,306	2,858,004	3,818,605	4,674,911	5,368,539	6,036,662	5,517,741	5,987,614	6,404,852	£4,306
£4,844	3,679,029	4,929,725	6,063,812	7,035,219	7,968,483	7,702,023	8,441,183	9,131,039	£4,844
£5,382	4,500,054	6,040,846	7,452,712	8,701,899	9,888,113	9,878,635	10,894,751	11,857,227	£5,382

MODEL

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sm									Sales value per sm
£1,615	640,904	1,180,412	1,761,748	2,510,652	3,220,994	5,125,733	6,015,477	7,021,531	£1,615
£1,776	397,364	850,822	1,349,760	2,016,267	2,647,249	4,474,125	5,288,594	6,213,882	£1,776
£1,938	153,824	521,231	937,771	1,521,880	2,073,503	3,822,516	4,561,710	5,406,234	£1,938
£2,207	247,072	26,025	251,124	697,903	1,117,260	2,736,503	3,350,238	4,060,153	£2,207
£2,368	487,271	351,095	156,579	203,518	543,514	2,084,894	2,623,354	3,252,505	£2,368
£2,530	725,674	676,166	562,918	284,544	26,130	1,433,286	1,896,471	2,444,856	£2,530
£2,691	983,079	999,739	969,255	772,149	592,045	781,677	1,169,588	1,637,208	£2,691
£2,960	1,358,753	1,535,218	1,640,679	1,583,458	1,530,878	294,642	34,565	294,455	£2,960
£3,229	1,754,428	2,070,698	2,310,028	2,386,678	2,462,606	1,362,154	1,229,505	1,033,255	£3,229
£3,498	2,150,103	2,606,177	2,979,377	3,189,897	3,394,335	2,420,080	2,424,445	2,360,966	£3,498
£3,767	2,545,776	3,141,657	3,648,727	3,993,116	4,326,063	3,478,006	3,619,384	3,688,676	£3,767
£4,306	3,337,126	4,212,616	4,987,425	5,599,555	6,189,518	5,593,858	5,987,881	6,325,149	£4,306
£4,844	4,128,475	5,283,575	6,326,124	7,205,993	8,052,974	7,704,840	8,352,766	8,952,799	£4,844
£5,382	4,919,824	6,354,534	7,664,823	8,812,432	9,906,165	9,802,780	10,717,651	11,580,448	£5,382

Aff Hsg	0%
% SR	0%
% SO	100%
£106 (private)	£20,000 per unit
£106 (affordable)	£20,000 per unit
CIL	
CSH (average unit cost)	£6,473 per unit
Grant	No
Developer's profit	20%

RLVs less existing use value **£1,852,500 per hectare** **Town Centres (1)**
£750,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sq m									Sales value per sq m
£1,615	2,493,404	3,032,912	3,614,248	4,363,152	5,073,494	6,978,233	7,867,977	8,874,031	£1,615
£1,776	2,249,864	2,703,322	3,202,260	3,868,767	4,499,749	6,326,625	7,141,094	8,066,382	£1,776
£1,938	2,006,324	2,373,731	2,790,271	3,374,380	3,926,003	5,675,016	6,414,210	7,258,734	£1,938
£2,207	1,605,428	1,826,475	2,103,634	2,550,403	2,969,760	4,589,003	5,202,738	5,912,653	£2,207
£2,368	1,365,229	1,501,405	1,695,921	2,056,018	2,396,014	3,937,394	4,475,854	5,105,005	£2,368
£2,530	1,126,826	1,176,334	1,289,582	1,567,956	1,826,370	3,285,786	3,748,971	4,297,356	£2,530
£2,691	889,421	852,761	883,245	1,080,351	1,260,455	2,634,177	3,022,088	3,489,708	£2,691
£2,960	493,747	317,282	211,821	269,042	321,622	1,557,858	1,817,935	2,146,955	£2,960
£3,229	98,072	218,198	457,528	534,178	610,106	490,346	622,995	819,245	£3,229
£3,498	297,603	753,677	1,126,877	1,337,397	1,541,835	567,580	571,945	508,466	£3,498
£3,767	693,276	1,289,157	1,796,227	2,140,616	2,473,563	1,625,506	1,766,884	1,836,176	£3,767
£4,306	1,484,626	2,360,116	3,134,925	3,747,055	4,337,018	3,741,358	4,135,381	4,472,649	£4,306
£4,844	2,275,975	3,431,075	4,473,624	5,353,493	6,200,474	5,852,340	6,500,266	7,100,299	£4,844
£5,382	3,067,324	4,502,034	5,812,323	6,959,932	8,053,665	7,950,280	8,865,151	9,727,948	£5,382

RLVs less existing use value **£1,235,000 per hectare** **Town Centres (2)**
£500,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sq m									Sales value per sq m
£1,615	1,875,904	2,415,412	2,996,748	3,745,652	4,455,994	6,360,733	7,250,477	8,256,531	£1,615
£1,776	1,632,364	2,085,822	2,584,760	3,251,267	3,882,249	5,709,125	6,523,594	7,448,882	£1,776
£1,938	1,388,824	1,758,231	2,172,771	2,756,880	3,308,503	5,057,516	5,796,710	6,641,234	£1,938
£2,207	987,928	1,208,975	1,486,124	1,932,903	2,352,260	3,971,503	4,585,238	5,295,153	£2,207
£2,368	747,729	883,905	1,078,421	1,438,518	1,778,514	3,319,894	3,858,354	4,487,505	£2,368
£2,530	509,326	558,834	672,082	950,456	1,208,870	2,668,286	3,131,471	3,679,856	£2,530
£2,691	271,921	235,261	265,745	462,851	642,955	2,016,677	2,404,588	2,872,208	£2,691
£2,960	123,753	300,218	405,679	348,458	295,878	940,358	1,200,435	1,529,455	£2,960
£3,229	519,428	835,698	1,075,028	1,151,678	1,227,606	127,154	5,495	201,745	£3,229
£3,498	915,103	1,371,177	1,744,377	1,954,897	2,159,335	1,185,080	1,189,445	1,125,966	£3,498
£3,767	1,310,776	1,906,657	2,413,727	2,758,116	3,091,063	2,243,006	2,384,384	2,453,676	£3,767
£4,306	2,102,126	2,977,616	3,752,425	4,364,555	4,954,518	4,358,858	4,752,881	5,090,149	£4,306
£4,844	2,893,475	4,048,575	5,091,124	5,970,993	6,817,974	6,469,840	7,117,766	7,717,799	£4,844
£5,382	3,684,824	5,119,534	6,429,823	7,577,432	8,671,165	8,567,780	9,482,651	10,345,448	£5,382

MODEL

Density - units/ha -> 12

	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Aff Hsg	0%
% SR	0%
% SO	100%
£106 (private)	£20,000 per unit
£106 (affordable)	£20,000 per unit
CIL	
CSH (average unit cost)	£6.473 per unit
Grant	No
Developer's profit	25%

	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Sales value per sm								
£1,615	- 798,988	- 1,394,353	- 2,029,174	- 2,831,564	- 3,593,287	- 5,548,416	- 6,487,135	- 7,545,595
£1,776	- 570,670	- 1,085,362	- 1,642,935	- 2,368,076	- 3,055,400	- 4,937,533	- 5,805,682	- 6,788,424
£1,938	- 342,351	- 776,371	- 1,256,697	- 1,904,590	- 2,517,514	- 4,326,650	- 5,124,229	- 6,031,254
£2,207	36,111	261,395	612,964	1,132,112	1,621,036	3,308,512	3,988,473	4,769,304
£2,368	261,298	45,279	226,725	668,625	1,083,149	2,697,629	3,307,020	4,012,134
£2,530	486,485	350,032	155,250	205,138	545,263	2,086,747	2,625,967	3,254,963
£2,691	709,992	654,786	536,192	252,472	10,960	1,475,864	1,944,114	2,497,793
£2,960	1,080,937	1,159,240	1,170,706	1,014,356	873,282	457,725	808,359	1,235,843
£3,229	1,451,882	1,661,252	1,798,220	1,772,509	1,750,300	547,245	316,187	18,457
£3,498	1,822,827	2,163,265	2,425,736	2,525,528	2,623,795	1,545,302	1,436,443	1,263,186
£3,767	2,193,771	2,665,276	3,053,250	3,278,546	3,497,290	2,537,108	2,556,698	2,507,914
£4,306	2,935,661	3,669,300	4,308,281	4,784,581	5,244,280	4,520,720	4,788,324	4,992,308
£4,844	3,677,551	4,673,325	5,563,311	6,290,617	6,991,270	6,504,332	7,005,404	7,455,730
£5,382	4,419,441	5,677,349	6,818,341	7,796,654	8,736,251	8,476,356	9,222,484	9,919,152

RLVs less existing use value

£1,852,500 per hectare
£750,000 per acre

Town Centres (1)

Density - units/ha ->

	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Sales value per sq m								
£1,615	- 2,651,488	- 3,246,853	- 3,881,674	- 4,684,064	- 5,445,787	- 7,400,916	- 8,339,635	- 9,398,095
£1,776	- 2,423,170	- 2,937,862	- 3,495,435	- 4,220,576	- 4,907,900	- 6,790,033	- 7,658,182	- 8,640,924
£1,938	- 2,194,851	- 2,628,871	- 3,109,197	- 3,757,090	- 4,370,014	- 6,179,150	- 6,976,729	- 7,883,754
£2,207	- 1,816,389	- 2,113,985	- 2,465,464	- 2,984,612	- 3,473,536	- 5,161,012	- 5,840,973	- 6,821,804
£2,368	- 1,591,202	- 1,807,221	- 2,079,225	- 2,521,125	- 2,935,649	- 4,550,129	- 5,159,520	- 5,864,634
£2,530	- 1,366,015	- 1,502,468	- 1,697,250	- 2,057,638	- 2,397,763	- 3,939,247	- 4,478,067	- 5,107,463
£2,691	- 1,142,508	- 1,197,714	- 1,316,308	- 1,600,028	- 1,863,460	- 3,328,364	- 3,796,614	- 4,350,293
£2,960	- 771,563	- 693,260	- 681,794	- 838,144	- 979,218	- 2,310,225	- 2,660,859	- 3,088,343
£3,229	- 400,618	- 191,248	- 54,280	- 79,991	- 102,200	- 1,305,255	- 1,536,313	- 1,834,043
£3,498	- 29,673	310,765	573,236	673,028	771,295	- 307,198	- 416,057	- 589,314
£3,767	341,271	812,776	1,200,750	1,426,046	1,644,790	684,608	704,198	655,414
£4,306	1,083,161	1,816,800	2,455,781	2,932,081	3,391,780	2,668,220	2,935,824	3,139,808
£4,844	1,825,051	2,820,825	3,710,811	4,438,117	5,138,770	4,651,832	5,152,904	5,603,230
£5,382	2,566,941	3,824,849	4,965,841	5,944,154	6,883,751	6,623,856	7,369,984	8,066,652

RLVs less existing use value

£1,235,000 per hectare
£500,000 per acre

Town Centres (2)

Density - units/ha ->

	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Sales value per sq m								
£1,615	- 2,033,988	- 2,629,353	- 3,264,174	- 4,066,564	- 4,828,287	- 6,783,416	- 7,722,135	- 8,790,595
£1,776	- 1,805,670	- 2,320,362	- 2,877,935	- 3,603,076	- 4,290,400	- 6,172,533	- 7,040,682	- 8,023,424
£1,938	- 1,577,351	- 2,011,371	- 2,491,697	- 3,139,590	- 3,752,514	- 5,561,650	- 6,359,229	- 7,266,254
£2,207	- 1,198,889	- 1,496,385	- 1,847,964	- 2,367,112	- 2,856,036	- 4,543,512	- 5,223,473	- 6,004,304
£2,368	- 973,702	- 1,189,721	- 1,461,725	- 1,903,625	- 2,318,149	- 3,932,629	- 4,542,020	- 5,247,134
£2,530	- 748,515	- 884,968	- 1,079,750	- 1,440,138	- 1,780,263	- 3,321,747	- 3,860,567	- 4,489,963
£2,691	- 525,008	- 580,214	- 698,808	- 982,528	- 1,245,960	- 2,710,864	- 3,179,114	- 3,732,793
£2,960	- 154,063	- 75,760	- 64,294	- 220,644	- 361,718	- 1,692,725	- 2,043,359	- 2,470,843
£3,229	216,882	426,252	563,220	537,509	515,300	- 687,755	- 918,813	- 1,216,543
£3,498	587,827	928,265	1,190,736	1,290,528	1,388,795	310,302	201,443	28,186
£3,767	958,771	1,430,276	1,818,250	2,043,546	2,262,290	1,302,108	1,321,698	1,272,914
£4,306	1,700,661	2,434,300	3,073,281	3,549,581	4,009,280	3,285,720	3,553,324	3,757,308
£4,844	2,442,551	3,438,325	4,328,311	5,055,617	5,756,270	5,269,332	5,770,404	6,220,730
£5,382	3,184,441	4,442,349	5,583,341	6,561,654	7,501,251	7,241,356	7,987,484	8,684,152

RLVs less existing use value

£741,000 per hectare
£300,000 per acre

Greenfield

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value
per sq mSales value
per sq m

£1,615	- 1,539,988	- 2,135,353	- 2,770,174	- 3,572,564	- 4,334,287	- 6,289,416	- 7,228,135	- 8,286,595	£1,615
£1,776	- 1,311,670	- 1,826,362	- 2,383,935	- 3,109,076	- 3,796,400	- 5,678,533	- 6,546,682	- 7,529,424	£1,776
£1,938	- 1,083,951	- 1,517,371	- 1,997,697	- 2,645,590	- 3,258,514	- 5,067,650	- 5,865,229	- 6,772,254	£1,938
£2,207	- 704,889	- 1,002,385	- 1,353,964	- 1,873,112	- 2,362,036	- 4,049,512	- 4,729,473	- 5,510,304	£2,207
£2,368	- 479,702	- 695,721	- 967,725	- 1,409,625	- 1,824,149	- 3,438,629	- 4,048,020	- 4,753,134	£2,368
£2,530	- 254,515	- 390,968	- 585,750	- 946,138	- 1,286,263	- 2,827,747	- 3,366,567	- 3,995,963	£2,530
£2,691	- 31,008	- 86,214	- 204,808	- 488,528	- 751,960	- 2,216,864	- 2,685,114	- 3,238,793	£2,691
£2,960	339,937	418,240	429,706	273,356	132,282	- 1,198,725	- 1,549,359	- 1,976,843	£2,960
£3,229	710,882	920,252	1,057,220	1,031,509	1,009,300	- 193,755	- 424,813	- 722,543	£3,229
£3,498	1,081,827	1,422,265	1,684,736	1,784,528	1,882,795	804,302	695,443	522,186	£3,498
£3,767	1,452,771	1,924,276	2,312,250	2,537,546	2,756,290	1,796,108	1,815,698	1,766,914	£3,767
£4,306	2,194,661	2,928,300	3,567,281	4,043,581	4,503,280	3,779,720	4,047,324	4,251,308	£4,306
£4,844	2,936,551	3,932,325	4,822,311	5,549,617	6,250,270	5,763,332	6,264,404	6,714,730	£4,844
£5,382	3,676,441	4,936,349	6,077,341	7,055,654	7,995,251	7,735,356	8,481,484	9,178,152	£5,382

RLVs less existing use value

£20,000 per hectare
£8,097 per acre

Agricultural use

£700,000 infrastructure per ha

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value
£per sq mSales value
£per sq m

£1,615	- 1,518,988	- 2,114,353	- 2,749,174	- 3,551,564	- 4,313,287	- 6,268,416	- 7,207,135	- 8,265,595	£1,615
£1,776	- 1,290,670	- 1,805,362	- 2,362,935	- 3,088,076	- 3,775,400	- 5,657,533	- 6,525,682	- 7,508,424	£1,776
£1,938	- 1,062,351	- 1,496,371	- 1,976,697	- 2,624,590	- 3,237,514	- 5,046,650	- 5,844,229	- 6,751,254	£1,938
£2,207	- 683,889	- 981,385	- 1,332,964	- 1,852,112	- 2,341,036	- 4,028,512	- 4,708,473	- 5,489,304	£2,207
£2,368	- 458,702	- 674,721	- 946,725	- 1,388,625	- 1,803,149	- 3,417,629	- 4,027,020	- 4,732,134	£2,368
£2,530	- 233,515	- 369,968	- 564,750	- 925,138	- 1,265,263	- 2,806,747	- 3,345,567	- 3,974,963	£2,530
£2,691	- 10,008	- 65,214	- 183,808	- 467,528	- 730,960	- 2,195,864	- 2,664,114	- 3,217,793	£2,691
£2,960	360,937	439,240	450,706	294,356	153,282	- 1,177,725	- 1,528,359	- 1,955,843	£2,960
£3,229	731,882	941,252	1,078,220	1,052,509	1,030,300	- 172,755	- 403,813	- 701,543	£3,229
£3,498	1,102,827	1,443,265	1,705,736	1,805,528	1,903,795	825,302	716,443	543,186	£3,498
£3,767	1,473,771	1,945,276	2,333,250	2,558,546	2,777,290	1,817,108	1,836,698	1,787,914	£3,767
£4,306	2,215,661	2,949,300	3,588,281	4,064,581	4,524,280	3,800,720	4,068,324	4,272,308	£4,306
£4,844	2,957,551	3,953,325	4,843,311	5,570,617	6,271,270	5,784,332	6,285,404	6,735,730	£4,844
£5,382	3,699,441	4,957,349	6,098,341	7,076,654	8,016,251	7,756,356	8,502,484	9,199,152	£5,382

MODEL

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sm									Sales value per sm
£1,615	320,857	780,354	1,289,361	1,968,330	2,572,946	4,301,789	5,101,364	6,034,078	£1,615
£1,776	122,698	512,336	955,008	1,567,641	2,108,037	3,771,611	4,510,395	5,378,109	£1,776
£1,938	73,528	244,320	620,654	1,166,952	1,643,128	3,241,433	3,919,427	4,722,139	£1,938
£2,207	399,268	198,608	63,783	499,136	868,280	2,357,803	2,934,478	3,628,857	£2,207
£2,368	592,809	462,953	265,989	98,461	403,371	1,827,625	2,343,509	2,972,888	£2,368
£2,530	785,962	726,598	595,759	296,736	58,382	1,297,447	1,752,540	2,316,919	£2,530
£2,691	979,115	987,843	925,135	691,933	516,951	767,269	1,161,572	1,660,949	£2,691
£2,960	1,301,037	1,423,251	1,468,310	1,348,365	1,277,217	1,110,800	1,178,743	567,667	£2,960
£3,229	1,622,960	1,858,660	2,011,485	1,999,306	2,032,166	981,553	792,779	513,570	£3,229
£3,498	1,944,882	2,294,069	2,554,660	2,650,248	2,787,114	1,842,304	1,764,301	1,591,947	£3,498
£3,767	2,266,804	2,729,477	3,097,835	3,301,189	3,542,062	2,703,054	2,735,822	2,670,323	£3,767
£4,306	2,910,648	3,600,294	4,184,185	4,603,072	5,051,959	4,424,555	4,662,995	4,814,728	£4,306
£4,844	3,554,493	4,471,112	5,270,534	5,904,954	6,560,637	6,140,945	6,585,466	6,948,649	£4,844
£5,382	4,196,923	5,341,929	6,356,884	7,206,837	8,059,430	7,847,482	8,507,937	9,082,571	£5,382

Aff Hsg	25%
% SR	70%
% SO	30%
S106 (private)	£0 per unit
S106 (affordable)	£0 per unit
CIL	
C5H (average unit cost)	£8,415 per unit
Grant	No
Developer's profit	17%

RLVs less existing use value

£1,852,500 per hectare
£750,000 per acre

Town Centres (1)

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sq m									Sales value per sq m
£1,615	2,173,357	2,632,854	3,141,861	3,820,830	4,425,446	6,154,289	6,953,864	7,886,578	£1,615
£1,776	1,975,198	2,364,836	2,807,508	3,420,141	3,960,537	5,624,111	6,362,895	7,230,609	£1,776
£1,938	1,778,972	2,096,820	2,473,154	3,019,452	3,495,628	5,093,933	5,771,927	6,574,639	£1,938
£2,207	1,453,232	1,653,892	1,916,283	2,351,636	2,720,780	4,210,303	4,786,978	5,481,357	£2,207
£2,368	1,259,691	1,389,547	1,586,511	1,950,961	2,255,871	3,680,125	4,196,009	4,825,988	£2,368
£2,530	1,066,538	1,125,902	1,256,741	1,555,764	1,794,118	3,149,947	3,605,040	4,169,419	£2,530
£2,691	873,385	864,657	927,365	1,160,567	1,335,549	2,619,769	3,014,072	3,513,449	£2,691
£2,960	551,463	429,249	384,190	504,135	575,283	1,741,420	2,031,243	2,420,167	£2,960
£3,229	229,540	6,160	158,985	146,806	179,666	870,947	1,059,721	1,338,930	£3,229
£3,498	92,382	441,569	702,160	797,748	934,614	10,196	88,199	260,553	£3,498
£3,767	414,304	876,977	1,245,335	1,448,689	1,689,562	850,554	883,322	817,823	£3,767
£4,306	1,058,148	1,747,794	2,331,685	2,750,572	3,199,459	2,572,055	2,810,495	2,962,228	£4,306
£4,844	1,701,993	2,618,612	3,418,034	4,052,454	4,708,137	4,288,445	4,732,966	5,096,149	£4,844
£5,382	2,344,423	3,489,429	4,504,384	5,354,337	6,206,930	5,994,982	6,655,437	7,230,071	£5,382

RLVs less existing use value

£1,235,000 per hectare
£500,000 per acre

Town Centres (2)

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sq m									Sales value per sq m
£1,615	1,555,857	2,015,354	2,524,361	3,203,330	3,807,946	5,536,789	6,336,364	7,269,078	£1,615
£1,776	1,357,698	1,747,336	2,190,008	2,802,641	3,343,037	5,006,611	5,745,395	6,613,109	£1,776
£1,938	1,161,472	1,479,320	1,855,654	2,401,952	2,878,128	4,476,433	5,154,427	5,957,139	£1,938
£2,207	835,732	1,036,392	1,298,783	1,734,136	2,103,280	3,592,803	4,169,478	4,863,857	£2,207
£2,368	642,191	772,047	969,011	1,333,461	1,638,371	3,062,625	3,578,509	4,207,888	£2,368
£2,530	449,038	508,402	639,241	938,264	1,176,618	2,532,447	2,987,540	3,551,919	£2,530
£2,691	255,885	247,157	309,865	543,067	718,049	2,002,269	2,396,572	2,895,949	£2,691
£2,960	66,037	188,251	233,310	113,365	42,217	1,123,920	1,413,743	1,802,667	£2,960
£3,229	387,960	623,660	776,485	764,306	797,166	253,447	442,221	721,430	£3,229
£3,498	709,882	1,059,069	1,319,660	1,415,248	1,552,114	607,304	529,301	356,947	£3,498
£3,767	1,031,804	1,494,477	1,862,835	2,066,189	2,307,062	1,468,054	1,500,822	1,435,323	£3,767
£4,306	1,675,648	2,365,294	2,949,185	3,368,072	3,816,959	3,189,555	3,427,995	3,579,728	£4,306
£4,844	2,319,493	3,236,112	4,035,534	4,669,954	5,325,637	4,905,945	5,350,466	5,713,649	£4,844
£5,382	2,961,923	4,106,929	5,121,884	5,971,837	6,824,430	6,612,482	7,272,937	7,847,571	£5,382

RLVs less existing use value

**£741,000 per hectare
£300,000 per acre**

Greenfield

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sq m

Sales value per sq m

£1,615	- 1,061,857	- 1,521,354	- 2,030,361	- 2,709,330	- 3,313,946	- 5,042,789	- 5,842,364	- 6,775,078	£1,615
£1,776	- 863,698	- 1,253,336	- 1,636,008	- 2,308,641	- 2,849,037	- 4,512,611	- 5,251,395	- 6,119,109	£1,776
£1,938	- 667,472	- 985,320	- 1,361,654	- 1,907,952	- 2,384,128	- 3,982,433	- 4,660,427	- 5,463,139	£1,938
£2,207	- 341,732	- 542,392	- 804,783	- 1,240,136	- 1,609,280	- 3,098,803	- 3,675,478	- 4,369,857	£2,207
£2,368	- 148,191	- 278,047	- 475,011	- 839,461	- 1,144,371	- 2,568,625	- 3,084,509	- 3,713,888	£2,368
£2,530	- 44,962	- 14,402	- 145,241	- 444,264	- 682,618	- 2,038,447	- 2,493,540	- 3,057,919	£2,530
£2,691	238,115	246,843	184,135	- 49,067	- 224,049	- 1,508,269	- 1,902,572	- 2,401,949	£2,691
£2,960	560,037	682,251	727,310	607,365	536,217	- 629,920	- 919,743	- 1,308,667	£2,960
£3,229	881,960	1,117,660	1,270,485	1,258,306	1,291,166	240,553	51,779	- 227,430	£3,229
£3,498	1,203,882	1,553,069	1,813,660	1,909,248	2,046,114	1,101,304	1,023,301	850,947	£3,498
£3,767	1,525,804	1,988,477	2,356,835	2,560,189	2,801,062	1,962,054	1,994,822	1,929,323	£3,767
£4,306	2,169,648	2,859,294	3,443,185	3,862,072	4,310,959	3,683,555	3,921,995	4,073,728	£4,306
£4,844	2,813,493	3,730,112	4,529,534	5,163,954	5,819,637	5,399,945	5,844,466	6,207,649	£4,844
£5,382	3,455,923	4,600,929	5,615,884	6,465,837	7,318,430	7,106,482	7,766,937	8,341,571	£5,382

RLVs less existing use value

**£20,000 per hectare
£8,097 per acre**

Agricultural use

£700,000 Infrastructure per ha

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sq m

Sales value per sq m

£1,615	- 1,040,857	- 1,500,354	- 2,009,361	- 2,688,330	- 3,292,946	- 5,021,789	- 5,821,364	- 6,754,078	£1,615
£1,776	- 842,698	- 1,232,336	- 1,675,008	- 2,287,641	- 2,828,037	- 4,491,611	- 5,230,395	- 6,098,109	£1,776
£1,938	- 646,472	- 964,320	- 1,340,654	- 1,886,952	- 2,363,128	- 3,961,433	- 4,639,427	- 5,442,139	£1,938
£2,207	- 320,732	- 521,392	- 783,783	- 1,219,136	- 1,588,280	- 3,077,803	- 3,654,478	- 4,348,857	£2,207
£2,368	- 127,191	- 257,047	- 454,011	- 818,461	- 1,123,371	- 2,547,625	- 3,063,509	- 3,692,888	£2,368
£2,530	65,962	6,598	124,241	- 423,264	- 661,618	- 2,017,447	- 2,472,540	- 3,036,919	£2,530
£2,691	259,115	267,843	205,135	- 28,067	- 203,049	- 1,487,269	- 1,881,572	- 2,380,949	£2,691
£2,960	581,037	703,251	748,310	628,365	557,217	- 608,920	- 898,743	- 1,287,667	£2,960
£3,229	902,960	1,138,660	1,291,485	1,279,306	1,312,166	261,553	72,779	- 206,430	£3,229
£3,498	1,224,882	1,574,069	1,834,660	1,930,248	2,067,114	1,122,304	1,044,301	871,947	£3,498
£3,767	1,546,804	2,009,477	2,377,835	2,581,189	2,822,062	1,983,054	2,015,822	1,950,323	£3,767
£4,306	2,190,648	2,880,294	3,464,185	3,883,072	4,331,959	3,704,555	3,942,995	4,094,728	£4,306
£4,844	2,834,493	3,751,112	4,550,534	5,184,954	5,840,637	5,420,945	5,865,466	6,228,649	£4,844
£5,382	3,476,923	4,621,929	5,636,884	6,486,837	7,339,430	7,127,482	7,787,937	8,362,571	£5,382

MODEL

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sm									Sales value per sm
£1,615	391,995	876,628	1,409,703	2,112,741	2,740,477	4,491,996	5,313,610	6,269,907	£1,615
£1,776	200,686	617,879	1,086,936	1,725,956	2,291,705	3,980,145	4,743,085	5,636,652	£1,776
£1,938	10,145	359,132	764,171	1,339,171	1,842,933	3,468,293	4,172,560	5,003,399	£1,938
£2,207	304,336	70,133	226,226	694,529	1,094,980	2,615,208	3,221,685	3,947,975	£2,207
£2,368	492,273	325,335	93,968	307,744	646,207	2,103,357	2,651,159	3,314,721	£2,368
£2,530	678,750	590,537	412,308	76,595	197,435	1,591,505	2,080,634	2,681,466	£2,530
£2,691	865,226	833,713	730,651	458,078	245,599	1,079,654	1,510,108	2,048,213	£2,691
£2,960	1,176,020	1,254,061	1,256,823	1,093,882	982,884	227,186	559,233	992,789	£2,960
£3,229	1,486,814	1,674,410	1,781,172	1,722,931	1,711,627	614,321	381,786	56,911	£3,229
£3,498	1,797,608	2,094,758	2,305,522	2,351,281	2,440,371	1,448,654	1,319,700	1,097,946	£3,498
£3,767	2,108,402	2,515,106	2,829,871	2,979,632	3,169,115	2,279,650	2,257,614	2,138,980	£3,767
£4,306	2,729,989	3,355,802	3,878,570	4,236,334	4,626,602	3,941,642	4,123,195	4,214,950	£4,306
£4,844	3,351,577	4,196,499	4,927,269	5,493,035	6,084,089	5,603,059	5,979,153	6,274,968	£4,844
£5,382	3,972,809	5,037,195	5,975,968	6,749,736	7,532,968	7,250,591	7,835,112	8,334,987	£5,382

Aff Hsg	25%
% SR	70%
% SO	30%
S106 (private)	£0 per unit
S106 (affordable)	£0 per unit
CIL	
CSH (average unit cost)	£8,415 per unit
Grant	No
Developer's profit	20%

RLVs less existing use value **£1,852,500 per hectare** **Town Centres (1)**
£750,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sq m									Sales value per sq m
£1,615	2,244,495	2,729,128	3,262,203	3,965,241	4,592,977	6,344,496	7,166,110	8,122,407	£1,615
£1,776	2,053,186	2,470,379	2,939,436	3,578,456	4,144,205	5,832,645	6,595,585	7,489,152	£1,776
£1,938	1,862,645	2,211,632	2,616,671	3,191,671	3,695,433	5,320,793	6,025,060	6,855,899	£1,938
£2,207	1,548,164	1,782,367	2,078,726	2,547,029	2,947,480	4,467,708	5,074,185	5,800,475	£2,207
£2,368	1,360,227	1,527,165	1,758,534	2,160,244	2,498,707	3,955,857	4,503,659	5,167,221	£2,368
£2,530	1,173,750	1,271,963	1,440,192	1,775,905	2,049,935	3,444,005	3,933,134	4,533,966	£2,530
£2,691	987,274	1,018,787	1,121,849	1,394,422	1,606,901	2,932,154	3,362,608	3,900,713	£2,691
£2,960	676,480	598,439	595,677	758,618	869,616	2,079,686	2,411,733	2,845,289	£2,960
£3,229	365,686	178,900	71,328	129,569	140,873	1,238,179	1,470,714	1,795,589	£3,229
£3,498	54,892	242,258	453,022	498,781	587,871	403,846	532,800	754,554	£3,498
£3,767	255,902	662,606	977,371	1,127,132	1,316,615	427,150	405,114	286,480	£3,767
£4,306	877,489	1,503,302	2,026,070	2,383,834	2,774,102	2,069,142	2,270,695	2,362,450	£4,306
£4,844	1,499,077	2,343,999	3,074,769	3,640,535	4,231,589	3,750,559	4,126,653	4,422,468	£4,844
£5,382	2,120,309	3,184,695	4,123,468	4,897,236	5,680,468	5,398,091	5,982,612	6,482,487	£5,382

RLVs less existing use value **£1,235,000 per hectare** **Town Centres (2)**
£500,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sq m									Sales value per sq m
£1,615	1,626,995	2,111,628	2,644,703	3,347,741	3,975,477	5,726,996	6,548,610	7,504,907	£1,615
£1,776	1,435,686	1,852,879	2,321,936	2,960,956	3,526,705	5,215,145	5,978,085	6,871,652	£1,776
£1,938	1,245,145	1,594,132	1,999,171	2,574,171	3,077,933	4,703,293	5,407,560	6,238,399	£1,938
£2,207	930,664	1,164,867	1,461,226	1,929,529	2,329,980	3,850,208	4,456,685	5,182,975	£2,207
£2,368	742,727	909,665	1,141,034	1,542,744	1,881,207	3,338,357	3,886,159	4,549,721	£2,368
£2,530	556,250	654,463	822,692	1,158,405	1,432,435	2,826,505	3,315,634	3,916,466	£2,530
£2,691	369,774	401,287	504,349	776,922	989,401	2,314,654	2,745,108	3,283,213	£2,691
£2,960	58,980	19,061	21,823	141,118	252,116	1,462,186	1,794,233	2,227,789	£2,960
£3,229	251,814	439,410	546,172	487,931	476,627	620,679	853,214	1,178,089	£3,229
£3,498	562,608	859,758	1,070,522	1,116,281	1,205,371	213,654	84,700	137,054	£3,498
£3,767	873,402	1,280,106	1,594,871	1,744,632	1,934,115	1,044,650	1,022,614	903,980	£3,767
£4,306	1,494,989	2,120,802	2,643,570	3,001,334	3,391,602	2,706,642	2,888,195	2,979,950	£4,306
£4,844	2,116,577	2,961,499	3,692,269	4,258,035	4,849,089	4,368,059	4,744,153	5,039,968	£4,844
£5,382	2,737,809	3,802,195	4,740,968	5,514,736	6,297,968	6,015,591	6,600,112	7,099,987	£5,382

RLVs less existing use value

**£741,000 per hectare
£300,000 per acre**

Greenfield

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value
per sq m

Sales value
per sq m

£1,615	- 1,132,995	- 1,617,628	- 2,150,703	- 2,853,741	- 3,481,477	- 5,232,996	- 6,054,610	- 7,010,907	£1,615
£1,776	- 941,696	- 1,359,879	- 1,827,936	- 2,466,956	- 3,032,705	- 4,721,145	- 5,484,085	- 6,377,652	£1,776
£1,938	- 751,145	- 1,100,132	- 1,505,171	- 2,080,171	- 2,593,933	- 4,209,293	- 4,913,560	- 5,744,399	£1,938
£2,207	- 436,664	- 670,867	- 967,226	- 1,435,529	- 1,835,980	- 3,356,208	- 3,962,685	- 4,688,975	£2,207
£2,368	- 248,727	- 415,665	- 647,034	- 1,048,744	- 1,387,207	- 2,844,357	- 3,392,159	- 4,055,721	£2,368
£2,530	- 62,250	- 160,463	- 328,692	- 664,405	- 938,435	- 2,332,505	- 2,821,634	- 3,422,466	£2,530
£2,691	124,226	92,713	10,349	- 282,922	- 495,401	- 1,820,654	- 2,251,108	- 2,789,213	£2,691
£2,960	435,020	513,061	515,823	352,882	241,884	- 968,186	- 1,300,233	- 1,733,789	£2,960
£3,229	745,814	933,410	1,040,172	981,931	970,627	- 126,679	- 359,214	- 684,089	£3,229
£3,498	1,056,608	1,353,758	1,564,522	1,610,281	1,699,371	707,654	578,700	356,946	£3,498
£3,767	1,367,402	1,774,106	2,088,871	2,238,632	2,428,115	1,538,650	1,516,614	1,397,980	£3,767
£4,306	1,988,989	2,614,802	3,137,570	3,495,334	3,885,602	3,200,642	3,382,195	3,473,950	£4,306
£4,844	2,610,577	3,455,499	4,186,269	4,752,035	5,343,089	4,862,059	5,238,153	5,533,968	£4,844
£5,382	3,231,809	4,296,195	5,234,968	6,008,736	6,791,968	6,509,591	7,094,112	7,593,987	£5,382

RLVs less existing use value

**£20,000 per hectare
£8,097 per acre**

Agricultural use

£700,000 infrastructure per ha

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value
£per sq m

Sales value
£per sq m

£1,615	- 1,111,995	- 1,596,628	- 2,129,703	- 2,832,741	- 3,460,477	- 5,211,996	- 6,033,610	- 6,989,907	£1,615
£1,776	- 920,686	- 1,337,879	- 1,806,936	- 2,445,956	- 3,011,705	- 4,700,145	- 5,463,085	- 6,356,652	£1,776
£1,938	- 730,145	- 1,079,132	- 1,484,171	- 2,059,171	- 2,562,933	- 4,188,293	- 4,892,560	- 5,723,399	£1,938
£2,207	- 415,664	- 649,867	- 946,226	- 1,414,529	- 1,814,980	- 3,335,208	- 3,941,685	- 4,667,975	£2,207
£2,368	- 227,727	- 394,665	- 626,034	- 1,027,744	- 1,366,207	- 2,823,357	- 3,371,159	- 4,034,721	£2,368
£2,530	- 41,250	- 139,463	- 307,692	- 643,405	- 917,435	- 2,311,505	- 2,800,634	- 3,401,466	£2,530
£2,691	145,226	113,713	10,651	- 261,922	- 474,401	- 1,799,654	- 2,230,108	- 2,768,213	£2,691
£2,960	456,020	534,061	536,823	373,882	262,884	- 947,186	- 1,279,233	- 1,712,789	£2,960
£3,229	766,814	954,410	1,061,172	1,002,931	991,627	- 105,679	- 338,214	- 663,089	£3,229
£3,498	1,077,608	1,374,758	1,585,522	1,631,281	1,720,371	728,654	599,700	377,946	£3,498
£3,767	1,388,402	1,795,106	2,109,871	2,259,632	2,449,115	1,559,650	1,537,614	1,418,980	£3,767
£4,306	2,009,989	2,635,802	3,158,570	3,516,334	3,906,602	3,221,642	3,403,195	3,494,950	£4,306
£4,844	2,631,577	3,476,499	4,207,269	4,773,035	5,364,089	4,883,059	5,259,153	5,554,968	£4,844
£5,382	3,252,809	4,317,195	5,255,968	6,029,736	6,812,968	6,530,591	7,115,112	7,614,987	£5,382

MODEL

Density - units/ha ->	15	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->		£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm
Sales value per sm									
		£1,615	£1,776	£1,938	£2,207	£2,368	£2,530	£2,691	£2,960
		- 510,559	- 1,037,084	- 1,610,273	- 2,353,424	- 3,019,696	- 4,809,007	- 5,667,354	- 6,662,955
		- 330,666	- 793,785	- 1,306,819	- 1,989,814	- 2,597,819	- 4,327,701	- 5,130,901	- 6,067,560
		- 150,772	- 550,487	- 1,003,364	- 1,626,204	- 2,175,941	- 3,846,393	- 4,594,448	- 5,472,163
		146,116	144,990	497,607	1,020,186	1,472,811	3,044,215	3,700,361	4,479,838
		323,544	95,973	194,152	656,575	1,050,934	2,562,907	3,163,908	3,884,442
		500,063	338,936	106,558	292,964	629,055	2,081,600	2,627,455	3,289,046
		675,412	575,900	405,853	68,321	207,178	1,600,293	2,091,003	2,693,651
		967,658	972,078	904,343	666,031	486,886	798,115	1,196,916	1,701,325
		1,259,905	1,367,325	1,397,317	1,262,304	1,177,397	330	303,203	708,998
		1,552,151	1,762,573	1,890,290	1,853,004	1,862,467	791,620	578,698	274,611
		1,844,398	2,157,821	2,383,264	2,443,704	2,547,535	1,573,977	1,460,600	1,253,409
		2,428,891	2,948,316	3,369,211	3,625,104	3,917,674	3,136,789	3,223,528	3,211,006
		3,013,384	3,738,811	4,355,160	4,806,503	5,287,811	4,699,600	4,968,632	5,152,167
		3,597,877	4,529,306	5,341,107	5,987,903	6,655,533	6,255,773	6,713,737	7,089,015

Aff Hsg	25%
% SR	70%
% SO	30%
S106 (private)	£0 per unit
S106 (affordable)	£0 per unit
CIL	
CSH (average unit cost)	£8,415 per unit
Grant	No
Developer's profit	25%

RLVs less existing use value **£1,852,500 per hectare** **Town Centres (1)**
£750,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm
Sales value per sq m								
	£1,615	£1,776	£1,938	£2,207	£2,368	£2,530	£2,691	£2,960
	- 2,363,059	- 2,889,584	- 3,462,773	- 4,205,924	- 4,872,196	- 6,661,507	- 7,519,854	- 8,515,455
	- 2,183,166	- 2,646,285	- 3,159,319	- 3,842,314	- 4,450,319	- 6,180,201	- 6,983,401	- 7,920,060
	- 2,003,272	- 2,402,987	- 2,855,864	- 3,478,704	- 4,028,441	- 5,698,893	- 6,446,948	- 7,324,663
	- 1,706,384	- 1,997,490	- 2,350,107	- 2,872,688	- 3,325,311	- 4,896,715	- 5,552,861	- 6,332,338
	- 1,528,956	- 1,756,527	- 2,046,652	- 2,509,075	- 2,994,434	- 4,415,407	- 5,016,409	- 5,736,942
	- 1,352,437	- 1,516,564	- 1,745,942	- 2,145,464	- 2,481,556	- 3,934,100	- 4,479,955	- 5,141,546
	- 1,177,088	- 1,276,600	- 1,446,647	- 1,784,179	- 2,059,678	- 3,452,793	- 3,943,503	- 4,546,151
	- 894,942	- 880,422	- 948,157	- 1,186,469	- 1,365,614	- 2,650,615	- 3,049,416	- 3,553,825
	- 592,595	- 485,175	- 455,183	- 590,196	- 675,103	- 1,852,170	- 2,155,703	- 2,561,498
	- 300,349	- 89,927	37,790	504	9,967	- 1,060,880	- 1,273,802	- 1,577,889
	8,102	305,321	530,764	591,204	695,035	278,523	391,900	599,091
	576,391	1,095,816	1,516,711	1,772,604	2,065,174	1,284,289	1,371,028	1,358,506
	1,160,884	1,886,311	2,502,660	2,954,003	3,435,311	2,847,100	3,116,132	3,299,667
	1,745,377	2,676,806	3,488,607	4,135,403	4,803,033	4,403,273	4,861,237	5,236,515

RLVs less existing use value **£1,235,000 per hectare** **Town Centres (2)**
£500,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm
Sales value per sq m								
	£1,615	£1,776	£1,938	£2,207	£2,368	£2,530	£2,691	£2,960
	- 1,745,559	- 2,272,084	- 2,845,273	- 3,588,424	- 4,254,696	- 6,044,007	- 6,902,354	- 7,897,955
	- 1,565,666	- 2,028,795	- 2,541,819	- 3,224,814	- 3,832,819	- 5,562,701	- 6,365,901	- 7,302,560
	- 1,385,772	- 1,785,487	- 2,238,364	- 2,861,204	- 3,410,941	- 5,081,393	- 5,829,448	- 6,707,163
	- 1,088,884	- 1,379,990	- 1,732,607	- 2,255,186	- 2,707,811	- 4,279,215	- 4,935,361	- 5,714,838
	- 911,456	- 1,139,027	- 1,429,152	- 1,891,575	- 2,285,934	- 3,797,907	- 4,398,908	- 5,119,442
	- 734,937	- 899,064	- 1,128,442	- 1,527,964	- 1,864,056	- 3,316,600	- 3,862,455	- 4,524,046
	- 559,588	- 659,100	- 829,147	- 1,166,679	- 1,442,178	- 2,835,293	- 3,326,003	- 3,928,651
	- 267,342	- 262,922	- 330,657	- 568,969	- 748,114	- 2,033,115	- 2,431,916	- 2,936,325
	24,905	132,325	162,317	27,304	57,603	- 1,234,670	- 1,538,203	- 1,943,998
	317,151	527,573	655,290	618,004	627,467	- 443,380	- 656,302	- 960,389
	609,398	922,821	1,148,264	1,208,704	1,312,535	338,977	225,600	18,409
	1,193,891	1,713,316	2,134,211	2,390,104	2,682,674	1,901,789	1,988,528	1,976,006
	1,778,384	2,503,811	3,120,160	3,571,503	4,052,811	3,464,600	3,733,632	3,917,167
	2,362,877	3,294,306	4,106,107	4,752,903	5,420,533	5,020,773	5,478,737	5,854,015

RLVs less existing use value

**£741,000 per hectare
£300,000 per acre**

Greenfield

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value
per sq m

Sales value
per sq m

£1,615	-	1,251,559	-	1,778,084	-	2,351,273	-	3,094,424	-	3,760,696	-	5,550,007	-	6,408,354	-	7,403,955	-	£1,615
£1,776	-	1,071,666	-	1,534,785	-	2,047,819	-	2,730,814	-	3,338,819	-	5,068,701	-	5,871,901	-	6,808,560	-	£1,776
£1,938	-	891,772	-	1,291,487	-	1,744,364	-	2,367,204	-	2,916,941	-	4,587,393	-	5,335,448	-	6,213,163	-	£1,938
£2,207	-	594,884	-	885,990	-	1,238,607	-	1,761,186	-	2,213,811	-	3,785,215	-	4,441,361	-	5,220,838	-	£2,207
£2,368	-	417,456	-	645,027	-	935,152	-	1,397,575	-	1,791,934	-	3,303,907	-	3,904,908	-	4,625,442	-	£2,368
£2,530	-	240,937	-	405,064	-	634,442	-	1,033,964	-	1,370,056	-	2,822,600	-	3,368,455	-	4,030,046	-	£2,530
£2,691	-	65,588	-	165,100	-	335,147	-	672,679	-	948,178	-	2,341,293	-	2,832,003	-	3,434,651	-	£2,691
£2,960	-	226,658	-	231,078	-	163,343	-	74,969	-	254,114	-	1,539,115	-	1,937,916	-	2,442,325	-	£2,960
£3,229	-	518,905	-	626,325	-	656,317	-	521,304	-	436,397	-	740,670	-	1,044,203	-	1,449,998	-	£3,229
£3,498	-	811,151	-	1,021,573	-	1,149,290	-	1,112,004	-	1,121,467	-	50,620	-	162,302	-	466,389	-	£3,498
£3,767	-	1,103,398	-	1,416,821	-	1,642,264	-	1,702,704	-	1,806,535	-	832,977	-	719,600	-	512,409	-	£3,767
£4,306	-	1,687,891	-	2,207,316	-	2,628,211	-	2,884,104	-	3,176,674	-	2,395,789	-	2,482,528	-	2,470,006	-	£4,306
£4,844	-	2,272,384	-	2,997,811	-	3,614,160	-	4,065,503	-	4,546,811	-	3,958,600	-	4,227,632	-	4,411,167	-	£4,844
£5,382	-	2,856,877	-	3,788,306	-	4,600,107	-	5,246,903	-	5,914,533	-	5,514,773	-	5,972,737	-	6,348,015	-	£5,382

RLVs less existing use value

**£20,000 per hectare
£8,097 per acre**

Agricultural use

£700,000 Infrastructure per ha

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value
£per sq m

Sales value
£per sq m

£1,615	-	1,230,559	-	1,757,084	-	2,330,273	-	3,073,424	-	3,739,696	-	5,529,007	-	6,387,354	-	7,382,955	-	£1,615
£1,776	-	1,050,666	-	1,513,785	-	2,026,819	-	2,709,814	-	3,317,819	-	5,047,701	-	5,850,901	-	6,787,560	-	£1,776
£1,938	-	870,772	-	1,270,487	-	1,723,364	-	2,346,204	-	2,895,941	-	4,566,393	-	5,314,448	-	6,192,163	-	£1,938
£2,207	-	573,884	-	864,990	-	1,217,607	-	1,740,186	-	2,192,811	-	3,764,215	-	4,420,361	-	5,199,838	-	£2,207
£2,368	-	396,456	-	624,027	-	914,152	-	1,376,575	-	1,770,934	-	3,282,907	-	3,883,908	-	4,604,442	-	£2,368
£2,530	-	219,937	-	384,064	-	613,442	-	1,012,964	-	1,349,056	-	2,801,600	-	3,347,455	-	4,009,046	-	£2,530
£2,691	-	44,588	-	144,100	-	314,147	-	651,679	-	927,178	-	2,320,293	-	2,811,003	-	3,413,651	-	£2,691
£2,960	-	247,658	-	252,078	-	184,343	-	53,969	-	233,114	-	1,518,115	-	1,916,916	-	2,421,325	-	£2,960
£3,229	-	539,905	-	647,325	-	677,317	-	542,304	-	457,397	-	719,670	-	1,023,203	-	1,428,998	-	£3,229
£3,498	-	832,151	-	1,042,573	-	1,170,290	-	1,133,004	-	1,142,467	-	71,620	-	141,302	-	445,389	-	£3,498
£3,767	-	1,124,398	-	1,437,821	-	1,663,264	-	1,723,704	-	1,827,535	-	853,977	-	740,600	-	533,409	-	£3,767
£4,306	-	1,708,891	-	2,228,316	-	2,649,211	-	2,905,104	-	3,197,674	-	2,416,789	-	2,503,528	-	2,491,006	-	£4,306
£4,844	-	2,293,384	-	3,018,811	-	3,635,160	-	4,086,503	-	4,567,811	-	3,979,600	-	4,248,632	-	4,432,167	-	£4,844
£5,382	-	2,877,877	-	3,809,306	-	4,621,107	-	5,267,903	-	5,935,533	-	5,535,773	-	5,993,737	-	6,369,015	-	£5,382

MODEL

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph		
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm		
Sales value per sm										
	£1,615	626,954	1,183,253	1,792,985	2,572,679	3,287,171	5,128,497	6,031,411	7,067,463	£1,615
	£1,776	428,795	915,235	1,458,632	2,171,989	2,822,263	4,598,319	5,440,443	6,411,494	£1,776
	£1,938	230,636	647,219	1,124,278	1,771,300	2,357,354	4,068,141	4,849,474	5,755,525	£1,938
	£2,207	97,094	200,523	567,022	1,103,484	1,582,506	3,184,511	3,864,525	4,662,243	£2,207
	£2,368	292,538	65,226	232,668	702,795	1,117,597	2,854,334	3,273,556	4,006,273	£2,368
	£2,530	487,714	329,632	96,677	302,105	652,688	2,124,156	2,682,568	3,350,304	£2,530
	£2,691	680,867	593,977	428,447	95,435	188,123	1,593,978	2,091,619	2,694,335	£2,691
	£2,960	1,002,789	1,030,825	977,777	754,096	576,158	710,348	1,106,670	1,601,053	£2,960
	£3,229	1,324,711	1,466,234	1,520,952	1,410,667	1,336,252	166,457	125,511	507,771	£3,229
	£3,498	1,646,633	1,901,643	2,064,127	2,061,608	2,091,200	1,036,506	846,011	571,624	£3,498
	£3,767	1,968,555	2,337,051	2,607,302	2,712,549	2,846,148	1,897,256	1,817,532	1,650,002	£3,767
	£4,306	2,612,400	3,207,868	3,693,652	4,014,432	4,356,046	3,618,756	3,756,472	3,806,756	£4,306
	£4,844	3,256,244	4,078,686	4,780,002	5,316,315	5,865,943	5,340,257	5,678,943	5,941,401	£4,844
	£5,382	3,900,089	4,949,502	5,866,352	6,618,197	7,372,683	7,052,152	7,601,414	8,075,323	£5,382

Aff Hsg	25%
% SR	70%
% SO	30%
S106 (private)	£10,000 per unit
S106 (affordable)	£10,000 per unit
CIL	
CSH (average unit cost)	£8,415 per unit
Grant	No
Developer's profit	17%

RLVs less existing use value **£1,852,500 per hectare** **Town Centres (1)**
£750,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph		
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm		
Sales value per sq m										
	£1,615	2,479,454	3,035,753	3,645,485	4,425,179	5,139,671	6,980,997	7,883,911	8,919,963	£1,615
	£1,776	2,281,295	2,767,735	3,311,132	4,024,489	4,674,763	6,450,819	7,292,943	8,263,994	£1,776
	£1,938	2,083,136	2,499,719	2,976,778	3,623,800	4,209,854	5,920,641	6,701,974	7,608,025	£1,938
	£2,207	1,755,408	2,053,023	2,419,522	2,955,984	3,435,006	5,037,011	5,717,025	6,514,743	£2,207
	£2,368	1,559,962	1,787,212	2,085,168	2,555,295	2,970,097	4,506,834	5,126,056	5,858,773	£2,368
	£2,530	1,364,786	1,522,868	1,753,823	2,154,605	2,505,188	3,976,656	4,535,088	5,202,804	£2,530
	£2,691	1,171,633	1,258,523	1,424,053	1,757,065	2,040,623	3,446,478	3,944,119	4,546,835	£2,691
	£2,960	849,711	821,675	874,723	1,098,404	1,276,342	2,562,848	2,959,170	3,453,553	£2,960
	£3,229	527,789	386,266	331,548	441,833	516,248	1,686,043	1,978,011	2,360,271	£3,229
	£3,498	205,867	49,143	211,627	209,108	238,700	815,994	1,006,489	1,280,876	£3,498
	£3,767	116,055	484,551	754,802	860,049	993,648	44,756	34,968	202,498	£3,767
	£4,306	759,900	1,355,368	1,841,152	2,161,932	2,503,546	1,766,256	1,903,972	1,954,256	£4,306
	£4,844	1,403,744	2,226,166	2,927,502	3,463,815	4,013,443	3,487,757	3,826,443	4,088,901	£4,844
	£5,382	2,047,589	3,097,002	4,013,852	4,765,697	5,520,183	5,199,652	5,748,914	6,222,823	£5,382

RLVs less existing use value **£1,235,000 per hectare** **Town Centres (2)**
£500,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph		
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm		
Sales value per sq m										
	£1,615	1,861,954	2,418,253	3,027,985	3,807,679	4,522,171	6,363,497	7,266,411	8,302,483	£1,615
	£1,776	1,663,795	2,150,235	2,693,632	3,406,989	4,057,263	5,833,319	6,675,443	7,646,494	£1,776
	£1,938	1,465,636	1,882,219	2,359,278	3,006,300	3,592,354	5,303,141	6,084,474	6,990,525	£1,938
	£2,207	1,137,906	1,435,523	1,802,022	2,338,484	2,817,506	4,419,511	5,099,525	5,897,243	£2,207
	£2,368	942,462	1,169,712	1,467,668	1,937,795	2,352,597	3,889,334	4,508,556	5,241,273	£2,368
	£2,530	747,286	905,368	1,136,323	1,537,105	1,887,688	3,359,156	3,917,588	4,585,304	£2,530
	£2,691	554,133	641,023	806,553	1,139,565	1,423,123	2,828,978	3,326,619	3,929,335	£2,691
	£2,960	232,211	204,175	257,223	480,904	658,842	1,945,348	2,341,670	2,836,053	£2,960
	£3,229	89,711	231,234	285,952	175,667	101,252	1,068,543	1,360,511	1,742,771	£3,229
	£3,498	411,633	666,643	829,127	826,608	856,200	198,494	388,989	663,376	£3,498
	£3,767	733,555	1,102,051	1,372,302	1,477,549	1,611,148	662,256	582,532	415,002	£3,767
	£4,306	1,377,400	1,972,868	2,458,652	2,779,432	3,121,046	2,383,756	2,521,472	2,571,756	£4,306
	£4,844	2,021,244	2,843,686	3,545,002	4,081,315	4,630,943	4,105,257	4,443,943	4,706,401	£4,844
	£5,382	2,665,089	3,714,502	4,631,352	5,383,197	6,137,683	5,817,152	6,366,414	6,840,323	£5,382

RLVs less existing use value

**£741,000 per hectare
£300,000 per acre**

Greenfield

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sq m

Sales value per sq m

£1,615	- 1,367,954	- 1,924,253	- 2,533,985	- 3,313,679	- 4,028,171	- 5,869,497	- 6,772,411	- 7,808,463	£1,615
£1,776	- 1,169,795	- 1,656,235	- 2,199,632	- 2,912,989	- 3,563,263	- 5,333,319	- 6,181,443	- 7,152,494	£1,776
£1,938	- 971,636	- 1,389,219	- 1,865,276	- 2,512,300	- 3,098,354	- 4,809,141	- 5,590,474	- 6,496,525	£1,938
£2,207	- 643,906	- 941,523	- 1,308,022	- 1,844,484	- 2,323,506	- 3,925,511	- 4,605,525	- 5,403,243	£2,207
£2,368	- 448,462	- 675,712	- 973,668	- 1,443,795	- 1,858,597	- 3,395,334	- 4,014,556	- 4,747,273	£2,368
£2,530	- 253,286	- 411,368	- 642,323	- 1,043,105	- 1,393,688	- 2,865,156	- 3,423,588	- 4,091,304	£2,530
£2,691	- 60,133	- 147,023	- 312,553	- 645,565	- 929,123	- 2,334,978	- 2,832,619	- 3,435,335	£2,691
£2,960	261,789	289,825	236,777	13,096	164,842	1,451,348	1,847,670	2,342,053	£2,960
£3,229	583,711	725,234	779,952	669,667	595,252	574,543	866,511	1,248,771	£3,229
£3,498	905,633	1,160,643	1,323,127	1,320,608	1,350,200	295,506	105,011	169,376	£3,498
£3,767	1,227,555	1,596,051	1,866,302	1,971,549	2,105,148	1,156,256	1,076,532	909,002	£3,767
£4,306	1,871,400	2,466,868	2,952,652	3,273,432	3,615,046	2,877,756	3,015,472	3,065,756	£4,306
£4,844	2,515,244	3,337,686	4,039,002	4,575,315	5,124,943	4,599,257	4,937,943	5,200,401	£4,844
£5,382	3,159,089	4,208,502	5,125,352	5,877,197	6,631,683	6,311,152	6,860,414	7,334,323	£5,382

RLVs less existing use value

**£20,000 per hectare
£8,097 per acre**

Agricultural use

£700,000 Infrastructure per ha

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sq m

Sales value per sq m

£1,615	- 1,346,954	- 1,903,253	- 2,512,985	- 3,292,679	- 4,007,171	- 5,848,497	- 6,751,411	- 7,787,463	£1,615
£1,776	- 1,148,795	- 1,635,235	- 2,178,632	- 2,891,989	- 3,542,263	- 5,318,319	- 6,160,443	- 7,131,494	£1,776
£1,938	- 950,636	- 1,367,219	- 1,844,278	- 2,491,300	- 3,077,354	- 4,788,141	- 5,569,474	- 6,475,525	£1,938
£2,207	- 622,906	- 920,523	- 1,287,022	- 1,823,484	- 2,302,506	- 3,904,511	- 4,584,525	- 5,382,243	£2,207
£2,368	- 427,462	- 654,712	- 952,668	- 1,422,795	- 1,837,597	- 3,374,334	- 3,993,556	- 4,726,273	£2,368
£2,530	- 232,286	- 390,368	- 621,323	- 1,022,105	- 1,372,688	- 2,844,156	- 3,402,588	- 4,070,304	£2,530
£2,691	- 39,133	- 126,023	- 291,553	- 624,565	- 908,123	- 2,313,978	- 2,811,619	- 3,414,335	£2,691
£2,960	282,789	310,825	257,777	34,096	143,842	1,430,348	1,826,670	2,321,053	£2,960
£3,229	604,711	746,234	800,952	690,667	616,252	553,543	845,511	1,227,771	£3,229
£3,498	926,633	1,181,643	1,344,127	1,341,608	1,371,200	316,506	126,011	148,376	£3,498
£3,767	1,248,555	1,617,051	1,887,302	1,992,549	2,126,148	1,177,256	1,097,532	930,002	£3,767
£4,306	1,892,400	2,487,868	2,973,652	3,294,432	3,636,046	2,898,756	3,036,472	3,086,756	£4,306
£4,844	2,536,244	3,358,686	4,060,002	4,596,315	5,145,943	4,620,257	4,958,943	5,221,401	£4,844
£5,382	3,180,089	4,229,502	5,146,352	5,898,197	6,652,683	6,332,152	6,881,414	7,355,323	£5,382

MODEL

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sm									Sales value per sm
£1,615	- 698,092	- 1,279,527	- 1,913,327	- 2,717,090	- 3,454,703	- 5,318,704	- 6,243,657	- 7,303,292	£1,615
£1,776	- 506,782	- 1,020,778	- 1,590,560	- 2,330,305	- 3,005,930	- 4,806,853	- 5,673,132	- 6,670,039	£1,776
£1,938	- 315,474	- 762,031	- 1,267,794	- 1,943,520	- 2,557,158	- 4,295,002	- 5,102,606	- 6,036,784	£1,938
£2,207	- 2,162	- 330,785	- 729,850	- 1,298,878	- 1,809,205	- 3,441,916	- 4,151,731	- 4,981,360	£2,207
£2,368	190,851	72,329	407,084	912,093	1,360,433	2,930,065	3,581,206	4,348,106	£2,368
£2,530	379,539	182,872	84,773	525,308	911,660	2,418,213	3,010,681	3,714,852	£2,530
£2,691	566,978	438,074	233,569	138,523	462,888	1,906,362	2,440,155	3,081,598	£2,691
£2,960	877,771	861,635	764,139	497,386	278,279	1,053,277	1,489,280	2,026,174	£2,960
£3,229	1,188,565	1,281,983	1,290,639	1,133,189	1,015,713	201,937	538,404	970,750	£3,229
£3,498	1,499,359	1,702,331	1,814,988	1,762,642	1,744,457	639,568	401,410	77,623	£3,498
£3,767	1,810,153	2,122,680	2,339,338	2,390,992	2,473,201	1,473,852	1,339,324	1,118,659	£3,767
£4,306	2,431,740	2,963,376	3,388,037	3,647,694	3,930,689	3,135,845	3,215,152	3,200,729	£4,306
£4,844	3,053,329	3,804,072	4,436,736	4,904,396	5,388,175	4,797,837	5,072,630	5,267,721	£4,844
£5,382	3,674,916	4,644,769	5,485,435	6,161,097	6,845,663	6,455,261	6,928,589	7,327,740	£5,382

Aff Hsg	25%
% SR	70%
% SO	30%
S106 (private)	£10,000 per unit
S106 (affordable)	£10,000 per unit
CIL	
CSH (average unit cost)	£8,415 per unit
Grant	No
Developer's profit	20%

RLVs less existing use value **£1,852,500 per hectare** **Town Centres (1)**
£750,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sq m									Sales value per sq m
£1,615	- 2,550,592	- 3,132,027	- 3,765,827	- 4,569,590	- 5,307,203	- 7,171,204	- 8,096,157	- 9,155,792	£1,615
£1,776	- 2,359,282	- 2,873,278	- 3,443,060	- 4,182,805	- 4,858,430	- 6,659,353	- 7,525,632	- 8,522,539	£1,776
£1,938	- 2,167,974	- 2,614,531	- 3,120,294	- 3,796,020	- 4,409,658	- 6,147,502	- 6,955,106	- 7,889,284	£1,938
£2,207	- 1,850,338	- 2,183,285	- 2,582,350	- 3,151,378	- 3,661,705	- 5,294,416	- 6,004,231	- 6,833,860	£2,207
£2,368	- 1,651,649	- 1,924,829	- 2,259,584	- 2,764,593	- 3,212,933	- 4,782,565	- 5,433,706	- 6,200,606	£2,368
£2,530	- 1,472,961	- 1,669,628	- 1,937,273	- 2,377,808	- 2,764,160	- 4,270,713	- 4,863,181	- 5,567,352	£2,530
£2,691	- 1,285,522	- 1,414,426	- 1,618,931	- 1,991,023	- 2,315,388	- 3,758,862	- 4,292,655	- 4,934,098	£2,691
£2,960	- 974,729	- 990,865	- 1,088,361	- 1,355,114	- 1,574,221	- 2,905,777	- 3,341,780	- 3,876,674	£2,960
£3,229	- 663,935	- 570,517	- 561,861	- 719,311	- 836,787	- 2,054,437	- 2,390,904	- 2,823,250	£3,229
£3,498	- 353,141	- 150,169	- 37,512	- 89,858	- 108,043	- 1,212,932	- 1,451,090	- 1,774,877	£3,498
£3,767	- 42,347	270,180	486,838	538,492	620,701	378,648	513,176	733,841	£3,767
£4,306	579,240	1,110,876	1,535,537	1,795,194	2,078,189	1,283,345	1,362,652	1,348,229	£4,306
£4,844	1,200,829	1,951,572	2,564,236	3,051,896	3,535,675	2,945,337	3,220,130	3,415,221	£4,844
£5,382	1,822,416	2,792,269	3,632,935	4,308,597	4,993,163	4,602,761	5,076,089	5,475,240	£5,382

RLVs less existing use value **£1,235,000 per hectare** **Town Centres (2)**
£500,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sq m									Sales value per sq m
£1,615	- 1,933,092	- 2,514,527	- 3,148,327	- 3,952,090	- 4,689,703	- 6,553,704	- 7,478,657	- 8,538,292	£1,615
£1,776	- 1,741,782	- 2,255,778	- 2,825,560	- 3,565,305	- 4,240,930	- 6,041,853	- 6,908,132	- 7,905,039	£1,776
£1,938	- 1,550,474	- 1,997,031	- 2,502,794	- 3,178,520	- 3,792,158	- 5,530,002	- 6,337,606	- 7,271,784	£1,938
£2,207	- 1,232,838	- 1,565,785	- 1,964,850	- 2,533,878	- 3,044,205	- 4,676,916	- 5,386,731	- 6,216,360	£2,207
£2,368	- 1,044,149	- 1,307,329	- 1,642,084	- 2,147,093	- 2,595,433	- 4,165,065	- 4,816,206	- 5,583,106	£2,368
£2,530	- 855,461	- 1,052,128	- 1,319,773	- 1,760,308	- 2,146,660	- 3,653,213	- 4,245,681	- 4,949,852	£2,530
£2,691	- 668,022	- 796,926	- 1,001,431	- 1,373,523	- 1,697,888	- 3,141,362	- 3,675,155	- 4,316,598	£2,691
£2,960	- 357,229	- 373,365	- 470,861	- 737,614	- 956,721	- 2,288,277	- 2,724,280	- 3,261,174	£2,960
£3,229	- 46,435	46,983	55,639	101,811	219,287	- 1,436,937	- 1,773,404	- 2,205,750	£3,229
£3,498	264,359	467,331	579,988	527,642	509,457	595,432	833,590	1,157,377	£3,498
£3,767	575,153	887,680	1,104,338	1,155,992	1,238,201	238,852	104,324	116,341	£3,767
£4,306	1,196,740	1,728,376	2,153,037	2,412,694	2,695,689	1,900,845	1,980,152	1,965,729	£4,306
£4,844	1,818,329	2,569,072	3,201,736	3,669,396	4,153,175	3,562,837	3,837,630	4,032,721	£4,844
£5,382	2,439,916	3,409,769	4,250,435	4,926,097	5,610,663	5,220,261	5,693,589	6,092,740	£5,382

RLVs less existing use value

**£741,000 per hectare
£300,000 per acre**

Greenfield

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sq m

Sales value per sq m

£1,615	- 1,439,092	- 2,020,527	- 2,654,327	- 3,458,090	- 4,195,703	- 6,059,704	- 6,984,657	- 8,044,292	£1,615
£1,776	- 1,247,782	- 1,761,778	- 2,331,560	- 3,071,305	- 3,746,930	- 5,547,853	- 6,414,132	- 7,411,039	£1,776
£1,938	- 1,056,474	- 1,503,031	- 2,008,794	- 2,684,520	- 3,298,158	- 5,036,002	- 5,843,606	- 6,777,784	£1,938
£2,207	- 738,838	- 1,071,785	- 1,470,850	- 2,039,878	- 2,550,205	- 4,182,916	- 4,892,731	- 5,722,360	£2,207
£2,368	- 550,149	- 813,329	- 1,148,084	- 1,653,093	- 2,101,433	- 3,671,065	- 4,322,206	- 5,089,106	£2,368
£2,530	- 361,461	- 558,128	- 825,773	- 1,266,308	- 1,652,660	- 3,159,213	- 3,751,681	- 4,455,852	£2,530
£2,691	- 174,022	- 302,926	- 507,431	- 879,523	- 1,203,888	- 2,647,362	- 3,181,155	- 3,822,598	£2,691
£2,960	136,771	120,635	23,139	- 243,614	- 462,721	- 1,794,277	- 2,230,280	- 2,767,174	£2,960
£3,229	447,565	540,983	549,639	392,189	274,713	- 942,937	- 1,279,404	- 1,711,750	£3,229
£3,498	758,359	961,331	1,073,988	1,021,642	1,003,457	- 101,432	- 339,590	- 663,377	£3,498
£3,767	1,069,153	1,381,680	1,598,338	1,649,992	1,732,201	732,852	598,324	377,659	£3,767
£4,306	1,690,740	2,222,376	2,647,037	2,906,694	3,189,689	2,394,845	2,474,152	2,459,729	£4,306
£4,844	2,312,329	3,063,072	3,695,736	4,163,396	4,647,175	4,056,837	4,331,630	4,526,721	£4,844
£5,382	2,933,916	3,903,769	4,744,435	5,420,097	6,104,663	5,714,261	6,187,589	6,586,740	£5,382

RLVs less existing use value

**£20,000 per hectare
£8,097 per acre**

Agricultural use

£700,000 Infrastructure per ha

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value

Sales value

£1,615	- 1,418,092	- 1,999,527	- 2,633,327	- 3,437,090	- 4,174,703	- 6,038,704	- 6,963,657	- 8,023,292	£1,615
£1,776	- 1,226,782	- 1,740,778	- 2,310,560	- 3,050,305	- 3,725,930	- 5,526,853	- 6,393,132	- 7,390,039	£1,776
£1,938	- 1,035,474	- 1,482,031	- 1,987,794	- 2,663,520	- 3,277,158	- 5,015,002	- 5,822,606	- 6,756,784	£1,938
£2,207	- 717,838	- 1,050,785	- 1,449,850	- 2,018,878	- 2,529,205	- 4,161,916	- 4,871,731	- 5,701,360	£2,207
£2,368	- 529,149	- 792,329	- 1,127,084	- 1,632,093	- 2,080,433	- 3,650,065	- 4,301,206	- 5,068,106	£2,368
£2,530	- 340,461	- 537,128	- 804,773	- 1,245,308	- 1,631,660	- 3,138,213	- 3,730,681	- 4,434,852	£2,530
£2,691	- 153,022	- 281,926	- 486,431	- 858,523	- 1,182,888	- 2,626,362	- 3,160,155	- 3,801,598	£2,691
£2,960	157,771	141,635	44,139	- 222,614	- 441,721	- 1,773,277	- 2,209,280	- 2,746,174	£2,960
£3,229	468,565	561,983	570,639	413,189	295,713	- 921,937	- 1,258,404	- 1,690,750	£3,229
£3,498	779,359	982,331	1,094,988	1,042,642	1,024,457	- 80,432	- 318,590	- 642,377	£3,498
£3,767	1,090,153	1,402,680	1,619,338	1,670,992	1,753,201	753,852	619,324	398,659	£3,767
£4,306	1,711,740	2,243,376	2,668,037	2,927,694	3,210,689	2,415,845	2,495,152	2,480,729	£4,306
£4,844	2,333,329	3,084,072	3,716,736	4,184,396	4,668,175	4,077,837	4,352,630	4,547,721	£4,844
£5,382	2,954,916	3,924,769	4,765,435	5,441,097	6,125,663	5,735,261	6,208,589	6,607,740	£5,382

MODEL

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sm									Sales value per sm
£1,615	816,656	1,439,983	2,113,896	2,957,773	3,733,922	5,635,716	6,597,401	7,696,341	£1,615
£1,776	636,762	1,196,684	1,810,442	2,594,162	3,312,044	5,154,409	6,060,948	7,100,945	£1,776
£1,938	456,868	953,386	1,506,988	2,230,552	2,890,167	4,673,102	5,524,496	6,505,550	£1,938
£2,207	157,046	547,889	1,001,230	1,624,534	2,187,036	3,870,923	4,630,407	5,513,223	£2,207
£2,368	21,370	304,591	687,776	1,260,924	1,765,159	3,389,615	4,093,955	4,917,827	£2,368
£2,530	198,800	61,728	394,321	897,313	1,343,281	2,908,309	3,557,502	4,322,432	£2,530
£2,691	376,228	178,235	91,228	533,702	921,403	2,427,002	3,021,050	3,727,036	£2,691
£2,960	689,409	578,176	407,596	69,534	218,274	1,624,823	2,126,962	2,734,710	£2,960
£3,229	961,655	974,899	906,422	667,244	475,354	822,644	1,232,875	1,742,384	£3,229
£3,498	1,253,902	1,370,146	1,399,758	1,264,365	1,166,553	24,638	339,591	750,058	£3,498
£3,767	1,546,149	1,765,394	1,892,731	1,855,064	1,851,621	766,653	542,310	233,087	£3,767
£4,306	2,130,642	2,555,889	2,878,679	3,036,464	3,221,760	2,330,990	2,306,112	2,190,685	£4,306
£4,844	2,715,135	3,346,385	3,864,626	4,217,864	4,591,898	3,893,802	4,062,109	4,144,920	£4,844
£5,382	3,299,628	4,136,880	4,850,573	5,399,263	5,962,035	5,456,613	5,807,214	6,081,767	£5,382

Aff Hsg	25%
% SR	70%
% SO	30%
S106 (private)	£10,000 per unit
S106 (affordable)	£10,000 per unit
CIL	
CSH (average unit cost)	£8,415 per unit
Grant	No
Developer's profit	25%

RLVs less existing use value **£1,852,500 per hectare** **Town Centres (1)**
£750,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sq m									Sales value per sq m
£1,615	2,669,156	3,292,483	3,966,396	4,810,273	5,586,422	7,488,216	8,449,901	9,548,841	£1,615
£1,776	2,489,262	3,049,184	3,662,942	4,446,662	5,164,544	7,006,909	7,913,448	8,953,445	£1,776
£1,938	2,309,368	2,805,866	3,359,488	4,083,052	4,742,667	6,525,602	7,376,996	8,358,050	£1,938
£2,207	2,009,546	2,400,389	2,853,790	3,477,034	4,039,536	5,723,423	6,482,907	7,365,723	£2,207
£2,368	1,831,130	2,157,091	2,550,276	3,113,424	3,617,659	5,242,115	5,946,455	6,770,327	£2,368
£2,530	1,653,700	1,914,228	2,246,821	2,749,813	3,195,781	4,760,809	5,410,002	6,174,932	£2,530
£2,691	1,476,272	1,674,265	1,943,728	2,386,202	2,773,903	4,279,502	4,873,550	5,579,536	£2,691
£2,960	1,183,091	1,274,324	1,444,904	1,782,966	2,070,774	3,477,323	3,979,462	4,587,210	£2,960
£3,229	890,845	877,601	946,078	1,185,256	1,377,146	2,675,144	3,085,375	3,594,884	£3,229
£3,498	598,598	482,354	452,742	588,135	685,947	1,877,138	2,192,091	2,602,558	£3,498
£3,767	306,351	87,106	40,231	2,564	879	1,085,847	1,310,190	1,619,413	£3,767
£4,306	278,142	703,389	1,026,179	1,183,964	1,369,260	478,490	453,612	338,185	£4,306
£4,844	862,635	1,493,889	2,012,126	2,365,364	2,739,398	2,041,302	2,209,609	2,292,420	£4,844
£5,382	1,447,128	2,284,380	2,998,073	3,546,763	4,109,535	3,604,113	3,954,714	4,229,267	£5,382

RLVs less existing use value **£1,235,000 per hectare** **Town Centres (2)**
£500,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sq m									Sales value per sq m
£1,615	2,051,656	2,674,983	3,348,896	4,192,773	4,968,922	6,870,716	7,832,401	8,931,341	£1,615
£1,776	1,871,762	2,431,684	3,045,442	3,829,162	4,547,044	6,389,409	7,295,948	8,335,945	£1,776
£1,938	1,691,868	2,188,386	2,741,988	3,465,552	4,125,167	5,908,102	6,759,496	7,740,550	£1,938
£2,207	1,392,046	1,782,889	2,236,230	2,859,534	3,422,036	5,105,923	5,865,407	6,748,223	£2,207
£2,368	1,213,630	1,539,591	1,932,776	2,495,924	3,000,159	4,624,615	5,328,955	6,152,827	£2,368
£2,530	1,036,200	1,296,728	1,629,321	2,132,313	2,578,281	4,143,309	4,792,502	5,557,432	£2,530
£2,691	858,772	1,056,765	1,326,228	1,768,702	2,156,403	3,662,002	4,256,050	4,962,036	£2,691
£2,960	565,591	656,824	827,404	1,165,466	1,453,274	2,859,823	3,361,962	3,969,710	£2,960
£3,229	273,345	260,101	328,578	567,756	759,646	2,057,644	2,467,875	2,977,384	£3,229
£3,498	18,902	136,146	164,758	29,365	68,447	1,259,638	1,574,591	1,985,058	£3,498
£3,767	311,149	530,394	657,731	620,064	616,621	468,347	692,690	1,001,913	£3,767
£4,306	895,642	1,320,889	1,643,679	1,801,464	1,986,760	1,095,990	1,071,112	955,685	£4,306
£4,844	1,480,135	2,111,385	2,629,626	2,982,864	3,356,898	2,658,802	2,827,109	2,909,920	£4,844
£5,382	2,064,628	2,901,880	3,615,573	4,164,263	4,727,035	4,221,613	4,572,214	4,846,767	£5,382

RLVs less existing use value

**£741,000 per hectare
£300,000 per acre**

Greenfield

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sq m

Sales value per sq m

£1,615	- 1,557,656	- 2,180,983	- 2,854,896	- 3,698,773	- 4,474,922	- 6,376,716	- 7,338,401	- 8,437,341	£1,615
£1,776	- 1,377,762	- 1,937,684	- 2,551,442	- 3,335,162	- 4,053,044	- 5,895,409	- 6,801,948	- 7,841,945	£1,776
£1,938	- 1,197,868	- 1,694,386	- 2,247,986	- 2,971,552	- 3,631,167	- 5,414,102	- 6,265,496	- 7,246,550	£1,938
£2,207	- 898,046	- 1,288,889	- 1,742,230	- 2,365,534	- 2,928,036	- 4,611,923	- 5,371,407	- 6,254,223	£2,207
£2,368	- 719,630	- 1,045,591	- 1,438,776	- 2,001,924	- 2,506,159	- 4,130,615	- 4,834,955	- 5,658,827	£2,368
£2,530	- 542,200	- 802,728	- 1,135,321	- 1,638,313	- 2,084,281	- 3,649,309	- 4,298,502	- 5,063,432	£2,530
£2,691	- 364,772	- 562,765	- 832,228	- 1,274,702	- 1,662,403	- 3,168,002	- 3,762,050	- 4,468,036	£2,691
£2,960	- 71,591	- 162,824	- 333,404	- 671,466	- 959,274	- 2,365,823	- 2,867,962	- 3,475,710	£2,960
£3,229	- 220,655	- 233,899	- 165,422	- 73,756	- 265,646	- 1,563,644	- 1,973,875	- 2,483,384	£3,229
£3,498	- 512,902	- 629,146	- 658,758	- 523,365	- 425,553	- 765,638	- 1,080,591	- 1,491,058	£3,498
£3,767	- 805,149	- 1,024,394	- 1,151,731	- 1,114,064	- 1,110,621	- 25,653	- 198,690	- 507,913	£3,767
£4,306	- 1,389,642	- 1,814,889	- 2,137,679	- 2,295,464	- 2,480,760	- 1,589,990	- 1,565,112	- 1,449,685	£4,306
£4,844	- 1,974,135	- 2,605,385	- 3,123,626	- 3,476,864	- 3,850,898	- 3,152,802	- 3,321,109	- 3,403,920	£4,844
£5,382	- 2,558,628	- 3,395,880	- 4,109,573	- 4,658,263	- 5,221,035	- 4,715,613	- 5,066,214	- 5,340,767	£5,382

RLVs less existing use value

**£20,000 per hectare
£8,097 per acre**

Agricultural use

£700,000 Infrastructure per ha

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value

Sales value

£1,615	- 1,536,656	- 2,159,983	- 2,833,896	- 3,677,773	- 4,453,922	- 6,355,716	- 7,317,401	- 8,416,341	£1,615
£1,776	- 1,356,762	- 1,916,684	- 2,530,442	- 3,314,162	- 4,032,044	- 5,874,409	- 6,780,948	- 7,820,945	£1,776
£1,938	- 1,176,868	- 1,673,386	- 2,226,986	- 2,950,552	- 3,610,167	- 5,393,102	- 6,244,496	- 7,225,550	£1,938
£2,207	- 877,046	- 1,267,889	- 1,721,230	- 2,344,534	- 2,907,036	- 4,590,923	- 5,350,407	- 6,233,223	£2,207
£2,368	- 698,630	- 1,024,591	- 1,417,776	- 1,980,924	- 2,485,159	- 4,109,615	- 4,813,955	- 5,637,827	£2,368
£2,530	- 521,200	- 781,728	- 1,114,321	- 1,617,313	- 2,063,281	- 3,628,309	- 4,277,502	- 5,042,432	£2,530
£2,691	- 343,772	- 541,765	- 811,228	- 1,253,702	- 1,641,403	- 3,147,002	- 3,741,050	- 4,447,036	£2,691
£2,960	- 50,591	- 141,824	- 312,404	- 650,466	- 938,274	- 2,344,823	- 2,846,962	- 3,454,710	£2,960
£3,229	- 241,655	- 254,899	- 186,422	- 52,756	- 244,646	- 1,542,644	- 1,952,875	- 2,462,384	£3,229
£3,498	- 533,902	- 650,146	- 679,758	- 544,365	- 446,553	- 744,638	- 1,059,591	- 1,470,058	£3,498
£3,767	- 826,149	- 1,045,394	- 1,172,731	- 1,135,064	- 1,131,621	- 46,653	- 177,690	- 486,913	£3,767
£4,306	- 1,410,642	- 1,835,889	- 2,158,679	- 2,316,464	- 2,501,760	- 1,610,990	- 1,586,112	- 1,470,685	£4,306
£4,844	- 1,995,135	- 2,626,385	- 3,144,626	- 3,497,864	- 3,871,898	- 3,173,802	- 3,342,109	- 3,424,920	£4,844
£5,382	- 2,579,628	- 3,416,880	- 4,130,573	- 4,679,263	- 5,242,035	- 4,736,613	- 5,087,214	- 5,361,767	£5,382

MODEL

Density - units/ha -> 19

	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Aff Hsg	25%
% SR	70%
% SO	30%
S106 (private)	£15,000 per unit
S106 (affordable)	£15,000 per unit
CIL	
CSH (average unit cost)	£8,415 per unit
Grant	No
Developer's profit	17%

	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Sales value per sm								
£1,615	- 780,003	- 1,384,702	- 2,044,797	- 2,874,854	- 3,644,284	- 5,541,851	- 6,496,435	- 7,584,156
£1,776	- 581,843	- 1,116,685	- 1,710,443	- 2,474,164	- 3,179,375	- 5,011,673	- 5,905,466	- 6,928,186
£1,938	- 383,684	- 848,668	- 1,376,090	- 2,073,475	- 2,714,466	- 4,481,495	- 5,314,496	- 6,272,218
£2,207	- 53,993	- 401,972	- 816,834	- 1,405,659	- 1,939,618	- 3,597,866	- 4,329,549	- 5,178,936
£2,368	141,451	133,955	484,481	1,004,989	1,474,710	3,067,698	3,738,580	4,522,966
£2,530	336,895	130,800	150,127	604,279	1,009,801	2,537,510	3,147,611	3,866,996
£2,691	531,742	395,144	179,907	203,589	544,892	2,007,333	2,556,642	3,211,028
£2,960	853,665	834,612	729,524	455,847	223,621	1,123,702	1,571,694	2,117,746
£3,229	1,175,587	1,270,021	1,275,686	1,114,508	987,902	241,672	586,746	1,024,464
£3,498	1,497,509	1,705,429	1,818,860	1,767,288	1,743,243	629,963	386,866	61,463
£3,767	1,819,431	2,140,838	2,362,035	2,418,230	2,498,191	1,494,356	1,358,388	1,139,841
£4,306	2,463,276	3,011,655	3,448,385	3,720,113	4,008,089	3,215,857	3,301,430	3,296,595
£4,844	3,107,120	3,882,472	4,534,735	5,021,994	5,517,986	4,937,358	5,225,682	5,437,777
£5,382	3,750,964	4,753,290	5,621,085	6,323,877	7,027,883	6,654,487	7,148,153	7,571,699

RLVs less existing use value

£1,852,500 per hectare
£750,000 per acre

Town Centres (1)

Density - units/ha ->

	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Sales value per sq m								
£1,615	- 2,632,503	- 3,237,202	- 3,897,297	- 4,727,354	- 5,496,784	- 7,394,351	- 8,348,935	- 9,436,656
£1,776	- 2,434,343	- 2,969,185	- 3,562,943	- 4,326,664	- 5,031,875	- 6,864,173	- 7,757,966	- 8,780,686
£1,938	- 2,236,184	- 2,701,168	- 3,228,590	- 3,925,975	- 4,566,966	- 6,333,995	- 7,166,996	- 8,124,718
£2,207	- 1,906,493	- 2,254,472	- 2,671,334	- 3,259,159	- 3,792,118	- 5,450,366	- 6,182,049	- 7,031,436
£2,368	- 1,711,049	- 1,986,455	- 2,336,981	- 2,857,469	- 3,327,210	- 4,920,188	- 5,591,080	- 6,375,466
£2,530	- 1,515,605	- 1,721,700	- 2,002,627	- 2,456,779	- 2,862,301	- 4,390,010	- 5,000,111	- 5,719,496
£2,691	- 1,320,758	- 1,457,356	- 1,672,593	- 2,056,089	- 2,397,392	- 3,859,833	- 4,409,142	- 5,063,528
£2,960	- 998,835	- 1,017,888	- 1,122,976	- 1,396,653	- 1,628,879	- 2,976,202	- 3,424,194	- 3,970,246
£3,229	- 676,913	- 582,479	- 576,814	- 737,992	- 864,598	- 2,094,172	- 2,439,246	- 2,876,964
£3,498	- 354,991	- 147,071	- 33,640	- 85,212	- 109,257	- 1,222,537	- 1,465,634	- 1,791,037
£3,767	- 33,069	288,338	509,535	565,730	645,691	358,144	494,112	712,659
£4,306	610,776	1,159,155	1,595,885	1,867,613	2,155,589	1,363,357	1,448,930	1,444,095
£4,844	1,254,620	2,029,972	2,682,235	3,169,494	3,665,486	3,084,858	3,373,182	3,585,277
£5,382	1,898,464	2,900,790	3,768,585	4,471,377	5,175,383	4,801,987	5,295,653	5,719,199

RLVs less existing use value

£1,235,000 per hectare
£500,000 per acre

Town Centres (2)

Density - units/ha ->

	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Sales value per sq m								
£1,615	- 2,015,003	- 2,619,702	- 3,279,797	- 4,109,854	- 4,879,284	- 6,776,851	- 7,731,435	- 8,819,156
£1,776	- 1,816,843	- 2,351,685	- 2,945,443	- 3,709,164	- 4,414,375	- 6,246,673	- 7,140,466	- 8,163,186
£1,938	- 1,618,684	- 2,083,668	- 2,611,090	- 3,308,475	- 3,949,466	- 5,716,495	- 6,549,496	- 7,507,218
£2,207	- 1,288,993	- 1,636,972	- 2,053,834	- 2,640,659	- 3,174,618	- 4,832,866	- 5,564,549	- 6,413,936
£2,368	- 1,093,549	- 1,368,955	- 1,719,481	- 2,239,969	- 2,709,710	- 4,302,688	- 4,973,580	- 5,757,966
£2,530	- 898,105	- 1,104,200	- 1,385,127	- 1,839,279	- 2,244,801	- 3,772,510	- 4,382,611	- 5,101,996
£2,691	- 703,258	- 839,856	- 1,055,093	- 1,438,589	- 1,779,892	- 3,242,333	- 3,791,642	- 4,446,028
£2,960	- 381,335	- 400,388	- 505,476	- 779,153	- 1,011,379	- 2,358,702	- 2,806,694	- 3,352,746
£3,229	- 59,413	35,021	40,686	120,492	247,098	1,476,672	1,821,746	2,259,464
£3,498	262,509	470,429	583,860	532,288	508,243	605,037	848,134	1,173,537
£3,767	584,431	905,838	1,127,035	1,183,230	1,263,191	259,356	123,388	95,159
£4,306	1,228,276	1,776,655	2,213,385	2,485,113	2,773,089	1,980,857	2,066,430	2,061,595
£4,844	1,872,120	2,647,472	3,299,735	3,786,994	4,282,986	3,702,358	3,990,682	4,202,777
£5,382	2,515,964	3,518,290	4,386,085	5,088,877	5,792,883	5,419,487	5,913,153	6,336,699

RLVs less existing use value

**£741,000 per hectare
£300,000 per acre**

Greenfield

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sq m

Sales value per sq m

£1,615	- 1,521,003	- 2,125,702	- 2,785,797	- 3,615,854	- 4,385,284	- 6,282,851	- 7,237,435	- 8,325,156	£1,615
£1,776	- 1,322,843	- 1,857,685	- 2,451,443	- 3,215,194	- 3,920,375	- 5,752,673	- 6,646,466	- 7,669,186	£1,776
£1,938	- 1,124,684	- 1,589,688	- 2,117,090	- 2,814,475	- 3,455,466	- 5,222,495	- 6,055,496	- 7,013,218	£1,938
£2,207	- 794,993	- 1,142,972	- 1,559,834	- 2,146,659	- 2,680,618	- 4,338,866	- 5,070,549	- 5,919,936	£2,207
£2,368	- 599,549	- 874,955	- 1,225,481	- 1,745,969	- 2,215,710	- 3,808,688	- 4,479,580	- 5,263,966	£2,368
£2,530	- 404,105	- 610,200	- 891,127	- 1,345,279	- 1,750,801	- 3,278,510	- 3,888,611	- 4,607,996	£2,530
£2,691	- 209,258	- 345,856	- 561,093	- 944,589	- 1,285,892	- 2,748,333	- 3,297,642	- 3,952,028	£2,691
£2,960	112,665	93,612	11,476	- 285,153	- 517,379	- 1,864,702	- 2,312,694	- 2,858,746	£2,960
£3,229	434,587	529,021	534,686	373,508	246,902	- 982,672	- 1,327,746	- 1,765,464	£3,229
£3,498	756,509	964,429	1,077,860	1,026,288	1,002,243	- 111,037	- 354,134	- 679,537	£3,498
£3,767	1,078,431	1,399,838	1,621,035	1,677,230	1,757,191	753,356	617,388	398,841	£3,767
£4,306	1,722,276	2,270,655	2,707,385	2,979,113	3,267,089	2,474,857	2,560,430	2,555,595	£4,306
£4,844	2,366,120	3,141,472	3,793,735	4,280,994	4,776,986	4,196,358	4,484,682	4,696,777	£4,844
£5,382	3,009,964	4,012,290	4,880,085	5,582,877	6,286,883	5,913,487	6,407,153	6,830,699	£5,382

RLVs less existing use value

**£20,000 per hectare
£8,097 per acre**

Agricultural use

£700,000 Infrastructure per ha

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value

Sales value

£1,615	- 1,500,003	- 2,104,702	- 2,764,797	- 3,594,854	- 4,364,284	- 6,261,851	- 7,216,435	- 8,304,156	£1,615
£1,776	- 1,301,843	- 1,836,685	- 2,430,443	- 3,194,164	- 3,899,375	- 5,731,673	- 6,625,466	- 7,648,186	£1,776
£1,938	- 1,103,684	- 1,568,688	- 2,096,090	- 2,793,475	- 3,434,466	- 5,201,495	- 6,034,496	- 6,992,218	£1,938
£2,207	- 773,993	- 1,121,972	- 1,538,834	- 2,125,659	- 2,659,618	- 4,317,866	- 5,049,549	- 5,898,936	£2,207
£2,368	- 578,549	- 853,955	- 1,204,481	- 1,724,969	- 2,194,710	- 3,787,688	- 4,458,580	- 5,242,966	£2,368
£2,530	- 383,105	- 589,200	- 870,127	- 1,324,279	- 1,729,801	- 3,257,510	- 3,867,611	- 4,586,996	£2,530
£2,691	- 188,258	- 324,856	- 540,093	- 923,589	- 1,264,892	- 2,727,333	- 3,276,642	- 3,931,028	£2,691
£2,960	133,665	114,612	9,524	- 264,153	- 496,379	- 1,843,702	- 2,291,694	- 2,837,746	£2,960
£3,229	455,587	550,021	555,686	394,508	267,902	- 961,672	- 1,306,746	- 1,744,464	£3,229
£3,498	777,509	985,429	1,098,860	1,047,288	1,023,243	- 90,037	- 333,134	- 658,537	£3,498
£3,767	1,099,431	1,420,838	1,642,035	1,698,230	1,778,191	774,356	638,388	419,841	£3,767
£4,306	1,743,276	2,291,655	2,728,385	3,000,113	3,288,089	2,495,857	2,581,430	2,576,595	£4,306
£4,844	2,387,120	3,162,472	3,814,735	4,301,994	4,797,986	4,217,358	4,505,682	4,717,777	£4,844
£5,382	3,030,964	4,033,290	4,901,085	5,603,877	6,307,883	5,934,487	6,428,153	6,851,699	£5,382

MODEL

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm
Sales value per sm								
£1,615	851,141	1,480,976	2,165,138	3,019,264	3,811,816	5,732,058	6,708,681	7,819,985
£1,776	659,831	1,222,228	1,842,373	2,632,479	3,363,044	5,220,207	6,138,156	7,186,731
£1,938	468,521	963,481	1,519,606	2,245,694	2,914,271	4,708,356	5,567,630	6,553,477
£2,207	149,673	532,234	981,662	1,601,052	2,166,317	3,855,270	4,616,754	5,498,053
£2,368	39,763	273,487	658,896	1,214,267	1,717,545	3,343,419	4,046,230	4,864,799
£2,530	228,452	15,960	336,129	827,482	1,268,773	2,831,567	3,475,704	4,231,545
£2,691	417,140	239,241	14,972	440,697	820,001	2,319,716	2,905,179	3,598,291
£2,960	728,647	664,577	515,599	199,136	74,259	1,466,631	1,954,303	2,542,867
£3,229	1,039,441	1,085,770	1,045,372	834,941	663,495	613,545	1,003,428	1,487,443
£3,498	1,350,235	1,506,118	1,569,721	1,468,322	1,396,500	231,439	57,735	432,538
£3,767	1,661,029	1,926,466	2,094,071	2,096,672	2,125,244	1,070,952	880,179	608,498
£4,306	2,282,616	2,767,163	3,142,770	3,353,374	3,582,732	2,732,945	2,756,007	2,690,568
£4,844	2,904,203	3,607,859	4,191,469	4,610,076	5,040,219	4,394,937	4,619,369	4,764,097
£5,382	3,525,792	4,448,556	5,240,168	5,866,777	6,497,706	6,056,929	6,475,327	6,824,116

Aff Hsg	25%
% SR	70%
% SO	30%
S106 (private)	£15,000 per unit
S106 (affordable)	£15,000 per unit
CIL	
CSH (average unit cost)	£8,415 per unit
Grant	No
Developer's profit	20%

RLVs less existing use value **£1,852,500 per hectare** **Town Centres (1)**
£750,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm
Sales value per sq m								
£1,615	2,703,641	3,333,476	4,017,638	4,871,764	5,664,316	7,584,558	8,561,181	9,672,485
£1,776	2,512,331	3,074,728	3,694,873	4,484,979	5,215,544	7,072,707	7,990,656	9,039,231
£1,938	2,321,021	2,815,981	3,372,106	4,098,194	4,766,771	6,560,856	7,420,130	8,405,977
£2,207	2,002,173	2,384,734	2,834,162	3,453,552	4,018,817	5,707,770	6,469,254	7,350,553
£2,368	1,812,737	2,125,987	2,511,396	3,065,767	3,570,045	5,195,919	5,898,730	6,717,299
£2,530	1,624,048	1,868,460	2,188,629	2,679,982	3,121,273	4,468,067	5,328,204	6,084,045
£2,691	1,435,360	1,613,259	1,867,472	2,293,197	2,672,501	4,172,216	4,757,679	5,450,791
£2,960	1,123,853	1,187,923	1,336,901	1,653,364	1,926,759	3,319,131	3,806,803	4,395,367
£3,229	813,059	766,730	807,128	1,017,559	1,189,005	2,466,045	2,855,928	3,339,943
£3,498	502,265	346,382	282,779	384,178	456,000	1,621,061	1,910,235	2,285,038
£3,767	191,471	73,966	241,571	244,172	272,744	781,548	972,321	1,244,002
£4,306	430,116	914,663	1,290,270	1,500,874	1,730,232	880,445	903,507	838,068
£4,844	1,051,703	1,755,359	2,338,969	2,757,576	3,187,719	2,542,437	2,766,869	2,911,597
£5,382	1,673,292	2,596,056	3,387,668	4,014,277	4,645,206	4,204,429	4,622,827	4,971,616

RLVs less existing use value **£1,235,000 per hectare** **Town Centres (2)**
£500,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm
Sales value per sq m								
£1,615	2,086,141	2,715,976	3,400,138	4,254,264	5,046,816	6,967,058	7,943,681	9,054,985
£1,776	1,894,831	2,457,228	3,077,373	3,867,479	4,598,044	6,455,207	7,373,156	8,421,731
£1,938	1,703,521	2,198,481	2,754,606	3,480,694	4,149,271	5,943,356	6,802,630	7,788,477
£2,207	1,384,673	1,767,234	2,216,662	2,836,052	3,401,317	5,090,270	5,851,754	6,733,053
£2,368	1,195,237	1,508,487	1,893,896	2,449,267	2,952,545	4,578,419	5,281,230	6,099,799
£2,530	1,006,548	1,250,960	1,571,129	2,062,482	2,503,773	4,066,567	4,710,704	5,466,545
£2,691	817,860	995,759	1,249,972	1,675,697	2,055,001	3,554,716	4,140,179	4,833,291
£2,960	506,353	570,423	719,401	1,035,864	1,309,259	2,701,631	3,189,303	3,777,867
£3,229	195,559	149,230	189,628	400,059	571,505	1,848,545	2,238,428	2,722,443
£3,498	115,235	271,118	334,721	233,322	161,500	1,003,561	1,292,735	1,667,538
£3,767	426,029	691,466	859,071	861,672	890,244	164,048	354,821	626,502
£4,306	1,047,616	1,532,163	1,907,770	2,118,374	2,347,732	1,497,945	1,521,007	1,455,568
£4,844	1,669,203	2,372,859	2,956,469	3,375,076	3,805,219	3,159,937	3,384,369	3,529,097
£5,382	2,290,792	3,213,556	4,005,168	4,631,777	5,262,706	4,821,929	5,240,327	5,589,116

RLVs less existing use value

**£741,000 per hectare
£300,000 per acre**

Greenfield

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sq m

Sales value per sq m

£1,615	- 1,592,141	- 2,221,976	- 2,906,138	- 3,760,264	- 4,552,816	- 6,473,058	- 7,449,681	- 8,560,985	£1,615
£1,776	- 1,400,831	- 1,963,228	- 2,583,373	- 3,373,479	- 4,104,044	- 5,961,207	- 6,879,156	- 7,927,731	£1,776
£1,938	- 1,209,521	- 1,704,481	- 2,260,606	- 2,986,694	- 3,655,271	- 5,449,356	- 6,308,630	- 7,294,477	£1,938
£2,207	- 890,673	- 1,273,234	- 1,722,662	- 2,342,052	- 2,907,317	- 4,596,270	- 5,357,754	- 6,239,053	£2,207
£2,368	- 701,237	- 1,014,487	- 1,399,896	- 1,955,267	- 2,458,545	- 4,084,419	- 4,787,230	- 5,605,799	£2,368
£2,530	- 512,548	- 756,960	- 1,077,129	- 1,568,482	- 2,009,773	- 3,572,567	- 4,216,704	- 4,972,545	£2,530
£2,691	- 323,860	- 501,759	- 755,972	- 1,181,697	- 1,561,001	- 3,060,716	- 3,646,179	- 4,339,291	£2,691
£2,960	- 12,353	- 76,423	- 225,401	- 541,864	- 815,259	- 2,207,631	- 2,695,303	- 3,283,867	£2,960
£3,229	298,441	344,770	304,372	93,941	77,505	1,354,545	1,744,428	2,228,443	£3,229
£3,498	609,235	765,118	828,721	727,322	655,500	509,561	798,735	1,173,538	£3,498
£3,767	920,029	1,185,466	1,353,071	1,355,672	1,384,244	329,952	139,179	132,502	£3,767
£4,306	1,541,616	2,026,163	2,401,770	2,612,374	2,841,732	1,991,945	2,015,007	1,949,568	£4,306
£4,844	2,163,203	2,866,859	3,450,469	3,869,076	4,299,219	3,653,937	3,878,369	4,023,097	£4,844
£5,382	2,784,792	3,707,556	4,499,168	5,125,777	5,756,706	5,315,929	5,734,327	6,083,116	£5,382

RLVs less existing use value

**£20,000 per hectare
£8,097 per acre**

Agricultural use

£700,000 infrastructure per ha

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value

Sales value

£1,615	- 1,571,141	- 2,200,976	- 2,885,138	- 3,739,264	- 4,531,816	- 6,452,058	- 7,428,681	- 8,539,985	£1,615
£1,776	- 1,379,831	- 1,942,228	- 2,562,373	- 3,352,479	- 4,083,044	- 5,940,207	- 6,858,156	- 7,906,731	£1,776
£1,938	- 1,188,521	- 1,683,481	- 2,239,606	- 2,965,694	- 3,634,271	- 5,428,356	- 6,287,630	- 7,273,477	£1,938
£2,207	- 869,673	- 1,252,234	- 1,701,662	- 2,321,052	- 2,886,317	- 4,575,270	- 5,336,754	- 6,218,053	£2,207
£2,368	- 680,237	- 993,487	- 1,378,896	- 1,934,267	- 2,437,545	- 4,063,419	- 4,766,230	- 5,584,799	£2,368
£2,530	- 491,548	- 735,960	- 1,056,129	- 1,547,482	- 1,988,773	- 3,551,567	- 4,195,704	- 4,951,545	£2,530
£2,691	- 302,860	- 480,759	- 734,972	- 1,160,697	- 1,540,001	- 3,039,716	- 3,625,179	- 4,318,291	£2,691
£2,960	8,647	55,423	204,401	520,864	794,259	2,186,631	2,674,303	3,262,867	£2,960
£3,229	319,441	365,770	325,372	114,941	56,505	1,333,545	1,723,428	2,207,443	£3,229
£3,498	630,235	786,118	849,721	748,322	676,500	488,561	777,735	1,152,538	£3,498
£3,767	941,029	1,206,466	1,374,071	1,376,672	1,405,244	350,952	160,179	111,502	£3,767
£4,306	1,562,616	2,047,163	2,422,770	2,633,374	2,862,732	2,012,945	2,036,007	1,970,568	£4,306
£4,844	2,184,203	2,887,859	3,471,469	3,890,076	4,320,219	3,674,937	3,899,369	4,044,097	£4,844
£5,382	2,805,792	3,728,556	4,520,168	5,146,777	5,777,706	5,336,929	5,755,327	6,104,116	£5,382

MODEL

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sm									Sales value per sm
£1,615	969,703	1,641,432	2,365,708	3,259,947	4,091,035	6,049,070	7,062,424	8,213,034	£1,615
£1,776	789,810	1,398,134	2,062,254	2,896,336	3,669,157	5,567,763	6,525,972	7,617,637	£1,776
£1,938	609,917	1,154,836	1,758,799	2,532,727	3,247,279	5,086,456	5,989,519	7,022,242	£1,938
£2,207	310,095	749,338	1,253,042	1,926,708	2,544,150	4,284,277	5,095,431	6,029,916	£2,207
£2,368	130,201	506,041	949,588	1,363,098	2,122,272	3,802,970	4,558,979	5,434,520	£2,368
£2,530	47,712	262,743	646,134	1,199,487	1,700,393	3,321,663	4,022,526	4,839,125	£2,530
£2,691	225,142	20,596	342,679	835,877	1,278,515	2,840,356	3,486,074	4,243,729	£2,691
£2,960	520,285	379,343	159,056	229,859	575,386	2,038,177	2,591,985	3,251,403	£2,960
£3,229	812,531	778,686	657,881	368,995	122,817	1,235,998	1,697,898	2,259,076	£3,229
£3,498	1,104,778	1,173,934	1,154,491	966,705	816,359	433,820	803,810	1,266,751	£3,498
£3,767	1,397,024	1,569,181	1,647,465	1,560,744	1,503,665	358,524	83,164	277,074	£3,767
£4,306	1,981,518	2,359,676	2,633,412	2,742,144	2,873,803	1,928,091	1,846,967	1,680,524	£4,306
£4,844	2,566,011	3,150,171	3,619,359	3,923,544	4,243,941	3,490,903	3,608,848	3,638,121	£4,844
£5,382	3,150,504	3,940,667	4,605,307	5,104,944	5,614,079	5,053,714	5,353,952	5,578,143	£5,382

Aff Hsg	25%
% SR	70%
% SO	30%
S106 (private)	£15,000 per unit
S106 (affordable)	£15,000 per unit
CIL	
CSH (average unit cost)	£8,415 per unit
Grant	No
Developer's profit	25%

RLVs less existing use value **£1,852,500 per hectare** **Town Centres (1)**
£750,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sq m									Sales value per sq m
£1,615	2,822,203	3,493,932	4,218,208	5,112,447	5,943,535	7,901,570	8,914,924	10,065,534	£1,615
£1,776	2,642,310	3,250,634	3,914,754	4,748,836	5,521,657	7,420,263	8,378,472	9,470,137	£1,776
£1,938	2,462,417	3,007,336	3,611,299	4,385,227	5,099,779	6,938,956	7,842,019	8,874,742	£1,938
£2,207	2,162,595	2,601,838	3,105,542	3,779,208	4,396,650	6,136,777	6,947,931	7,882,416	£2,207
£2,368	1,982,701	2,358,541	2,802,088	3,415,598	3,974,772	5,655,470	6,411,479	7,287,020	£2,368
£2,530	1,804,788	2,115,243	2,498,634	3,051,987	3,552,893	5,174,163	5,875,026	6,691,625	£2,530
£2,691	1,627,358	1,873,096	2,195,179	2,688,377	3,131,015	4,692,856	5,338,574	6,096,229	£2,691
£2,960	1,332,215	1,473,157	1,693,444	2,082,359	2,427,886	3,890,677	4,444,485	5,103,903	£2,960
£3,229	1,039,969	1,073,814	1,194,619	1,483,505	1,729,683	3,088,498	3,550,398	4,111,576	£3,229
£3,498	747,722	678,566	698,009	885,795	1,036,141	2,286,320	2,656,310	3,119,251	£3,498
£3,767	455,476	283,319	205,035	291,756	348,835	1,493,976	1,769,336	2,129,574	£3,767
£4,306	129,018	507,176	780,912	889,644	1,021,303	75,591	5,533	171,976	£4,306
£4,844	713,511	1,297,671	1,766,859	2,071,044	2,391,441	1,638,403	1,756,348	1,785,621	£4,844
£5,382	1,298,004	2,088,167	2,752,807	3,252,444	3,761,579	3,201,214	3,501,452	3,725,643	£5,382

RLVs less existing use value **£1,235,000 per hectare** **Town Centres (2)**
£500,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sq m									Sales value per sq m
£1,615	2,204,703	2,876,432	3,600,708	4,494,947	5,326,035	7,284,070	8,297,424	9,448,034	£1,615
£1,776	2,024,810	2,633,134	3,297,254	4,131,336	4,904,157	6,802,763	7,760,972	8,852,637	£1,776
£1,938	1,844,917	2,389,836	2,993,799	3,767,727	4,482,279	6,321,456	7,224,519	8,257,242	£1,938
£2,207	1,545,095	1,984,338	2,488,042	3,161,708	3,779,150	5,519,277	6,330,431	7,264,916	£2,207
£2,368	1,365,201	1,741,041	2,184,588	2,798,098	3,357,272	5,037,970	5,793,979	6,669,520	£2,368
£2,530	1,187,288	1,497,743	1,881,134	2,434,487	2,935,393	4,556,663	5,257,526	6,074,125	£2,530
£2,691	1,009,858	1,255,596	1,577,679	2,070,877	2,513,515	4,075,356	4,721,074	5,478,729	£2,691
£2,960	714,715	855,657	1,075,944	1,464,859	1,810,386	3,273,177	3,826,985	4,486,403	£2,960
£3,229	422,469	456,314	577,119	866,005	1,112,183	2,470,998	2,932,898	3,494,076	£3,229
£3,498	130,222	61,066	80,509	268,295	418,641	1,668,820	2,038,810	2,501,751	£3,498
£3,767	162,024	334,181	412,465	325,744	268,665	876,476	1,151,836	1,512,074	£3,767
£4,306	746,518	1,124,676	1,398,412	1,507,144	1,638,803	693,091	611,967	445,524	£4,306
£4,844	1,331,011	1,915,171	2,384,359	2,688,544	3,008,941	2,255,903	2,373,848	2,403,121	£4,844
£5,382	1,915,504	2,705,667	3,370,307	3,869,944	4,379,079	3,818,714	4,118,952	4,343,143	£5,382

RLVs less existing use value

**£741,000 per hectare
£300,000 per acre**

Greenfield

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sq m

Sales value per sq m

£1,615	- 1,710,703	- 2,382,432	- 3,106,708	- 4,000,947	- 4,832,035	- 6,790,070	- 7,803,424	- 8,954,034	£1,615
£1,776	- 1,530,810	- 2,139,134	- 2,803,254	- 3,637,336	- 4,410,157	- 6,309,763	- 7,266,972	- 8,358,637	£1,776
£1,938	- 1,350,917	- 1,895,836	- 2,499,799	- 3,273,727	- 3,988,279	- 5,827,456	- 6,730,519	- 7,763,242	£1,938
£2,207	- 1,051,095	- 1,490,338	- 1,994,042	- 2,667,708	- 3,285,150	- 5,025,277	- 5,836,431	- 6,770,916	£2,207
£2,368	- 871,201	- 1,247,041	- 1,690,588	- 2,304,098	- 2,863,272	- 4,543,970	- 5,299,979	- 6,175,520	£2,368
£2,530	- 693,288	- 1,003,743	- 1,387,134	- 1,940,487	- 2,441,393	- 4,062,663	- 4,763,526	- 5,580,125	£2,530
£2,691	- 515,858	- 761,596	- 1,083,679	- 1,576,877	- 2,019,515	- 3,581,356	- 4,227,074	- 4,984,729	£2,691
£2,960	- 220,715	- 361,657	- 581,944	- 970,859	- 1,316,386	- 2,779,177	- 3,332,985	- 3,992,403	£2,960
£3,229	71,531	37,686	83,119	372,005	618,183	1,976,998	2,438,898	3,000,076	£3,229
£3,498	363,778	432,934	413,491	225,705	75,359	1,174,820	1,544,810	2,007,751	£3,498
£3,767	656,024	828,181	906,465	819,744	762,665	382,476	657,836	1,018,074	£3,767
£4,306	1,240,518	1,618,676	1,892,412	2,001,144	2,132,803	1,187,091	1,105,967	939,524	£4,306
£4,844	1,825,011	2,409,171	2,878,359	3,182,544	3,502,941	2,749,903	2,867,848	2,897,121	£4,844
£5,382	2,409,504	3,199,667	3,864,307	4,363,944	4,873,079	4,312,714	4,612,952	4,837,143	£5,382

RLVs less existing use value

**£20,000 per hectare
£8,097 per acre**

Agricultural use

£700,000 Infrastructure per ha

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value

Sales value

£1,615	- 1,689,703	- 2,361,432	- 3,085,708	- 3,979,947	- 4,811,035	- 6,769,070	- 7,782,424	- 8,933,034	£1,615
£1,776	- 1,509,810	- 2,118,134	- 2,782,254	- 3,616,336	- 4,389,157	- 6,287,763	- 7,245,972	- 8,337,637	£1,776
£1,938	- 1,329,917	- 1,874,836	- 2,478,799	- 3,252,727	- 3,967,279	- 5,806,456	- 6,709,519	- 7,742,242	£1,938
£2,207	- 1,030,095	- 1,469,338	- 1,973,042	- 2,646,708	- 3,264,150	- 5,004,277	- 5,815,431	- 6,749,916	£2,207
£2,368	- 850,201	- 1,226,041	- 1,669,588	- 2,283,098	- 2,842,272	- 4,522,970	- 5,278,979	- 6,154,520	£2,368
£2,530	- 672,288	- 982,743	- 1,366,134	- 1,919,487	- 2,420,393	- 4,041,663	- 4,742,526	- 5,559,125	£2,530
£2,691	- 494,858	- 740,596	- 1,062,679	- 1,555,877	- 1,998,515	- 3,560,356	- 4,206,074	- 4,963,729	£2,691
£2,960	- 199,715	- 340,657	- 560,944	- 949,859	- 1,295,386	- 2,758,177	- 3,311,985	- 3,971,403	£2,960
£3,229	92,531	58,686	62,119	351,005	597,183	1,955,998	2,417,898	2,979,076	£3,229
£3,498	384,778	453,934	434,491	246,705	96,359	1,153,820	1,523,810	1,986,751	£3,498
£3,767	677,024	849,181	927,465	840,744	783,665	361,476	636,836	997,074	£3,767
£4,306	1,261,518	1,639,676	1,913,412	2,022,144	2,153,803	1,208,091	1,126,967	960,524	£4,306
£4,844	1,846,011	2,430,171	2,899,359	3,203,544	3,523,941	2,770,903	2,888,848	2,918,121	£4,844
£5,382	2,430,504	3,220,667	3,885,307	4,384,944	4,894,079	4,333,714	4,633,952	4,858,143	£5,382

MODEL

Density - units/ha ->	22	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->		£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm
Sales value per sm									
		£1,615	£1,776	£1,938	£2,207	£2,368	£2,530	£2,691	£2,960
		£3,229	£3,498	£3,767	£4,306	£4,844	£5,382		

Aff Hsg	25%
% SR	70%
% SO	30%
S106 (private)	£20,000 per unit
S106 (affordable)	£20,000 per unit
CIL	
CSH (average unit cost)	£8,415 per unit
Grant	No
Developer's profit	17%

RLVs less existing use value

**£1,852,500 per hectare
£750,000 per acre**

Town Centres (1)

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm
Sales value per sq m								
	£1,615	£1,776	£1,938	£2,207	£2,368	£2,530	£2,691	£2,960
	£3,229	£3,498	£3,767	£4,306	£4,844	£5,382		

RLVs less existing use value

**£1,235,000 per hectare
£500,000 per acre**

Town Centres (2)

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm
Sales value per sq m								
	£1,615	£1,776	£1,938	£2,207	£2,368	£2,530	£2,691	£2,960
	£3,229	£3,498	£3,767	£4,306	£4,844	£5,382		

RLVs less existing use value

**£741,000 per hectare
£300,000 per acre**

Greenfield

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sq m

Sales value per sq m

£1,615	- 1,674,050	- 2,327,152	- 3,037,609	- 3,918,028	- 4,742,397	- 6,696,205	- 7,702,458	- 8,841,849	£1,615
£1,776	- 1,475,892	- 2,059,134	- 2,703,255	- 3,517,338	- 4,277,488	- 6,166,027	- 7,111,489	- 8,185,879	£1,776
£1,938	- 1,277,733	- 1,791,117	- 2,366,902	- 3,116,649	- 3,812,579	- 5,635,849	- 6,520,520	- 7,529,910	£1,938
£2,207	- 947,468	- 1,344,421	- 1,811,646	- 2,448,833	- 3,037,731	- 4,752,220	- 5,535,572	- 6,436,628	£2,207
£2,368	- 750,636	- 1,076,405	- 1,477,292	- 2,048,143	- 2,572,822	- 4,222,042	- 4,944,604	- 5,780,659	£2,368
£2,530	- 555,192	- 809,032	- 1,142,939	- 1,647,453	- 2,107,913	- 3,691,864	- 4,353,635	- 5,124,689	£2,530
£2,691	- 359,748	- 544,689	- 809,634	- 1,246,764	- 1,643,005	- 3,161,687	- 3,762,665	- 4,468,720	£2,691
£2,960	- 36,460	- 104,115	- 260,016	- 583,402	- 869,915	- 2,278,056	- 2,777,717	- 3,375,438	£2,960
£3,229	- 285,463	- 332,807	- 289,419	- 75,260	- 105,634	- 1,394,427	- 1,792,769	- 2,282,156	£3,229
£3,498	- 607,385	- 768,216	- 832,594	- 731,968	- 654,286	- 519,166	- 813,279	- 1,189,698	£3,498
£3,767	- 929,307	- 1,203,624	- 1,375,769	- 1,382,910	- 1,409,235	- 350,457	- 158,243	- 111,320	£3,767
£4,306	- 1,573,151	- 2,074,442	- 2,462,119	- 2,684,792	- 2,919,132	- 2,071,958	- 2,101,286	- 2,045,433	£4,306
£4,844	- 2,216,996	- 2,945,259	- 3,548,468	- 3,986,675	- 4,429,029	- 3,793,459	- 4,031,420	- 4,193,153	£4,844
£5,382	- 2,860,840	- 3,816,076	- 4,634,818	- 5,288,557	- 5,938,926	- 5,514,960	- 5,953,891	- 6,327,075	£5,382

RLVs less existing use value

**£20,000 per hectare
£8,097 per acre**

Agricultural use

£700,000 infrastructure per ha

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value

Sales value

£1,615	- 1,653,050	- 2,306,152	- 3,016,609	- 3,897,028	- 4,721,397	- 6,675,205	- 7,681,458	- 8,820,849	£1,615
£1,776	- 1,454,892	- 2,038,134	- 2,682,255	- 3,496,338	- 4,256,488	- 6,145,027	- 7,090,489	- 8,164,879	£1,776
£1,938	- 1,256,733	- 1,770,117	- 2,347,902	- 3,095,649	- 3,791,579	- 5,614,849	- 6,499,520	- 7,508,910	£1,938
£2,207	- 926,468	- 1,323,421	- 1,790,646	- 2,427,833	- 3,016,731	- 4,731,220	- 5,514,572	- 6,415,628	£2,207
£2,368	- 729,636	- 1,055,405	- 1,456,292	- 2,027,143	- 2,551,822	- 4,201,042	- 4,923,604	- 5,759,659	£2,368
£2,530	- 534,192	- 788,032	- 1,121,939	- 1,626,453	- 2,086,913	- 3,670,864	- 4,332,635	- 5,103,689	£2,530
£2,691	- 338,748	- 523,689	- 788,634	- 1,225,764	- 1,622,005	- 3,140,687	- 3,741,665	- 4,447,720	£2,691
£2,960	- 15,460	- 83,115	- 239,016	- 562,402	- 848,915	- 2,257,056	- 2,756,717	- 3,354,438	£2,960
£3,229	- 306,463	- 353,807	- 310,419	- 96,260	- 84,634	- 1,373,427	- 1,771,769	- 2,261,156	£3,229
£3,498	- 628,385	- 789,216	- 853,594	- 752,968	- 675,286	- 498,166	- 792,279	- 1,168,698	£3,498
£3,767	- 950,307	- 1,224,624	- 1,396,769	- 1,403,910	- 1,430,235	- 371,457	- 179,243	- 90,320	£3,767
£4,306	- 1,594,151	- 2,095,442	- 2,483,119	- 2,705,792	- 2,940,132	- 2,092,958	- 2,122,286	- 2,066,433	£4,306
£4,844	- 2,237,996	- 2,966,259	- 3,569,468	- 4,007,675	- 4,450,029	- 3,814,459	- 4,052,420	- 4,214,153	£4,844
£5,382	- 2,881,840	- 3,837,076	- 4,655,818	- 5,309,557	- 5,959,926	- 5,535,960	- 5,974,891	- 6,348,075	£5,382

MODEL

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sm									Sales value per sm
£1,615	- 1,004,189	- 1,682,426	- 2,416,951	- 3,321,438	- 4,168,928	- 6,145,412	- 7,173,704	- 8,336,677	£1,615
£1,776	- 812,879	- 1,423,678	- 2,094,184	- 2,934,653	- 3,720,156	- 5,633,561	- 6,603,179	- 7,703,424	£1,776
£1,938	- 621,570	- 1,164,930	- 1,771,418	- 2,547,868	- 3,271,384	- 5,121,710	- 6,032,653	- 7,070,169	£1,938
£2,207	- 302,721	- 793,684	- 1,233,474	- 1,903,226	- 2,523,431	- 4,268,624	- 5,081,778	- 6,014,746	£2,207
£2,368	- 111,411	- 474,936	- 910,708	- 1,516,441	- 2,074,658	- 3,756,773	- 4,511,253	- 5,381,491	£2,368
£2,530	- 77,364	- 216,189	- 587,941	- 1,129,657	- 1,625,886	- 3,244,922	- 3,940,727	- 4,748,238	£2,530
£2,691	- 266,053	- 40,409	- 265,175	- 742,872	- 1,177,114	- 2,733,070	- 3,370,202	- 4,114,983	£2,691
£2,960	- 579,523	- 465,745	- 267,058	- 99,112	- 429,160	- 1,879,985	- 2,419,327	- 3,059,560	£2,960
£3,229	- 890,317	- 889,557	- 797,628	- 536,692	- 310,958	- 1,026,899	- 1,468,451	- 2,004,136	£3,229
£3,498	- 1,201,111	- 1,309,905	- 1,324,456	- 1,172,496	- 1,048,544	- 176,690	- 517,576	- 948,713	£3,498
£3,767	- 1,511,904	- 1,730,253	- 1,848,805	- 1,802,353	- 1,777,287	- 664,816	- 421,034	- 98,337	£3,767
£4,306	- 2,133,492	- 2,570,950	- 2,897,504	- 3,059,054	- 3,234,775	- 2,330,046	- 2,296,862	- 2,180,407	£4,306
£4,844	- 2,755,079	- 3,411,646	- 3,946,203	- 4,315,756	- 4,692,262	- 3,992,038	- 4,166,107	- 4,260,473	£4,844
£5,382	- 3,376,667	- 4,252,342	- 4,994,902	- 5,572,457	- 6,149,749	- 5,654,030	- 6,022,066	- 6,320,492	£5,382

Aff Hsg	25%
% SR	70%
% SO	30%
£106 (private)	£20,000 per unit
£106 (affordable)	£20,000 per unit
CIL	
CSH (average unit cost)	£8,415 per unit
Grant	No
Developer's profit	20%

RLVs less existing use value **£1,852,500 per hectare** **Town Centres (1)**
£750,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sq m									Sales value per sq m
£1,615	- 2,856,689	- 3,534,926	- 4,269,451	- 5,173,938	- 6,021,428	- 7,997,912	- 9,026,204	- 10,189,177	£1,615
£1,776	- 2,665,379	- 3,276,178	- 3,946,684	- 4,787,153	- 5,572,656	- 7,486,061	- 8,455,679	- 9,555,924	£1,776
£1,938	- 2,474,070	- 3,017,430	- 3,623,918	- 4,400,368	- 5,123,884	- 6,974,210	- 7,885,153	- 8,922,669	£1,938
£2,207	- 2,155,221	- 2,586,184	- 3,085,974	- 3,755,726	- 4,375,931	- 6,121,124	- 6,934,278	- 7,867,246	£2,207
£2,368	- 1,963,911	- 2,327,436	- 2,763,209	- 3,369,941	- 3,927,159	- 5,609,273	- 6,363,753	- 7,233,991	£2,368
£2,530	- 1,775,136	- 2,068,689	- 2,440,441	- 2,982,157	- 3,478,386	- 5,097,422	- 5,793,227	- 6,600,738	£2,530
£2,691	- 1,586,447	- 1,812,091	- 2,117,675	- 2,595,372	- 3,029,614	- 4,585,570	- 5,222,702	- 5,967,483	£2,691
£2,960	- 1,272,977	- 1,386,755	- 1,585,442	- 1,951,612	- 2,281,660	- 3,732,485	- 4,271,827	- 4,912,060	£2,960
£3,229	- 962,183	- 962,943	- 1,054,872	- 1,315,808	- 1,541,542	- 2,879,399	- 3,320,951	- 3,856,636	£3,229
£3,498	- 651,389	- 542,595	- 528,044	- 680,004	- 803,956	- 2,029,190	- 2,370,076	- 2,801,213	£3,498
£3,767	- 340,596	- 122,247	- 3,695	- 50,147	- 75,213	- 1,187,684	- 1,431,466	- 1,754,163	£3,767
£4,306	- 280,992	- 718,450	- 1,045,004	- 1,206,554	- 1,382,275	- 477,546	- 444,362	- 327,907	£4,306
£4,844	- 902,579	- 1,559,146	- 2,093,703	- 2,463,256	- 2,839,762	- 2,139,538	- 2,313,607	- 2,407,973	£4,844
£5,382	- 1,524,167	- 2,399,842	- 3,142,402	- 3,719,957	- 4,297,249	- 3,801,530	- 4,169,566	- 4,467,992	£5,382

RLVs less existing use value **£1,235,000 per hectare** **Town Centres (2)**
£500,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sq m									Sales value per sq m
£1,615	- 2,239,189	- 2,917,426	- 3,651,951	- 4,656,438	- 5,403,928	- 7,380,412	- 8,408,704	- 9,571,677	£1,615
£1,776	- 2,047,879	- 2,658,678	- 3,329,184	- 4,169,653	- 4,955,156	- 6,868,561	- 7,938,179	- 8,938,424	£1,776
£1,938	- 1,856,570	- 2,399,930	- 3,006,418	- 3,782,868	- 4,506,384	- 6,356,710	- 7,267,653	- 8,305,169	£1,938
£2,207	- 1,537,721	- 1,968,684	- 2,468,474	- 3,138,226	- 3,758,431	- 5,503,624	- 6,316,778	- 7,249,746	£2,207
£2,368	- 1,346,411	- 1,709,936	- 2,145,708	- 2,751,441	- 3,309,658	- 4,991,773	- 5,746,253	- 6,616,491	£2,368
£2,530	- 1,157,636	- 1,451,189	- 1,822,941	- 2,364,657	- 2,860,886	- 4,479,922	- 5,175,727	- 5,983,238	£2,530
£2,691	- 968,947	- 1,194,591	- 1,500,175	- 1,977,872	- 2,412,114	- 3,968,070	- 4,605,202	- 5,349,983	£2,691
£2,960	- 655,477	- 769,255	- 967,942	- 1,334,112	- 1,664,160	- 3,114,985	- 3,654,327	- 4,294,560	£2,960
£3,229	- 344,683	- 345,443	- 437,372	- 698,308	- 924,042	- 2,261,899	- 2,703,451	- 3,239,136	£3,229
£3,498	- 33,889	- 74,905	- 89,456	- 62,504	- 186,456	- 1,411,690	- 1,752,576	- 2,183,713	£3,498
£3,767	- 276,904	- 495,253	- 613,805	- 567,353	- 542,287	- 570,184	- 813,966	- 1,136,663	£3,767
£4,306	- 898,492	- 1,335,950	- 1,662,504	- 1,824,054	- 1,999,775	- 1,095,046	- 1,061,862	- 945,407	£4,306
£4,844	- 1,520,079	- 2,176,646	- 2,711,203	- 3,080,756	- 3,457,262	- 2,757,038	- 2,931,107	- 3,025,473	£4,844
£5,382	- 2,141,667	- 3,017,342	- 3,759,902	- 4,337,457	- 4,914,749	- 4,419,030	- 4,787,066	- 5,085,492	£5,382

RLVs less existing use value

**£741,000 per hectare
£300,000 per acre**

Greenfield

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sq m

Sales value per sq m

£1,615	- 1,745,189	- 2,423,426	- 3,157,951	- 4,062,438	- 4,909,928	- 6,886,412	- 7,914,704	- 9,077,677	£1,615
£1,776	- 1,532,879	- 2,164,678	- 2,835,184	- 3,675,653	- 4,461,156	- 6,374,561	- 7,344,179	- 8,444,424	£1,776
£1,938	- 1,362,570	- 1,905,930	- 2,512,418	- 3,288,868	- 4,012,384	- 5,862,710	- 6,773,653	- 7,811,169	£1,938
£2,207	- 1,043,721	- 1,474,684	- 1,974,474	- 2,644,226	- 3,264,431	- 5,009,624	- 5,822,778	- 6,755,746	£2,207
£2,368	- 852,411	- 1,215,936	- 1,651,708	- 2,257,441	- 2,815,658	- 4,497,773	- 5,252,253	- 6,122,491	£2,368
£2,530	- 663,636	- 957,189	- 1,328,941	- 1,870,657	- 2,366,886	- 3,985,922	- 4,681,727	- 5,489,238	£2,530
£2,691	- 474,947	- 700,591	- 1,006,175	- 1,483,872	- 1,918,114	- 3,474,070	- 4,111,202	- 4,855,983	£2,691
£2,960	- 161,477	- 275,255	- 473,942	- 840,112	- 1,170,160	- 2,620,985	- 3,160,327	- 3,800,560	£2,960
£3,229	149,317	148,557	56,628	204,308	430,042	1,767,899	2,209,451	2,745,136	£3,229
£3,498	460,111	568,905	583,456	431,496	307,544	917,690	1,258,576	1,689,713	£3,498
£3,767	770,904	989,253	1,107,805	1,061,353	1,036,287	76,184	319,966	642,663	£3,767
£4,306	1,392,492	1,829,950	2,156,504	2,318,054	2,493,775	1,589,046	1,555,862	1,439,407	£4,306
£4,844	2,014,079	2,670,646	3,205,203	3,574,756	3,951,262	3,251,038	3,425,107	3,519,473	£4,844
£5,382	2,635,667	3,511,342	4,253,902	4,831,457	5,408,749	4,913,030	5,281,066	5,579,492	£5,382

RLVs less existing use value

**£20,000 per hectare
£8,097 per acre**

Agricultural use

£700,000 Infrastructure per ha

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value

Sales value

£1,615	- 1,724,189	- 2,402,426	- 3,136,951	- 4,041,438	- 4,888,928	- 6,865,412	- 7,893,704	- 9,056,677	£1,615
£1,776	- 1,532,879	- 2,143,678	- 2,814,184	- 3,654,653	- 4,440,156	- 6,353,561	- 7,323,179	- 8,423,424	£1,776
£1,938	- 1,341,570	- 1,884,930	- 2,491,418	- 3,267,868	- 3,991,384	- 5,841,710	- 6,752,653	- 7,790,169	£1,938
£2,207	- 1,022,721	- 1,453,684	- 1,953,474	- 2,623,226	- 3,243,431	- 4,988,624	- 5,801,778	- 6,734,746	£2,207
£2,368	- 831,411	- 1,194,936	- 1,630,708	- 2,236,441	- 2,794,658	- 4,476,773	- 5,231,253	- 6,101,491	£2,368
£2,530	- 642,636	- 936,189	- 1,307,941	- 1,849,657	- 2,345,886	- 3,964,922	- 4,660,727	- 5,468,238	£2,530
£2,691	- 453,947	- 679,591	- 985,175	- 1,462,872	- 1,897,114	- 3,453,070	- 4,090,202	- 4,834,983	£2,691
£2,960	- 140,477	- 254,255	- 452,942	- 819,112	- 1,149,160	- 2,599,985	- 3,139,327	- 3,779,560	£2,960
£3,229	170,317	169,557	77,628	183,308	409,042	1,746,899	2,188,451	2,724,136	£3,229
£3,498	481,111	589,905	604,456	452,496	328,544	896,690	1,237,576	1,668,713	£3,498
£3,767	791,904	1,010,253	1,128,805	1,082,353	1,057,287	55,184	298,966	621,663	£3,767
£4,306	1,413,492	1,850,950	2,177,504	2,339,054	2,514,775	1,610,046	1,576,862	1,460,407	£4,306
£4,844	2,035,079	2,691,646	3,226,203	3,595,756	3,972,262	3,272,038	3,446,107	3,540,473	£4,844
£5,382	2,656,667	3,532,342	4,274,902	4,852,457	5,429,749	4,934,030	5,302,066	5,600,492	£5,382

MODEL

Density - units/ha ->	24	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph		
Build costs ->		£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm		
Sales value per sm											
		£1,615	- 1,122,752	- 1,842,882	- 2,617,520	- 3,562,122	- 4,448,148	- 6,462,425	- 7,527,448	- 8,729,726	£1,615
		£1,776	- 942,858	- 1,599,584	- 2,314,066	- 3,198,511	- 4,026,270	- 5,981,117	- 6,990,995	- 8,134,330	£1,776
		£1,938	- 762,965	- 1,356,285	- 2,010,612	- 2,834,901	- 3,604,391	- 5,499,810	- 6,454,543	- 7,538,935	£1,938
		£2,207	- 463,143	- 950,788	- 1,504,854	- 2,228,882	- 2,901,262	- 4,697,631	- 5,560,455	- 6,546,609	£2,207
		£2,368	- 283,250	- 707,490	- 1,201,400	- 1,865,273	- 2,479,384	- 4,216,324	- 5,024,002	- 5,951,213	£2,368
		£2,530	- 103,375	- 464,192	- 897,945	- 1,501,662	- 2,057,507	- 3,735,017	- 4,487,550	- 5,355,818	£2,530
		£2,691	- 74,054	- 220,894	- 594,491	- 1,138,051	- 1,635,629	- 3,253,710	- 3,951,097	- 4,760,421	£2,691
		£2,960	369,769	180,510	89,485	532,033	932,499	2,451,531	3,057,009	3,768,095	£2,960
		£3,229	663,407	580,451	409,341	70,747	229,719	1,649,352	2,162,922	2,775,770	£3,229
		£3,498	955,654	977,720	908,166	668,457	463,822	847,174	1,268,834	1,783,444	£3,498
		£3,767	1,247,900	1,372,968	1,402,198	1,266,168	1,155,709	49,605	375,980	791,118	£3,767
		£4,306	1,832,393	2,163,463	2,388,145	2,447,824	2,525,846	1,525,192	1,387,822	1,170,363	£4,306
		£4,844	2,416,887	2,953,958	3,374,093	3,629,224	3,895,984	3,068,004	3,151,625	3,127,960	£4,844
		£5,382	3,001,380	3,744,454	4,360,041	4,810,624	5,266,122	4,650,815	4,900,691	5,074,519	£5,382

Aff Hsg	25%
% SR	70%
% SO	30%
£106 (private)	£20,000 per unit
£106 (affordable)	£20,000 per unit
CIL	
CSH (average unit cost)	£8,415 per unit
Grant	No
Developer's profit	25%

RLVs less existing use value **£1,852,500 per hectare** **Town Centres (1)**
£750,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph		
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm		
Sales value per sq m										
	£1,615	- 2,975,252	- 3,695,382	- 4,470,020	- 5,414,622	- 6,300,648	- 8,314,925	- 9,379,948	- 10,582,226	£1,615
	£1,776	- 2,795,358	- 3,452,084	- 4,166,566	- 5,051,011	- 5,878,770	- 7,833,617	- 8,843,495	- 9,986,830	£1,776
	£1,938	- 2,615,465	- 3,208,785	- 3,863,112	- 4,687,401	- 5,456,891	- 7,352,310	- 8,307,043	- 9,391,435	£1,938
	£2,207	- 2,315,643	- 2,803,288	- 3,357,354	- 4,081,392	- 4,753,762	- 6,550,131	- 7,412,955	- 8,399,109	£2,207
	£2,368	- 2,135,750	- 2,559,990	- 3,053,900	- 3,717,773	- 4,331,884	- 6,068,824	- 6,876,502	- 7,803,713	£2,368
	£2,530	- 1,955,875	- 2,316,692	- 2,750,445	- 3,354,162	- 3,910,007	- 5,587,517	- 6,340,050	- 7,208,318	£2,530
	£2,691	- 1,778,446	- 2,073,394	- 2,446,991	- 2,990,551	- 3,488,129	- 5,106,210	- 5,803,597	- 6,612,921	£2,691
	£2,960	- 1,482,731	- 1,671,990	- 1,941,985	- 2,384,533	- 2,784,999	- 4,304,031	- 4,909,509	- 5,620,595	£2,960
	£3,229	- 1,189,093	- 1,272,049	- 1,443,159	- 1,781,753	- 2,082,219	- 3,501,852	- 4,015,422	- 4,628,270	£3,229
	£3,498	- 896,846	- 874,780	- 944,334	- 1,184,043	- 1,388,678	- 2,699,674	- 3,121,334	- 3,635,944	£3,498
	£3,767	- 604,600	- 479,532	- 450,302	- 586,332	- 696,791	- 1,902,105	- 2,228,480	- 2,643,618	£3,767
	£4,306	- 20,107	310,963	535,645	595,324	673,346	- 327,308	- 464,678	- 682,137	£4,306
	£4,844	564,387	1,101,458	1,521,593	1,776,724	2,043,484	1,235,504	1,299,125	1,275,460	£4,844
	£5,382	1,148,880	1,891,954	2,507,541	2,958,124	3,413,622	2,798,315	3,048,191	3,222,019	£5,382

RLVs less existing use value **£1,235,000 per hectare** **Town Centres (2)**
£500,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph		
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm		
Sales value per sq m										
	£1,615	- 2,357,752	- 3,077,882	- 3,852,520	- 4,797,122	- 5,683,148	- 7,697,425	- 8,762,448	- 9,964,726	£1,615
	£1,776	- 2,177,858	- 2,834,584	- 3,549,066	- 4,433,511	- 5,261,270	- 7,216,117	- 8,225,995	- 9,369,330	£1,776
	£1,938	- 1,997,965	- 2,591,285	- 3,245,612	- 4,069,901	- 4,839,391	- 6,734,810	- 7,689,543	- 8,773,935	£1,938
	£2,207	- 1,698,143	- 2,185,788	- 2,739,854	- 3,463,882	- 4,136,262	- 5,932,631	- 6,795,455	- 7,781,609	£2,207
	£2,368	- 1,518,250	- 1,942,490	- 2,436,400	- 3,100,273	- 3,714,384	- 5,451,324	- 6,259,002	- 7,186,213	£2,368
	£2,530	- 1,338,375	- 1,699,192	- 2,132,945	- 2,736,662	- 3,292,507	- 4,970,017	- 5,722,550	- 6,590,818	£2,530
	£2,691	- 1,160,946	- 1,455,894	- 1,829,491	- 2,373,051	- 2,870,629	- 4,488,710	- 5,186,097	- 5,995,421	£2,691
	£2,960	- 865,231	- 1,054,490	- 1,324,485	- 1,767,033	- 2,167,499	- 3,686,531	- 4,292,009	- 5,003,095	£2,960
	£3,229	- 571,593	- 654,549	- 825,659	- 1,164,253	- 1,464,719	- 2,884,352	- 3,397,922	- 4,010,770	£3,229
	£3,498	- 279,346	- 257,280	- 326,834	- 566,543	- 771,178	- 2,082,174	- 2,503,834	- 3,018,444	£3,498
	£3,767	12,900	137,968	167,198	31,168	- 79,291	- 1,284,605	- 1,610,980	- 2,026,118	£3,767
	£4,306	597,393	928,463	1,153,145	1,212,824	1,290,846	290,192	152,822	64,637	£4,306
	£4,844	1,181,887	1,718,958	2,139,093	2,394,224	2,660,984	1,853,004	1,916,625	1,892,960	£4,844
	£5,382	1,766,380	2,509,454	3,125,041	3,575,624	4,031,122	3,415,815	3,665,691	3,839,519	£5,382

RLVs less existing use value

**£741,000 per hectare
£300,000 per acre**

Greenfield

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sq m

Sales value per sq m

£1,615	- 1,863,752	- 2,583,882	- 3,358,520	- 4,303,122	- 5,189,148	- 7,203,425	- 8,268,448	- 9,470,726	£1,615
£1,776	- 1,683,858	- 2,340,584	- 3,055,066	- 3,939,511	- 4,767,270	- 6,722,117	- 7,731,995	- 8,875,330	£1,776
£1,938	- 1,503,965	- 2,097,295	- 2,751,612	- 3,575,901	- 4,345,391	- 6,240,810	- 7,195,543	- 8,279,935	£1,938
£2,207	- 1,204,143	- 1,691,788	- 2,245,854	- 2,969,882	- 3,642,262	- 5,438,631	- 6,301,455	- 7,287,609	£2,207
£2,368	- 1,024,250	- 1,448,490	- 1,942,400	- 2,606,273	- 3,220,384	- 4,957,324	- 5,765,002	- 6,692,213	£2,368
£2,530	- 844,375	- 1,205,192	- 1,638,945	- 2,242,662	- 2,798,507	- 4,476,017	- 5,228,550	- 6,096,818	£2,530
£2,691	- 666,946	- 961,894	- 1,335,491	- 1,879,051	- 2,376,629	- 3,994,710	- 4,692,097	- 5,501,421	£2,691
£2,960	- 371,231	- 560,490	- 830,485	- 1,273,033	- 1,673,499	- 3,192,531	- 3,798,009	- 4,509,095	£2,960
£3,229	- 77,593	- 160,549	- 331,659	- 670,253	- 970,719	- 2,390,352	- 2,903,922	- 3,516,770	£3,229
£3,498	- 214,654	- 236,720	- 167,166	- 72,543	- 277,178	- 1,568,174	- 2,009,834	- 2,524,444	£3,498
£3,767	- 506,900	- 631,968	- 661,198	- 525,168	- 414,709	- 790,605	- 1,116,980	- 1,532,118	£3,767
£4,306	- 1,091,393	- 1,422,463	- 1,647,145	- 1,706,824	- 1,784,846	- 784,192	- 646,822	- 429,363	£4,306
£4,844	- 1,675,887	- 2,212,958	- 2,633,093	- 2,888,224	- 3,154,984	- 2,347,004	- 2,410,625	- 2,386,960	£4,844
£5,382	- 2,260,380	- 3,003,454	- 3,619,041	- 4,069,624	- 4,525,122	- 3,909,815	- 4,159,691	- 4,333,519	£5,382

RLVs less existing use value

**£20,000 per hectare
£8,097 per acre**

Agricultural use

£700,000 Infrastructure per ha

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sq m

Sales value per sq m

£1,615	- 1,842,752	- 2,562,882	- 3,337,520	- 4,282,122	- 5,168,148	- 7,182,425	- 8,247,448	- 9,449,726	£1,615
£1,776	- 1,662,858	- 2,319,584	- 3,034,066	- 3,918,511	- 4,746,270	- 6,701,117	- 7,710,995	- 8,854,330	£1,776
£1,938	- 1,482,965	- 2,076,295	- 2,730,612	- 3,554,901	- 4,324,391	- 6,219,810	- 7,174,543	- 8,258,935	£1,938
£2,207	- 1,183,143	- 1,670,788	- 2,224,854	- 2,948,882	- 3,621,262	- 5,417,631	- 6,280,455	- 7,266,609	£2,207
£2,368	- 1,003,250	- 1,427,490	- 1,921,400	- 2,585,273	- 3,199,384	- 4,936,324	- 5,744,002	- 6,671,213	£2,368
£2,530	- 823,375	- 1,184,192	- 1,617,945	- 2,221,662	- 2,777,507	- 4,455,017	- 5,207,550	- 6,075,818	£2,530
£2,691	- 645,946	- 940,894	- 1,314,491	- 1,858,051	- 2,355,629	- 3,973,710	- 4,671,097	- 5,480,421	£2,691
£2,960	- 350,231	- 539,490	- 809,485	- 1,252,033	- 1,652,499	- 3,171,531	- 3,777,009	- 4,488,095	£2,960
£3,229	- 56,593	- 139,549	- 310,659	- 649,253	- 949,719	- 2,369,352	- 2,882,922	- 3,495,770	£3,229
£3,498	- 235,654	- 257,720	- 188,166	- 51,543	- 256,178	- 1,567,174	- 1,988,834	- 2,503,444	£3,498
£3,767	- 527,900	- 652,968	- 682,198	- 546,168	- 435,709	- 769,605	- 1,095,980	- 1,511,118	£3,767
£4,306	- 1,112,393	- 1,443,463	- 1,668,145	- 1,727,824	- 1,805,846	- 805,192	- 667,822	- 450,363	£4,306
£4,844	- 1,696,887	- 2,233,958	- 2,654,093	- 2,909,224	- 3,175,984	- 2,368,004	- 2,431,625	- 2,407,960	£4,844
£5,382	- 2,281,380	- 3,024,454	- 3,640,041	- 4,090,624	- 4,546,122	- 3,930,815	- 4,180,691	- 4,354,519	£5,382

MODEL

Density - units/ha ->	25	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph									
Build costs ->		£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm									
Sales value per sm										Sales value per sm								
£1,615	-	475,656	-	993,995	-	1,567,488	-	2,311,900	-	2,974,456	-	4,735,021	-	5,592,954	-	6,591,580	-	£1,615
£1,776	-	299,303	-	755,551	-	1,270,367	-	1,956,104	-	2,561,689	-	4,263,190	-	5,067,254	-	6,008,398	-	£1,776
£1,938	-	122,949	-	517,107	-	973,248	-	1,600,309	-	2,148,922	-	3,791,358	-	4,541,555	-	5,425,215	-	£1,938
£2,207	-	167,777	-	119,700	-	478,048	-	1,007,318	-	1,460,975	-	3,004,973	-	3,665,388	-	4,453,243	-	£2,207
£2,368	-	341,716	-	116,168	-	180,929	-	651,522	-	1,048,207	-	2,533,141	-	3,139,689	-	3,870,061	-	£2,368
£2,530	-	514,299	-	351,346	-	113,390	-	295,726	-	635,439	-	2,061,310	-	2,613,989	-	3,286,877	-	£2,530
£2,691	-	686,190	-	586,523	-	406,438	-	57,925	-	222,671	-	1,589,478	-	2,088,289	-	2,703,694	-	£2,691
£2,960	-	972,676	-	974,289	-	894,143	-	642,791	-	456,702	-	803,092	-	1,212,123	-	1,731,723	-	£2,960
£3,229	-	1,259,162	-	1,361,637	-	1,376,808	-	1,226,045	-	1,132,304	-	20,042	-	335,956	-	759,751	-	£3,229
£3,498	-	1,545,648	-	1,748,985	-	1,859,473	-	1,804,028	-	1,802,565	-	755,676	-	528,491	-	204,614	-	£3,498
£3,767	-	1,832,134	-	2,136,333	-	2,342,138	-	2,382,009	-	2,472,826	-	1,522,619	-	1,392,721	-	1,163,342	-	£3,767
£4,306	-	2,405,107	-	2,911,029	-	3,307,468	-	3,537,973	-	3,813,347	-	3,054,642	-	3,119,929	-	3,080,798	-	£4,306
£4,844	-	2,978,079	-	3,685,725	-	4,272,797	-	4,693,937	-	5,153,869	-	4,586,663	-	4,829,961	-	4,981,895	-	£4,844
£5,382	-	3,551,014	-	4,460,421	-	5,238,128	-	5,849,901	-	6,490,558	-	6,110,757	-	6,539,992	-	6,878,910	-	£5,382

Aff Hsg	35%
% SR	70%
% SO	30%
S106 (private)	£0 per unit
S106 (affordable)	£0 per unit
CIL	
CSH (average unit cost)	£9,192 per unit
Grant	No
Developer's profit	17%

RLVs less existing use value **£1,852,500 per hectare** **Town Centres (1)**
£750,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph										
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm										
Sales value per sq m									Sales value per sq m									
£1,615	-	2,328,156	-	2,846,495	-	3,419,988	-	4,164,400	-	4,826,956	-	6,587,521	-	7,445,454	-	8,444,080	-	£1,615
£1,776	-	2,151,803	-	2,608,051	-	3,122,867	-	3,808,604	-	4,414,189	-	6,115,690	-	6,919,754	-	7,860,898	-	£1,776
£1,938	-	1,975,449	-	2,369,607	-	2,825,748	-	3,452,809	-	4,001,422	-	5,643,858	-	6,394,055	-	7,277,715	-	£1,938
£2,207	-	1,684,723	-	1,972,200	-	2,330,548	-	2,859,818	-	3,313,475	-	4,857,473	-	5,517,888	-	6,305,743	-	£2,207
£2,368	-	1,510,784	-	1,736,332	-	2,033,429	-	2,504,022	-	2,900,707	-	4,385,641	-	4,932,189	-	5,722,561	-	£2,368
£2,530	-	1,338,201	-	1,501,154	-	1,739,110	-	2,148,226	-	2,487,939	-	3,913,810	-	4,466,489	-	5,139,377	-	£2,530
£2,691	-	1,166,310	-	1,265,977	-	1,446,062	-	1,794,575	-	2,075,171	-	3,441,978	-	3,940,789	-	4,556,194	-	£2,691
£2,960	-	879,824	-	878,211	-	958,357	-	1,209,709	-	1,395,798	-	2,655,592	-	3,064,623	-	3,584,223	-	£2,960
£3,229	-	593,338	-	490,863	-	475,692	-	626,455	-	720,196	-	1,872,542	-	2,188,456	-	2,612,251	-	£3,229
£3,498	-	306,852	-	103,515	-	6,973	-	48,472	-	49,935	-	1,096,824	-	1,324,009	-	1,647,886	-	£3,498
£3,767	-	20,366	-	283,833	-	489,638	-	529,509	-	620,326	-	329,881	-	459,779	-	689,158	-	£3,767
£4,306	-	552,607	-	1,058,529	-	1,454,968	-	1,685,473	-	1,960,847	-	1,202,142	-	1,267,429	-	1,228,298	-	£4,306
£4,844	-	1,125,579	-	1,833,225	-	2,420,297	-	2,841,437	-	3,301,369	-	2,734,163	-	2,977,461	-	3,129,395	-	£4,844
£5,382	-	1,698,514	-	2,607,921	-	3,385,628	-	3,997,401	-	4,638,058	-	4,258,257	-	4,687,492	-	5,026,410	-	£5,382

RLVs less existing use value **£1,235,000 per hectare** **Town Centres (2)**
£500,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph										
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm										
Sales value per sq m									Sales value per sq m									
£1,615	-	1,710,656	-	2,228,995	-	2,802,488	-	3,546,900	-	4,209,456	-	5,970,021	-	6,827,954	-	7,826,580	-	£1,615
£1,776	-	1,534,303	-	1,990,551	-	2,505,367	-	3,191,104	-	3,796,689	-	5,498,190	-	6,302,254	-	7,243,398	-	£1,776
£1,938	-	1,357,949	-	1,752,107	-	2,208,248	-	2,835,309	-	3,383,922	-	5,026,358	-	5,776,555	-	6,660,215	-	£1,938
£2,207	-	1,067,223	-	1,354,700	-	1,713,048	-	2,242,318	-	2,695,975	-	4,239,973	-	4,900,388	-	5,688,243	-	£2,207
£2,368	-	893,284	-	1,118,832	-	1,415,929	-	1,886,522	-	2,283,207	-	3,768,141	-	4,374,689	-	5,105,061	-	£2,368
£2,530	-	720,701	-	883,654	-	1,121,610	-	1,530,726	-	1,870,439	-	3,296,310	-	3,848,989	-	4,521,877	-	£2,530
£2,691	-	548,810	-	648,477	-	828,562	-	1,177,075	-	1,457,671	-	2,824,478	-	3,323,289	-	3,938,694	-	£2,691
£2,960	-	262,324	-	260,711	-	340,857	-	592,209	-	778,298	-	2,038,092	-	2,447,123	-	2,966,723	-	£2,960
£3,229	-	24,162	-	126,637	-	141,808	-	8,955	-	102,696	-	1,255,042	-	1,570,956	-	1,994,751	-	£3,229
£3,498	-	310,648	-	513,985	-	624,473	-	569,028	-	567,565	-	479,324	-	706,509	-	1,030,386	-	£3,498
£3,767	-	597,134	-	901,333	-	1,107,138	-	1,147,009	-	1,237,826	-	287,619	-	157,721	-	71,658	-	£3,767
£4,306	-	1,170,107	-	1,676,029	-	2,072,468	-	2,302,973	-	2,578,347	-	1,819,642	-	1,884,929	-	1,845,798	-	£4,306
£4,844	-	1,743,079	-	2,450,725	-	3,037,797	-	3,458,937	-	3,918,869	-	3,351,663	-	3,594,961	-	3,746,895	-	£4,844
£5,382	-	2,316,014	-	3,225,421	-	4,003,128	-	4,614,901	-	5,255,558	-	4,875,757	-	5,304,992	-	5,643,910	-	£5,382

RLVs less existing use value

**£741,000 per hectare
£300,000 per acre**

Greenfield

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sq m

Sales value per sq m

£1,615	- 1,216,656	- 1,734,995	- 2,308,488	- 3,052,900	- 3,715,456	- 5,476,021	- 6,333,954	- 7,332,580	£1,615
£1,776	- 1,040,303	- 1,496,551	- 2,011,367	- 2,697,104	- 3,302,689	- 5,004,190	- 5,808,254	- 6,749,398	£1,776
£1,938	- 863,949	- 1,258,107	- 1,714,246	- 2,341,309	- 2,889,922	- 4,532,358	- 5,282,555	- 6,166,215	£1,938
£2,207	- 573,223	- 860,700	- 1,219,048	- 1,748,318	- 2,201,975	- 3,745,973	- 4,406,388	- 5,194,243	£2,207
£2,368	- 399,284	- 624,832	- 921,929	- 1,392,522	- 1,789,207	- 3,274,141	- 3,880,689	- 4,611,061	£2,368
£2,530	- 226,701	- 389,654	- 627,610	- 1,036,726	- 1,376,439	- 2,802,310	- 3,354,989	- 4,027,877	£2,530
£2,691	- 54,810	- 154,477	- 334,562	- 683,075	- 963,671	- 2,330,478	- 2,829,289	- 3,444,694	£2,691
£2,960	231,676	233,289	153,143	98,209	284,298	1,544,092	1,953,123	2,472,723	£2,960
£3,229	518,162	620,637	635,808	485,045	391,304	761,042	1,076,956	1,500,751	£3,229
£3,498	804,648	1,007,985	1,118,473	1,063,028	1,061,565	14,676	212,509	536,386	£3,498
£3,767	1,091,134	1,395,333	1,601,138	1,641,009	1,731,826	781,619	651,721	422,342	£3,767
£4,306	1,664,107	2,170,029	2,566,468	2,796,973	3,072,347	2,313,642	2,378,929	2,339,798	£4,306
£4,844	2,237,079	2,944,725	3,531,797	3,952,937	4,412,869	3,845,663	4,088,961	4,240,895	£4,844
£5,382	2,810,014	3,719,421	4,497,128	5,108,901	5,749,558	5,369,757	5,798,992	6,137,910	£5,382

RLVs less existing use value

**£20,000 per hectare
£8,097 per acre**

Agricultural use

£700,000 infrastructure per ha

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value

Sales value

£1,615	- 1,195,656	- 1,713,995	- 2,287,488	- 3,031,900	- 3,694,456	- 5,455,021	- 6,312,954	- 7,311,580	£1,615
£1,776	- 1,019,303	- 1,475,551	- 1,990,367	- 2,676,104	- 3,281,689	- 4,983,190	- 5,787,254	- 6,728,398	£1,776
£1,938	- 842,949	- 1,237,107	- 1,693,248	- 2,320,309	- 2,868,922	- 4,511,358	- 5,261,555	- 6,145,215	£1,938
£2,207	- 552,223	- 839,700	- 1,198,048	- 1,727,318	- 2,180,975	- 3,724,973	- 4,385,388	- 5,173,243	£2,207
£2,368	- 378,284	- 603,832	- 900,929	- 1,371,522	- 1,768,207	- 3,253,141	- 3,859,689	- 4,590,061	£2,368
£2,530	- 205,701	- 368,654	- 606,610	- 1,015,726	- 1,355,439	- 2,781,310	- 3,333,989	- 4,006,877	£2,530
£2,691	- 33,810	- 133,477	- 313,562	- 662,075	- 942,671	- 2,309,478	- 2,808,289	- 3,423,694	£2,691
£2,960	252,676	254,289	174,143	77,209	263,298	1,523,092	1,932,123	2,451,723	£2,960
£3,229	539,162	641,637	656,808	506,045	412,304	740,042	1,055,956	1,479,751	£3,229
£3,498	825,648	1,028,985	1,139,473	1,084,028	1,082,565	35,676	191,509	515,386	£3,498
£3,767	1,112,134	1,416,333	1,622,138	1,662,009	1,752,826	802,619	672,721	443,342	£3,767
£4,306	1,685,107	2,191,029	2,587,468	2,817,973	3,093,347	2,334,642	2,399,929	2,360,798	£4,306
£4,844	2,258,079	2,965,725	3,552,797	3,973,937	4,433,869	3,866,663	4,109,961	4,261,895	£4,844
£5,382	2,831,014	3,740,421	4,518,128	5,129,901	5,770,558	5,390,757	5,819,992	6,158,910	£5,382

MODEL

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sm									Sales value per sm
£1,615	537,310	1,077,433	1,671,784	2,437,055	3,119,651	4,899,867	5,776,901	6,795,966	£1,615
£1,776	366,893	847,022	1,384,706	2,093,310	2,720,868	4,443,919	5,268,919	6,232,469	£1,776
£1,938	196,475	616,612	1,097,629	1,749,566	2,322,085	3,987,970	4,760,937	5,668,973	£1,938
£2,207	85,503	232,594	619,166	1,176,658	1,657,448	3,228,056	3,914,301	4,729,812	£2,207
£2,368	253,586	3,101	332,089	832,914	1,258,664	2,772,107	3,406,318	4,166,316	£2,368
£2,530	421,381	224,154	45,600	489,170	859,882	2,316,159	2,898,336	3,602,818	£2,530
£2,691	587,487	451,408	237,544	145,425	461,099	1,860,210	2,390,354	3,039,322	£2,691
£2,960	864,328	827,657	709,450	420,308	198,540	1,100,296	1,543,718	2,100,161	£2,960
£3,229	1,141,170	1,201,953	1,177,203	985,364	854,117	340,382	697,081	1,161,001	£3,229
£3,498	1,418,011	1,576,249	1,643,553	1,544,923	1,502,055	410,288	143,170	223,520	£3,498
£3,767	1,694,853	1,950,544	2,109,902	2,103,326	2,149,605	1,155,669	978,274	702,845	£3,767
£4,306	2,248,535	2,699,136	3,042,601	3,220,133	3,444,705	2,636,117	2,648,482	2,555,575	£4,306
£4,844	2,802,218	3,447,727	3,975,300	4,336,940	4,739,804	4,116,566	4,304,490	4,398,039	£4,844
£5,382	3,355,902	4,196,319	4,907,999	5,453,747	6,034,292	5,593,451	5,956,878	6,231,004	£5,382

Aff Hsg	35%
% SR	70%
% SO	30%
S106 (private)	£0 per unit
S106 (affordable)	£0 per unit
CIL	
CSH (average unit cost)	£9,192 per unit
Grant	No
Developer's profit	20%

RLVs less existing use value **£1,852,500 per hectare** **Town Centres (1)**
£750,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sq m									Sales value per sq m
£1,615	2,389,810	2,929,933	3,524,284	4,289,555	4,972,151	6,752,367	7,629,401	8,648,466	£1,615
£1,776	2,219,393	2,699,522	3,237,206	3,945,810	4,573,368	6,296,419	7,121,419	8,084,969	£1,776
£1,938	2,048,975	2,469,112	2,950,129	3,602,066	4,174,585	5,840,470	6,613,437	7,521,473	£1,938
£2,207	1,766,997	2,085,094	2,471,666	3,029,158	3,509,948	5,080,556	5,766,801	6,582,312	£2,207
£2,368	1,598,914	1,855,601	2,184,589	2,685,414	3,111,164	4,624,607	5,258,819	6,018,916	£2,368
£2,530	1,431,119	1,628,346	1,898,100	2,341,670	2,712,382	4,168,659	4,750,836	5,455,318	£2,530
£2,691	1,265,013	1,401,092	1,614,956	1,997,925	2,313,599	3,712,710	4,242,854	4,891,822	£2,691
£2,960	988,172	1,024,843	1,143,050	1,432,192	1,653,960	2,952,796	3,396,218	3,952,661	£2,960
£3,229	711,330	650,547	675,297	867,136	998,383	2,192,882	2,549,581	3,013,501	£3,229
£3,498	434,489	276,251	208,947	307,577	350,445	1,442,212	1,709,330	2,076,020	£3,498
£3,767	157,647	98,044	257,402	250,826	297,105	696,831	874,226	1,149,655	£3,767
£4,306	396,035	846,636	1,190,101	1,367,633	1,592,205	783,617	795,982	703,075	£4,306
£4,844	949,718	1,595,227	2,122,800	2,484,440	2,887,304	2,264,066	2,451,990	2,545,539	£4,844
£5,382	1,503,402	2,343,819	3,055,499	3,601,247	4,181,792	3,740,951	4,104,378	4,378,504	£5,382

RLVs less existing use value **£1,235,000 per hectare** **Town Centres (2)**
£500,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sq m									Sales value per sq m
£1,615	1,772,310	2,312,433	2,906,784	3,672,055	4,354,651	6,134,867	7,011,901	8,030,966	£1,615
£1,776	1,601,893	2,082,022	2,619,706	3,328,310	3,955,868	5,678,919	6,503,919	7,467,469	£1,776
£1,938	1,431,475	1,851,612	2,332,629	2,984,566	3,557,085	5,222,970	5,995,937	6,903,973	£1,938
£2,207	1,149,497	1,467,594	1,854,166	2,411,658	2,892,448	4,463,056	5,149,301	5,964,812	£2,207
£2,368	981,414	1,238,101	1,567,089	2,067,914	2,493,664	4,007,107	4,641,318	5,401,316	£2,368
£2,530	813,619	1,010,846	1,280,600	1,724,170	2,094,882	3,551,159	4,133,336	4,837,818	£2,530
£2,691	647,513	783,592	997,456	1,380,425	1,696,099	3,095,210	3,625,354	4,274,322	£2,691
£2,960	370,672	407,343	525,550	814,692	1,036,460	2,335,296	2,778,718	3,335,161	£2,960
£3,229	93,830	33,047	57,797	249,636	380,883	1,575,382	1,932,081	2,396,001	£3,229
£3,498	183,011	341,249	408,553	309,923	267,055	824,712	1,091,830	1,458,520	£3,498
£3,767	459,853	715,544	874,902	868,326	914,605	79,331	256,726	532,155	£3,767
£4,306	1,013,535	1,464,136	1,807,601	1,985,133	2,209,705	1,401,117	1,413,482	1,320,575	£4,306
£4,844	1,567,218	2,212,727	2,740,300	3,101,940	3,504,804	2,881,566	3,069,490	3,163,039	£4,844
£5,382	2,120,902	2,961,319	3,672,999	4,218,747	4,799,292	4,358,451	4,721,878	4,996,004	£5,382

RLVs less existing use value

**£741,000 per hectare
£300,000 per acre**

Greenfield

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sq m

Sales value per sq m

£1,615	- 1,278,310	- 1,818,433	- 2,412,784	- 3,178,055	- 3,860,651	- 5,640,867	- 6,517,901	- 7,536,966	£1,615
£1,776	- 1,107,893	- 1,589,022	- 2,125,706	- 2,834,310	- 3,461,868	- 5,184,919	- 6,009,919	- 6,973,469	£1,776
£1,938	- 937,475	- 1,357,612	- 1,838,629	- 2,490,566	- 3,063,085	- 4,728,970	- 5,501,937	- 6,409,973	£1,938
£2,207	- 655,497	- 973,594	- 1,360,166	- 1,917,658	- 2,398,448	- 3,969,056	- 4,655,301	- 5,470,812	£2,207
£2,368	- 487,414	- 744,101	- 1,073,089	- 1,573,914	- 1,999,664	- 3,513,107	- 4,147,318	- 4,907,316	£2,368
£2,530	- 319,619	- 516,846	- 786,600	- 1,230,170	- 1,600,882	- 3,057,159	- 3,639,336	- 4,343,818	£2,530
£2,691	- 153,513	- 289,592	- 503,456	- 886,425	- 1,202,099	- 2,601,210	- 3,131,354	- 3,780,322	£2,691
£2,960	123,328	86,657	31,550	- 320,692	- 542,460	- 1,841,296	- 2,284,718	- 2,841,161	£2,960
£3,229	400,170	460,953	436,203	244,364	113,117	1,081,382	1,438,081	1,902,001	£3,229
£3,498	677,011	835,249	902,553	803,923	761,055	330,712	597,830	964,520	£3,498
£3,767	953,853	1,209,544	1,368,902	1,362,326	1,408,605	414,669	237,274	38,155	£3,767
£4,306	1,507,535	1,958,136	2,301,601	2,479,133	2,703,705	1,895,117	1,907,482	1,814,575	£4,306
£4,844	2,061,218	2,706,727	3,234,300	3,595,940	3,998,804	3,375,566	3,563,490	3,657,039	£4,844
£5,382	2,614,902	3,455,319	4,166,999	4,712,747	5,293,292	4,852,451	5,215,878	5,490,004	£5,382

RLVs less existing use value

**£20,000 per hectare
£8,097 per acre**

Agricultural use

£700,000 Infrastructure per ha

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sq m

Sales value per sq m

£1,615	- 1,257,310	- 1,797,433	- 2,391,784	- 3,157,055	- 3,839,651	- 5,619,867	- 6,496,901	- 7,515,966	£1,615
£1,776	- 1,086,893	- 1,567,022	- 2,104,706	- 2,813,310	- 3,440,868	- 5,163,919	- 5,988,919	- 6,952,469	£1,776
£1,938	- 916,475	- 1,336,612	- 1,817,629	- 2,469,566	- 3,042,085	- 4,707,970	- 5,480,937	- 6,388,973	£1,938
£2,207	- 634,497	- 952,594	- 1,339,166	- 1,896,658	- 2,377,448	- 3,948,056	- 4,634,301	- 5,449,812	£2,207
£2,368	- 466,414	- 723,101	- 1,052,089	- 1,552,914	- 1,978,664	- 3,492,107	- 4,126,318	- 4,886,316	£2,368
£2,530	- 298,619	- 495,846	- 765,600	- 1,209,170	- 1,579,882	- 3,036,159	- 3,618,336	- 4,322,818	£2,530
£2,691	- 132,513	- 268,592	- 482,456	- 865,425	- 1,181,099	- 2,580,210	- 3,110,354	- 3,759,322	£2,691
£2,960	144,328	107,657	10,550	- 299,692	- 521,460	- 1,820,296	- 2,263,718	- 2,820,161	£2,960
£3,229	421,170	481,953	457,203	265,364	134,117	1,060,382	1,417,081	1,881,001	£3,229
£3,498	698,011	856,249	923,553	824,923	782,055	309,712	576,830	943,520	£3,498
£3,767	974,853	1,230,544	1,389,902	1,383,326	1,429,605	435,669	258,274	17,155	£3,767
£4,306	1,528,535	1,979,136	2,322,601	2,500,133	2,724,705	1,916,117	1,928,482	1,835,575	£4,306
£4,844	2,082,218	2,727,727	3,255,300	3,616,940	4,019,804	3,396,566	3,584,490	3,678,039	£4,844
£5,382	2,635,902	3,476,319	4,187,999	4,733,747	5,314,292	4,873,451	5,236,878	5,511,004	£5,382

MODEL

Density - units/ha ->

Build costs ->
Sales value per sm

	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sm									Sales value per sm
£1,615	- 640,065	- 1,216,494	- 1,845,611	- 2,645,647	- 3,361,641	- 5,174,611	- 6,083,478	- 7,136,607	£1,615
£1,776	- 479,541	- 999,473	- 1,575,271	- 2,321,987	- 2,986,167	- 4,745,134	- 5,605,027	- 6,605,922	£1,776
£1,938	- 319,017	- 782,453	- 1,304,930	- 1,998,327	- 2,610,692	- 4,315,658	- 5,126,574	- 6,075,236	£1,938
£2,207	- 51,622	- 420,751	- 854,362	- 1,458,894	- 1,984,902	- 3,599,862	- 4,329,153	- 5,190,759	£2,207
£2,368	- 106,704	- 203,731	- 584,022	- 1,135,234	- 1,609,427	- 3,170,385	- 3,850,701	- 4,860,073	£2,368
£2,530	- 265,030	- 12,167	- 313,682	- 811,574	- 1,233,953	- 2,740,909	- 3,372,249	- 4,129,388	£2,530
£2,691	- 422,980	- 226,215	- 43,948	- 487,913	- 858,479	- 2,311,431	- 2,893,796	- 3,598,703	£2,691
£2,960	- 683,747	- 582,962	- 400,447	- 49,503	- 232,688	- 1,595,636	- 2,096,375	- 2,714,226	£2,960
£3,229	- 944,515	- 935,814	- 844,529	- 581,544	- 385,530	- 879,842	- 1,298,955	- 1,829,750	£3,229
£3,498	- 1,205,282	- 1,288,355	- 1,283,686	- 1,113,083	- 1,001,205	- 165,357	- 501,534	- 945,273	£3,498
£3,767	- 1,466,049	- 1,640,897	- 1,722,843	- 1,638,856	- 1,610,903	- 540,729	- 287,528	- 64,651	£3,767
£4,306	- 1,987,584	- 2,345,981	- 2,601,158	- 2,690,401	- 2,830,299	- 1,938,577	- 1,860,647	- 1,680,202	£4,306
£4,844	- 2,509,118	- 3,051,065	- 3,479,472	- 3,741,946	- 4,049,696	- 3,333,069	- 3,428,705	- 3,424,944	£4,844
£5,382	- 3,030,653	- 3,756,148	- 4,357,786	- 4,793,491	- 5,269,093	- 4,727,560	- 4,985,019	- 5,151,161	£5,382

Aff Hsg	35%
% SR	70%
% SO	30%
S106 (private)	£0 per unit
S106 (affordable)	£0 per unit
CIL	
CSH (average unit cost)	£9,192 per unit
Grant	No
Developer's profit	25%

RLVs less existing use value

£1,852,500 per hectare
£750,000 per acre

Town Centres (1)

Density - units/ha ->

Build costs ->
Sales value per sq m

	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sq m									Sales value per sq m
£1,615	- 2,492,565	- 3,068,994	- 3,698,111	- 4,498,147	- 5,214,141	- 7,027,111	- 7,935,978	- 8,989,107	£1,615
£1,776	- 2,332,041	- 2,851,973	- 3,427,771	- 4,174,487	- 4,838,667	- 6,597,634	- 7,457,527	- 8,458,422	£1,776
£1,938	- 2,171,517	- 2,634,953	- 3,157,430	- 3,850,827	- 4,463,192	- 6,168,158	- 6,979,074	- 7,927,736	£1,938
£2,207	- 1,904,123	- 2,273,251	- 2,706,862	- 3,311,394	- 3,837,402	- 5,452,362	- 6,181,653	- 7,043,259	£2,207
£2,368	- 1,745,796	- 2,056,231	- 2,436,522	- 2,987,734	- 3,461,827	- 5,022,895	- 5,703,201	- 6,512,573	£2,368
£2,530	- 1,587,470	- 1,840,333	- 2,166,182	- 2,664,074	- 3,086,453	- 4,593,409	- 5,224,749	- 5,981,888	£2,530
£2,691	- 1,429,520	- 1,626,285	- 1,896,448	- 2,340,413	- 2,710,979	- 4,163,931	- 4,746,296	- 5,451,203	£2,691
£2,960	- 1,168,753	- 1,269,538	- 1,452,053	- 1,802,997	- 2,085,188	- 3,448,136	- 3,948,875	- 4,566,726	£2,960
£3,229	- 907,985	- 916,686	- 1,007,971	- 1,270,956	- 1,466,970	- 2,732,342	- 3,151,455	- 3,682,250	£3,229
£3,498	- 647,218	- 564,145	- 568,814	- 739,417	- 851,295	- 2,017,857	- 2,354,034	- 2,797,773	£3,498
£3,767	- 386,451	- 211,603	- 129,657	- 213,644	- 241,597	- 1,311,771	- 1,564,972	- 1,917,151	£3,767
£4,306	- 135,084	- 493,481	- 748,658	- 837,901	- 977,799	- 86,077	- 8,147	- 172,298	£4,306
£4,844	- 656,618	- 1,198,565	- 1,626,972	- 1,889,446	- 2,197,196	- 1,480,569	- 1,576,205	- 1,572,444	£4,844
£5,382	- 1,178,153	- 1,903,648	- 2,505,286	- 2,940,991	- 3,416,593	- 2,875,060	- 3,132,519	- 3,298,661	£5,382

RLVs less existing use value

£1,235,000 per hectare
£500,000 per acre

Town Centres (2)

Density - units/ha ->

Build costs ->
Sales value per sq m

	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sq m									Sales value per sq m
£1,615	- 1,875,065	- 2,451,494	- 3,080,611	- 3,880,647	- 4,596,641	- 6,409,611	- 7,318,478	- 8,371,607	£1,615
£1,776	- 1,714,541	- 2,234,473	- 2,810,271	- 3,556,987	- 4,221,167	- 5,980,134	- 6,840,027	- 7,840,922	£1,776
£1,938	- 1,554,017	- 2,017,453	- 2,539,930	- 3,233,327	- 3,845,692	- 5,550,658	- 6,361,574	- 7,310,236	£1,938
£2,207	- 1,286,622	- 1,655,751	- 2,089,362	- 2,693,894	- 3,219,902	- 4,834,862	- 5,564,153	- 6,425,759	£2,207
£2,368	- 1,128,296	- 1,438,731	- 1,819,022	- 2,370,234	- 2,844,427	- 4,405,385	- 5,085,701	- 5,895,073	£2,368
£2,530	- 969,970	- 1,222,833	- 1,548,682	- 2,046,574	- 2,468,953	- 3,975,909	- 4,607,249	- 5,364,388	£2,530
£2,691	- 812,020	- 1,008,785	- 1,278,948	- 1,722,913	- 2,093,479	- 3,546,431	- 4,128,796	- 4,833,703	£2,691
£2,960	- 551,253	- 652,038	- 834,553	- 1,185,497	- 1,467,688	- 2,830,636	- 3,331,375	- 3,949,226	£2,960
£3,229	- 290,485	- 299,186	- 390,471	- 653,456	- 849,470	- 2,114,842	- 2,533,955	- 3,064,750	£3,229
£3,498	- 29,718	- 53,355	- 48,686	- 121,917	- 233,795	- 1,400,357	- 1,736,534	- 2,180,273	£3,498
£3,767	- 231,049	- 405,897	- 487,843	- 403,856	- 375,903	- 694,271	- 947,472	- 1,299,651	£3,767
£4,306	- 752,584	- 1,110,981	- 1,366,158	- 1,455,401	- 1,595,299	- 703,577	- 625,647	- 445,202	£4,306
£4,844	- 1,274,118	- 1,816,065	- 2,244,472	- 2,506,946	- 2,814,696	- 2,098,069	- 2,193,705	- 2,189,944	£4,844
£5,382	- 1,795,653	- 2,521,148	- 3,122,786	- 3,558,491	- 4,034,093	- 3,492,560	- 3,750,019	- 3,916,161	£5,382

RLVs less existing use value

**£741,000 per hectare
£300,000 per acre**

Greenfield

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph										
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm										
Sales value per sq m	Sales value per sq m																	
£1,615	-	1,381,065	-	1,957,494	-	2,586,611	-	3,386,647	-	4,102,641	-	5,915,611	-	6,824,478	-	7,877,607	-	£1,615
£1,776	-	1,220,541	-	1,740,473	-	2,316,271	-	3,062,987	-	3,727,167	-	5,486,134	-	6,346,027	-	7,346,922	-	£1,776
£1,938	-	1,060,017	-	1,523,453	-	2,045,930	-	2,739,327	-	3,351,692	-	5,056,658	-	5,867,574	-	6,816,236	-	£1,938
£2,207	-	792,622	-	1,161,751	-	1,595,362	-	2,199,894	-	2,725,902	-	4,340,862	-	5,070,153	-	5,931,759	-	£2,207
£2,368	-	634,296	-	944,731	-	1,325,022	-	1,876,234	-	2,350,427	-	3,911,385	-	4,591,701	-	5,401,073	-	£2,368
£2,530	-	475,970	-	728,833	-	1,054,682	-	1,552,574	-	1,974,953	-	3,481,909	-	4,113,249	-	4,870,388	-	£2,530
£2,691	-	318,020	-	514,785	-	784,948	-	1,228,913	-	1,599,479	-	3,052,431	-	3,634,796	-	4,339,703	-	£2,691
£2,960	-	57,253	-	158,038	-	340,553	-	691,497	-	973,688	-	2,336,636	-	2,837,375	-	3,455,226	-	£2,960
£3,229	-	203,515	-	194,814	-	103,529	-	159,456	-	355,470	-	1,620,842	-	2,039,955	-	2,570,750	-	£3,229
£3,498	-	464,282	-	547,355	-	542,686	-	372,083	-	260,205	-	906,357	-	1,242,534	-	1,686,273	-	£3,498
£3,767	-	725,049	-	899,897	-	981,843	-	897,856	-	869,903	-	200,271	-	453,472	-	805,651	-	£3,767
£4,306	-	1,246,584	-	1,604,981	-	1,860,158	-	1,949,401	-	2,089,299	-	1,197,577	-	1,119,647	-	939,202	-	£4,306
£4,844	-	1,768,118	-	2,310,065	-	2,738,472	-	3,000,946	-	3,308,696	-	2,592,069	-	2,687,705	-	2,683,944	-	£4,844
£5,382	-	2,289,653	-	3,015,148	-	3,616,786	-	4,052,491	-	4,528,093	-	3,986,560	-	4,244,019	-	4,410,161	-	£5,382

RLVs less existing use value

**£20,000 per hectare
£8,097 per acre**

**Agricultural use
£700,000 infrastructure per ha**

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph										
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm										
Sales value per sq m	Sales value per sq m																	
£1,615	-	1,360,065	-	1,936,494	-	2,565,611	-	3,365,647	-	4,081,641	-	5,894,611	-	6,803,478	-	7,856,607	-	£1,615
£1,776	-	1,199,541	-	1,719,473	-	2,295,271	-	3,041,987	-	3,706,167	-	5,465,134	-	6,325,027	-	7,325,922	-	£1,776
£1,938	-	1,039,017	-	1,502,453	-	2,024,930	-	2,718,327	-	3,330,692	-	5,035,658	-	5,846,574	-	6,795,236	-	£1,938
£2,207	-	771,622	-	1,140,751	-	1,574,362	-	2,178,894	-	2,704,902	-	4,319,862	-	5,049,153	-	5,910,759	-	£2,207
£2,368	-	613,296	-	923,731	-	1,304,022	-	1,855,234	-	2,329,427	-	3,890,385	-	4,570,701	-	5,380,073	-	£2,368
£2,530	-	454,970	-	707,833	-	1,033,682	-	1,531,574	-	1,953,953	-	3,460,909	-	4,092,249	-	4,849,388	-	£2,530
£2,691	-	297,020	-	493,785	-	763,948	-	1,207,913	-	1,578,479	-	3,031,431	-	3,613,796	-	4,318,703	-	£2,691
£2,960	-	36,253	-	137,038	-	319,553	-	670,497	-	952,688	-	2,315,636	-	2,816,375	-	3,434,226	-	£2,960
£3,229	-	224,515	-	215,814	-	124,529	-	138,456	-	334,470	-	1,599,842	-	2,018,955	-	2,549,750	-	£3,229
£3,498	-	485,282	-	568,355	-	563,686	-	393,083	-	281,205	-	885,357	-	1,221,534	-	1,665,273	-	£3,498
£3,767	-	746,049	-	920,897	-	1,002,843	-	918,856	-	890,903	-	179,271	-	432,472	-	784,651	-	£3,767
£4,306	-	1,267,584	-	1,625,981	-	1,881,158	-	1,970,401	-	2,110,299	-	1,218,577	-	1,140,647	-	960,202	-	£4,306
£4,844	-	1,789,118	-	2,331,065	-	2,759,472	-	3,021,946	-	3,329,696	-	2,613,069	-	2,708,705	-	2,704,944	-	£4,844
£5,382	-	2,310,653	-	3,036,148	-	3,637,786	-	4,073,491	-	4,549,093	-	4,007,560	-	4,265,019	-	4,431,161	-	£5,382

MODEL

Density - units/ha -> 28

	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sm

£1,615	- 781,753	- 1,396,894	- 2,071,112	- 2,916,249	- 3,688,682	- 5,561,729	- 6,523,001	- 7,624,966	£1,615
£1,776	- 605,400	- 1,158,450	- 1,773,991	- 2,560,453	- 3,275,914	- 5,089,898	- 5,997,302	- 7,041,783	£1,776
£1,938	- 429,046	- 920,006	- 1,476,872	- 2,204,657	- 2,863,146	- 4,618,066	- 5,471,602	- 6,458,600	£1,938
£2,207	- 135,123	- 522,599	- 981,672	- 1,611,666	- 2,175,200	- 3,831,681	- 4,595,436	- 5,486,629	£2,207
£2,368	39,542	284,155	684,553	1,255,871	1,762,433	3,359,849	4,069,736	4,903,446	£2,368
£2,530	213,481	48,319	387,433	900,075	1,349,665	2,888,018	3,544,036	4,320,263	£2,530
£2,691	387,419	188,858	90,643	544,281	936,897	2,416,186	3,018,336	3,737,079	£2,691
£2,960	674,428	580,821	397,771	46,293	248,950	1,629,800	2,142,170	2,765,108	£2,960
£3,229	960,914	969,210	886,185	631,158	430,197	843,415	1,266,004	1,793,136	£3,229
£3,498	1,247,400	1,356,558	1,368,940	1,215,388	1,106,651	60,582	389,837	821,165	£3,498
£3,767	1,533,886	1,743,907	1,851,604	1,793,370	1,776,912	715,135	474,431	143,020	£3,767
£4,306	2,106,858	2,518,602	2,816,935	2,949,333	3,117,434	2,248,843	2,202,892	2,060,476	£4,306
£4,844	2,679,830	3,293,299	3,782,265	4,105,297	4,457,955	3,780,865	3,923,438	3,974,647	£4,844
£5,382	3,252,803	4,067,995	4,747,594	5,261,260	5,798,477	5,312,888	5,633,470	5,871,662	£5,382

Aff Hsg	35%
% SR	70%
% SO	30%
£106 (private)	£10,000 per unit
£106 (affordable)	£10,000 per unit
CIL	
C5H (average unit cost)	£9,192 per unit
Grant	No
Developer's profit	17%

RLVs less existing use value

**£1,852,500 per hectare
£750,000 per acre**

Town Centres (1)

Density - units/ha ->

	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sq m

Sales value per sq m

£1,615	- 2,634,253	- 3,249,394	- 3,923,612	- 4,768,749	- 5,541,182	- 7,414,229	- 8,375,501	- 9,477,466	£1,615
£1,776	- 2,457,900	- 3,010,950	- 3,626,491	- 4,412,953	- 5,128,414	- 6,942,398	- 7,849,802	- 8,894,283	£1,776
£1,938	- 2,281,546	- 2,772,506	- 3,329,372	- 4,057,157	- 4,715,646	- 6,470,566	- 7,324,102	- 8,311,100	£1,938
£2,207	- 1,987,623	- 2,375,099	- 2,834,172	- 3,464,166	- 4,027,700	- 5,684,181	- 6,447,936	- 7,339,129	£2,207
£2,368	- 1,812,958	- 2,136,655	- 2,537,053	- 3,108,371	- 3,614,933	- 5,212,349	- 5,922,236	- 6,755,948	£2,368
£2,530	- 1,639,019	- 1,898,819	- 2,239,933	- 2,752,575	- 3,202,165	- 4,740,518	- 5,396,536	- 6,172,763	£2,530
£2,691	- 1,465,081	- 1,663,642	- 1,943,143	- 2,396,781	- 2,789,397	- 4,268,686	- 4,870,836	- 5,589,579	£2,691
£2,960	- 1,178,072	- 1,271,679	- 1,454,729	- 1,806,207	- 2,101,450	- 3,482,300	- 3,994,670	- 4,617,608	£2,960
£3,229	- 891,586	- 883,290	- 966,315	- 1,221,342	- 1,422,303	- 2,695,915	- 3,118,504	- 3,645,636	£3,229
£3,498	- 605,100	- 495,942	- 483,560	- 637,112	- 745,849	- 1,913,082	- 2,242,337	- 2,673,665	£3,498
£3,767	- 318,614	- 108,593	- 896	- 59,130	- 75,588	- 1,137,365	- 1,378,069	- 1,709,480	£3,767
£4,306	254,358	666,102	964,435	1,096,833	1,264,934	396,343	350,392	207,976	£4,306
£4,844	827,330	1,440,799	1,929,765	2,252,797	2,605,455	1,928,365	2,070,938	2,122,147	£4,844
£5,382	1,400,303	2,215,495	2,895,094	3,408,760	3,945,977	3,460,388	3,780,970	4,019,162	£5,382

RLVs less existing use value

**£1,235,000 per hectare
£500,000 per acre**

Town Centres (2)

Density - units/ha ->

	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sq m

Sales value per sq m

£1,615	- 2,016,753	- 2,631,894	- 3,306,112	- 4,151,249	- 4,923,682	- 6,796,729	- 7,758,001	- 8,859,966	£1,615
£1,776	- 1,840,400	- 2,393,450	- 3,008,991	- 3,795,453	- 4,510,914	- 6,324,898	- 7,232,302	- 8,276,783	£1,776
£1,938	- 1,664,046	- 2,155,006	- 2,711,872	- 3,439,657	- 4,098,146	- 5,853,066	- 6,706,602	- 7,693,600	£1,938
£2,207	- 1,370,123	- 1,757,599	- 2,216,672	- 2,846,666	- 3,410,200	- 5,066,681	- 5,830,436	- 6,721,629	£2,207
£2,368	- 1,195,458	- 1,519,155	- 1,919,553	- 2,490,871	- 2,997,433	- 4,594,849	- 5,304,736	- 6,138,446	£2,368
£2,530	- 1,021,519	- 1,281,319	- 1,622,433	- 2,135,075	- 2,584,665	- 4,123,018	- 4,779,036	- 5,555,263	£2,530
£2,691	- 847,581	- 1,046,142	- 1,325,643	- 1,779,281	- 2,171,897	- 3,651,186	- 4,253,336	- 4,972,079	£2,691
£2,960	- 560,572	- 654,179	- 837,229	- 1,188,707	- 1,483,950	- 2,864,800	- 3,377,170	- 4,000,108	£2,960
£3,229	- 274,086	- 265,790	- 348,815	- 603,842	- 804,803	- 2,078,415	- 2,501,004	- 3,028,136	£3,229
£3,498	12,400	121,558	133,940	19,612	128,349	1,295,582	1,624,837	2,056,165	£3,498
£3,767	298,886	508,907	616,604	558,370	541,912	519,865	760,569	1,091,980	£3,767
£4,306	871,858	1,283,602	1,581,935	1,714,333	1,882,434	1,013,843	967,892	825,476	£4,306
£4,844	1,444,830	2,058,299	2,547,265	2,870,297	3,222,955	2,545,865	2,688,438	2,739,647	£4,844
£5,382	2,017,803	2,832,995	3,512,594	4,026,260	4,563,477	4,077,888	4,398,470	4,636,662	£5,382

RLVs less existing use value

**£741,000 per hectare
£300,000 per acre**

Greenfield

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sq m

Sales value per sq m

£1,615	- 1,522,753	- 2,137,894	- 2,812,112	- 3,657,249	- 4,429,682	- 6,302,729	- 7,264,001	- 8,365,966	£1,615
£1,776	- 1,346,400	- 1,899,450	- 2,514,991	- 3,301,453	- 4,016,914	- 5,830,898	- 6,738,302	- 7,782,783	£1,776
£1,938	- 1,170,046	- 1,661,006	- 2,217,872	- 2,945,657	- 3,604,146	- 5,359,066	- 6,212,602	- 7,199,600	£1,938
£2,207	- 876,123	- 1,263,599	- 1,722,672	- 2,352,666	- 2,916,200	- 4,572,681	- 5,336,436	- 6,227,629	£2,207
£2,368	- 701,458	- 1,025,155	- 1,425,553	- 1,996,871	- 2,503,433	- 4,100,849	- 4,810,736	- 5,644,446	£2,368
£2,530	- 527,519	- 787,319	- 1,128,433	- 1,641,075	- 2,090,665	- 3,629,018	- 4,285,036	- 5,061,263	£2,530
£2,691	- 353,581	- 552,142	- 831,643	- 1,285,281	- 1,677,897	- 3,157,186	- 3,759,336	- 4,478,079	£2,691
£2,960	- 66,572	- 160,179	- 343,229	- 694,707	- 989,950	- 2,370,800	- 2,883,170	- 3,506,108	£2,960
£3,229	219,914	228,210	145,185	- 109,842	- 310,803	- 1,584,415	- 2,007,004	- 2,534,136	£3,229
£3,498	506,400	615,558	627,940	474,388	365,651	- 801,582	- 1,130,837	- 1,562,165	£3,498
£3,767	792,886	1,002,907	1,110,604	1,052,370	1,035,912	- 25,865	- 266,569	- 597,980	£3,767
£4,306	1,365,858	1,777,602	2,075,935	2,208,333	2,376,434	1,507,843	1,461,892	1,319,476	£4,306
£4,844	1,938,830	2,552,299	3,041,265	3,364,297	3,716,955	3,039,865	3,182,438	3,233,647	£4,844
£5,382	2,511,803	3,326,995	4,006,594	4,520,260	5,057,477	4,571,888	4,892,470	5,130,662	£5,382

RLVs less existing use value

**£20,000 per hectare
£8,097 per acre**

Agricultural use

£700,000 infrastructure per ha

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value

Sales value

£1,615	- 1,501,753	- 2,116,894	- 2,791,112	- 3,636,249	- 4,408,682	- 6,281,729	- 7,243,001	- 8,344,966	£1,615
£1,776	- 1,325,400	- 1,878,450	- 2,493,991	- 3,280,453	- 3,995,914	- 5,809,898	- 6,717,302	- 7,761,783	£1,776
£1,938	- 1,149,046	- 1,640,006	- 2,196,872	- 2,924,657	- 3,583,146	- 5,338,066	- 6,191,602	- 7,176,600	£1,938
£2,207	- 855,123	- 1,242,599	- 1,701,672	- 2,331,666	- 2,895,200	- 4,551,681	- 5,315,436	- 6,206,629	£2,207
£2,368	- 680,458	- 1,004,155	- 1,404,553	- 1,975,871	- 2,482,433	- 4,079,849	- 4,789,736	- 5,623,446	£2,368
£2,530	- 506,519	- 766,319	- 1,107,433	- 1,620,075	- 2,069,665	- 3,608,018	- 4,264,036	- 5,040,263	£2,530
£2,691	- 332,581	- 531,142	- 810,643	- 1,264,281	- 1,656,897	- 3,136,186	- 3,738,336	- 4,457,079	£2,691
£2,960	- 45,572	- 139,179	- 322,229	- 673,707	- 968,950	- 2,349,800	- 2,862,170	- 3,485,108	£2,960
£3,229	240,914	249,210	166,185	- 88,842	- 289,803	- 1,563,415	- 1,986,004	- 2,513,136	£3,229
£3,498	527,400	636,558	648,940	495,388	386,651	- 780,582	- 1,109,837	- 1,541,165	£3,498
£3,767	813,886	1,023,907	1,131,604	1,073,370	1,056,912	- 4,865	- 245,569	- 576,980	£3,767
£4,306	1,386,858	1,798,602	2,096,935	2,229,333	2,397,434	1,528,843	1,482,892	1,340,476	£4,306
£4,844	1,959,830	2,573,299	3,062,265	3,385,297	3,737,955	3,060,865	3,203,438	3,254,647	£4,844
£5,382	2,532,803	3,347,995	4,027,594	4,541,260	5,078,477	4,592,888	4,913,470	5,151,662	£5,382

MODELDensity -
units/ha ->

Build costs ->

Sales value
per sm

	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sm									Sales value per sm
£1,615	- 843,406	- 1,480,332	- 2,175,408	- 3,041,404	- 3,833,876	- 5,726,575	- 6,706,948	- 7,829,351	£1,615
£1,776	- 672,989	- 1,249,921	- 1,888,330	- 2,697,659	- 3,435,094	- 5,270,627	- 6,198,966	- 7,265,855	£1,776
£1,938	- 502,572	- 1,019,511	- 1,601,253	- 2,353,914	- 3,036,311	- 4,814,678	- 5,690,984	- 6,702,358	£1,938
£2,207	- 218,543	- 635,494	- 1,122,790	- 1,781,007	- 2,371,673	- 4,054,764	- 4,844,347	- 5,763,197	£2,207
£2,368	- 48,588	- 408,093	- 835,713	- 1,437,263	- 1,972,890	- 3,598,816	- 4,336,365	- 5,199,701	£2,368
£2,530	- 119,496	- 174,673	- 548,635	- 1,093,518	- 1,574,107	- 3,142,867	- 3,928,383	- 4,636,205	£2,530
£2,691	- 287,580	- 53,742	- 261,558	- 749,774	- 1,175,325	- 2,686,919	- 3,320,401	- 4,072,707	£2,691
£2,960	- 566,080	- 432,500	- 212,369	- 176,866	- 510,686	- 1,927,004	- 2,473,765	- 3,133,547	£2,960
£3,229	- 842,921	- 809,526	- 684,276	- 388,866	- 149,044	- 1,167,090	- 1,627,128	- 2,194,386	£3,229
£3,498	- 1,119,763	- 1,183,822	- 1,153,020	- 953,922	- 804,622	- 407,176	- 780,491	- 1,255,225	£3,498
£3,767	- 1,396,604	- 1,558,118	- 1,619,370	- 1,514,687	- 1,453,691	- 343,636	- 59,984	- 317,477	£3,767
£4,306	- 1,950,287	- 2,306,709	- 2,552,069	- 2,631,494	- 2,748,791	- 1,830,319	- 1,730,192	- 1,535,252	£4,306
£4,844	- 2,503,970	- 3,055,301	- 3,484,767	- 3,748,301	- 4,043,890	- 3,310,767	- 3,397,967	- 3,387,982	£4,844
£5,382	- 3,057,653	- 3,803,892	- 4,417,466	- 4,865,107	- 5,338,990	- 4,791,216	- 5,050,355	- 5,223,756	£5,382

Aff Hsg	35%
% SR	70%
% SO	30%
£106 (private)	£10,000 per unit
£106 (affordable)	£10,000 per unit
CIL	
CSH (average unit cost)	£9,192 per unit
Grant	No
Developer's profit	20%

RLVs less existing use value**£1,852,500 per hectare
£750,000 per acre****Town Centres (1)**Density -
units/ha ->

Build costs ->

Sales value
per sq m

	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sq m									Sales value per sq m
£1,615	- 2,695,906	- 3,332,832	- 4,027,908	- 4,893,904	- 5,686,376	- 7,579,075	- 8,559,448	- 9,681,851	£1,615
£1,776	- 2,525,489	- 3,102,421	- 3,740,830	- 4,550,159	- 5,287,594	- 7,123,127	- 8,051,466	- 9,118,355	£1,776
£1,938	- 2,355,072	- 2,872,011	- 3,453,753	- 4,206,414	- 4,888,811	- 6,667,178	- 7,543,484	- 8,554,858	£1,938
£2,207	- 2,071,043	- 2,487,994	- 2,975,290	- 3,633,507	- 4,224,173	- 5,907,264	- 6,696,847	- 7,815,697	£2,207
£2,368	- 1,901,088	- 2,257,583	- 2,688,213	- 3,289,763	- 3,826,390	- 5,451,316	- 6,188,855	- 7,052,301	£2,368
£2,530	- 1,733,004	- 2,027,173	- 2,401,135	- 2,946,018	- 3,426,607	- 4,995,367	- 5,680,883	- 6,488,705	£2,530
£2,691	- 1,564,920	- 1,798,758	- 2,114,058	- 2,602,274	- 3,027,825	- 4,539,419	- 5,172,901	- 5,925,207	£2,691
£2,960	- 1,286,420	- 1,420,000	- 1,640,131	- 2,029,366	- 2,363,186	- 3,779,504	- 4,326,265	- 4,986,047	£2,960
£3,229	- 1,009,579	- 1,042,974	- 1,168,224	- 1,463,634	- 1,703,456	- 3,019,590	- 3,479,628	- 4,046,886	£3,229
£3,498	- 732,737	- 668,678	- 699,480	- 898,578	- 1,047,878	- 2,259,676	- 2,632,991	- 3,107,725	£3,498
£3,767	- 455,896	- 294,382	- 233,130	- 337,813	- 398,809	- 1,508,864	- 1,792,516	- 2,169,977	£3,767
£4,306	- 97,787	- 454,209	- 699,569	- 778,994	- 896,291	- 22,181	- 122,308	- 317,248	£4,306
£4,844	- 651,470	- 1,202,801	- 1,632,267	- 1,895,801	- 2,191,390	- 1,458,267	- 1,545,467	- 1,535,482	£4,844
£5,382	- 1,205,153	- 1,951,392	- 2,564,966	- 3,012,607	- 3,486,490	- 2,938,716	- 3,197,855	- 3,371,256	£5,382

RLVs less existing use value**£1,235,000 per hectare
£500,000 per acre****Town Centres (2)**Density -
units/ha ->

Build costs ->

Sales value
per sq m

	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sq m									Sales value per sq m
£1,615	- 2,078,406	- 2,715,332	- 3,410,408	- 4,276,404	- 5,068,876	- 6,961,575	- 7,941,948	- 9,064,351	£1,615
£1,776	- 1,907,989	- 2,484,921	- 3,123,330	- 3,932,659	- 4,670,094	- 6,505,627	- 7,433,966	- 8,500,855	£1,776
£1,938	- 1,737,572	- 2,254,511	- 2,836,253	- 3,588,914	- 4,271,311	- 6,049,678	- 6,925,984	- 7,937,358	£1,938
£2,207	- 1,453,543	- 1,870,494	- 2,357,790	- 3,016,007	- 3,606,673	- 5,289,764	- 6,079,347	- 6,998,197	£2,207
£2,368	- 1,283,588	- 1,640,083	- 2,070,713	- 2,672,263	- 3,207,890	- 4,833,816	- 5,571,365	- 6,434,701	£2,368
£2,530	- 1,115,504	- 1,409,673	- 1,783,635	- 2,328,518	- 2,809,107	- 4,377,867	- 5,063,383	- 5,871,205	£2,530
£2,691	- 947,420	- 1,181,258	- 1,496,558	- 1,984,774	- 2,410,325	- 3,921,919	- 4,555,401	- 5,307,707	£2,691
£2,960	- 668,920	- 802,500	- 1,022,631	- 1,411,866	- 1,745,686	- 3,162,004	- 3,708,765	- 4,368,547	£2,960
£3,229	- 392,079	- 425,474	- 550,724	- 846,134	- 1,085,956	- 2,402,090	- 2,862,128	- 3,429,386	£3,229
£3,498	- 115,237	- 51,178	- 81,980	- 281,078	- 430,378	- 1,642,176	- 2,015,491	- 2,490,225	£3,498
£3,767	- 161,604	- 323,118	- 384,370	- 279,687	- 218,691	- 891,364	- 1,175,016	- 1,552,477	£3,767
£4,306	- 715,287	- 1,071,709	- 1,317,069	- 1,396,494	- 1,513,791	- 595,319	- 495,192	- 300,252	£4,306
£4,844	- 1,268,970	- 1,820,301	- 2,249,767	- 2,513,301	- 2,808,890	- 2,075,767	- 2,162,967	- 2,152,982	£4,844
£5,382	- 1,822,653	- 2,568,892	- 3,182,466	- 3,630,107	- 4,103,990	- 3,556,216	- 3,815,355	- 3,988,756	£5,382

RLVs less existing use value

£741,000 per hectare
£300,000 per acre

Greenfield

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value
per sq m

Sales value
per sq m

£1,615	- 1,584,406	- 2,221,332	- 2,916,408	- 3,782,404	- 4,574,876	- 6,467,575	- 7,447,948	- 8,570,351	£1,615
£1,776	- 1,413,989	- 1,990,921	- 2,629,330	- 3,438,659	- 4,176,094	- 6,011,627	- 6,939,966	- 8,006,855	£1,776
£1,938	- 1,243,572	- 1,760,511	- 2,342,253	- 3,094,914	- 3,777,311	- 5,555,678	- 6,431,984	- 7,443,358	£1,938
£2,207	- 959,543	- 1,376,494	- 1,863,790	- 2,522,007	- 3,112,673	- 4,795,764	- 5,585,347	- 6,504,197	£2,207
£2,368	- 789,588	- 1,146,083	- 1,576,713	- 2,178,263	- 2,713,890	- 4,339,816	- 5,077,365	- 5,940,701	£2,368
£2,530	- 621,504	- 915,673	- 1,289,635	- 1,834,518	- 2,315,107	- 3,883,867	- 4,569,383	- 5,377,205	£2,530
£2,691	- 453,420	- 687,258	- 1,002,558	- 1,490,774	- 1,916,325	- 3,427,919	- 4,061,401	- 4,813,707	£2,691
£2,960	- 174,920	- 308,500	- 528,631	- 917,866	- 1,251,686	- 2,668,004	- 3,214,765	- 3,874,547	£2,960
£3,229	- 101,921	- 68,526	- 56,724	- 352,134	- 591,956	- 1,908,090	- 2,368,128	- 2,935,386	£3,229
£3,498	- 378,763	- 442,822	- 412,020	- 212,922	- 63,622	- 1,148,176	- 1,521,491	- 1,996,225	£3,498
£3,767	- 655,604	- 817,118	- 878,370	- 773,687	- 712,691	- 397,364	- 681,016	- 1,058,477	£3,767
£4,306	- 1,209,287	- 1,565,709	- 1,811,069	- 1,890,494	- 2,007,791	- 1,089,319	- 989,192	- 794,252	£4,306
£4,844	- 1,762,970	- 2,314,301	- 2,743,767	- 3,007,301	- 3,302,890	- 2,569,767	- 2,656,967	- 2,646,982	£4,844
£5,382	- 2,316,653	- 3,062,892	- 3,676,466	- 4,124,107	- 4,597,990	- 4,050,216	- 4,309,355	- 4,482,756	£5,382

RLVs less existing use value

£20,000 per hectare
£8,097 per acre

Agricultural use

£700,000 infrastructure per ha

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value
£per sq m

Sales value
£per sq m

£1,615	- 1,563,406	- 2,200,332	- 2,895,408	- 3,761,404	- 4,553,876	- 6,446,575	- 7,426,948	- 8,549,351	£1,615
£1,776	- 1,392,989	- 1,969,921	- 2,608,330	- 3,417,659	- 4,155,094	- 5,990,627	- 6,918,966	- 7,985,855	£1,776
£1,938	- 1,222,572	- 1,739,511	- 2,321,253	- 3,073,914	- 3,756,311	- 5,534,678	- 6,410,984	- 7,422,358	£1,938
£2,207	- 938,543	- 1,355,494	- 1,842,790	- 2,501,007	- 3,091,673	- 4,774,764	- 5,564,347	- 6,483,197	£2,207
£2,368	- 768,588	- 1,125,083	- 1,555,713	- 2,157,263	- 2,692,890	- 4,318,816	- 5,056,365	- 5,919,701	£2,368
£2,530	- 600,504	- 894,673	- 1,268,635	- 1,813,518	- 2,294,107	- 3,862,867	- 4,548,383	- 5,356,205	£2,530
£2,691	- 432,420	- 666,258	- 981,558	- 1,469,774	- 1,895,325	- 3,406,919	- 4,040,401	- 4,792,707	£2,691
£2,960	- 153,920	- 287,500	- 507,631	- 896,866	- 1,230,686	- 2,647,004	- 3,193,765	- 3,853,547	£2,960
£3,229	- 122,921	- 89,526	- 35,724	- 331,134	- 570,956	- 1,887,090	- 2,347,128	- 2,914,386	£3,229
£3,498	- 399,763	- 463,822	- 433,020	- 233,922	- 84,622	- 1,127,176	- 1,500,491	- 1,975,225	£3,498
£3,767	- 676,604	- 838,118	- 899,370	- 794,687	- 733,691	- 376,364	- 660,016	- 1,037,477	£3,767
£4,306	- 1,230,287	- 1,586,709	- 1,832,069	- 1,911,494	- 2,028,791	- 1,110,319	- 1,010,192	- 815,252	£4,306
£4,844	- 1,783,970	- 2,335,301	- 2,764,767	- 3,028,301	- 3,323,890	- 2,590,767	- 2,677,967	- 2,667,982	£4,844
£5,382	- 2,337,653	- 3,083,892	- 3,697,466	- 4,145,107	- 4,618,990	- 4,071,216	- 4,330,355	- 4,503,756	£5,382

MODEL

Density - units/ha ->	30	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->		£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm
Sales value per sm									
	£1,615	946,162	1,619,393	2,349,235	3,249,996	4,075,867	6,001,320	7,013,526	8,169,993
	£1,776	785,638	1,402,372	2,078,894	2,926,336	3,700,393	5,571,842	6,535,074	7,639,307
	£1,938	625,114	1,185,352	1,808,554	2,602,676	3,324,918	5,142,366	6,056,621	7,108,622
	£2,207	357,575	823,651	1,357,986	2,063,243	2,699,127	4,426,571	5,259,200	6,224,146
	£2,368	197,052	606,630	1,087,646	1,739,593	2,323,653	3,997,093	4,780,748	5,693,460
	£2,530	37,145	389,609	817,306	1,419,922	1,948,179	3,967,617	4,302,296	5,162,774
	£2,691	121,181	172,588	546,965	1,092,262	1,572,705	3,138,140	3,823,843	4,632,088
	£2,960	385,057	185,296	96,635	552,828	946,914	2,422,345	3,026,422	3,747,612
	£3,229	646,266	542,044	347,759	14,953	321,123	1,706,550	2,229,002	2,863,135
	£3,498	907,033	895,929	792,153	517,088	297,717	990,755	1,431,581	1,978,659
	£3,767	1,167,801	1,248,470	1,232,310	1,049,130	914,978	275,529	634,160	1,094,182
	£4,306	1,689,335	1,953,555	2,110,624	2,101,761	2,134,385	1,132,779	942,357	659,881
	£4,844	2,210,869	2,658,638	2,988,939	3,153,306	3,353,783	2,527,270	2,515,476	2,404,734
	£5,382	2,732,405	3,363,722	3,867,253	4,204,852	4,573,180	3,921,762	4,078,496	4,143,914

Aff Hsg	35%
% SR	70%
% SO	30%
£106 (private)	£10,000 per unit
£106 (affordable)	£10,000 per unit
CIL	
CSH (average unit cost)	£9,192 per unit
Grant	No
Developer's profit	25%

RLVs less existing use value **£1,852,500 per hectare** **Town Centres (1)**
£750,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm
Sales value per sq m								
	£1,615	2,798,662	3,471,893	4,201,735	5,102,496	5,928,367	7,853,820	8,866,026
	£1,776	2,638,138	3,254,872	3,931,394	4,778,836	5,552,893	7,424,342	8,387,574
	£1,938	2,477,614	3,037,852	3,661,054	4,455,176	5,177,418	6,994,866	7,909,121
	£2,207	2,210,075	2,676,151	3,210,486	3,915,743	4,551,627	6,278,071	7,111,700
	£2,368	2,049,552	2,459,190	2,940,146	3,592,093	4,176,153	5,849,593	6,633,249
	£2,530	1,889,645	2,242,109	2,669,806	3,268,422	3,800,679	5,420,117	6,154,796
	£2,691	1,731,319	2,025,088	2,399,465	2,944,762	3,425,205	4,990,640	5,676,343
	£2,960	1,467,443	1,667,204	1,949,135	2,405,328	2,799,414	4,274,845	4,878,922
	£3,229	1,206,234	1,310,456	1,504,741	1,867,453	2,173,623	3,559,050	4,081,502
	£3,498	945,467	956,571	1,060,347	1,335,412	1,554,783	2,843,255	3,284,081
	£3,767	684,699	604,030	620,190	803,370	937,522	2,128,029	2,486,660
	£4,306	163,165	101,055	258,124	249,261	281,885	719,721	910,143
	£4,844	358,369	806,138	1,136,439	1,300,806	1,501,283	674,770	662,976
	£5,382	879,905	1,511,222	2,014,753	2,352,352	2,720,680	2,069,262	2,225,996

RLVs less existing use value **£1,235,000 per hectare** **Town Centres (2)**
£500,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm
Sales value per sq m								
	£1,615	2,181,162	2,854,393	3,584,235	4,484,996	5,310,867	7,236,320	8,248,526
	£1,776	2,020,638	2,637,372	3,313,894	4,161,336	4,925,393	6,806,842	7,770,074
	£1,938	1,860,114	2,420,352	3,043,554	3,837,676	4,559,918	6,377,366	7,291,621
	£2,207	1,592,575	2,058,651	2,592,986	3,298,243	3,934,127	5,661,571	6,494,200
	£2,368	1,432,052	1,841,630	2,322,646	2,974,583	3,558,653	5,232,093	6,015,748
	£2,530	1,272,145	1,624,609	2,052,306	2,650,922	3,183,179	4,802,617	5,537,296
	£2,691	1,113,819	1,407,588	1,781,965	2,327,262	2,807,705	4,373,140	5,058,843
	£2,960	849,943	1,049,704	1,331,635	1,787,828	2,181,914	3,657,345	4,261,422
	£3,229	588,734	692,956	887,241	1,249,953	1,556,123	2,941,550	3,464,002
	£3,498	327,967	339,071	442,847	717,912	937,283	2,225,755	2,666,581
	£3,767	67,199	13,470	2,690	185,870	320,022	1,510,529	1,869,160
	£4,306	454,335	718,555	875,624	866,761	899,385	102,221	292,643
	£4,844	975,869	1,423,638	1,753,939	1,918,306	2,118,783	1,292,270	1,280,476
	£5,382	1,497,405	2,128,722	2,632,253	2,969,852	3,338,180	2,686,762	2,843,496

RLVs less existing use value

**£741,000 per hectare
£300,000 per acre**

Greenfield

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value
per sq m

Sales value
per sq m

£1,615	- 1,687,162	- 2,360,393	- 3,090,235	- 3,990,996	- 4,816,867	- 6,742,320	- 7,754,526	- 8,910,993	£1,615
£1,776	- 1,526,638	- 2,143,372	- 2,819,894	- 3,667,336	- 4,441,393	- 6,312,842	- 7,276,074	- 8,390,307	£1,776
£1,938	- 1,366,114	- 1,926,352	- 2,549,554	- 3,343,676	- 4,065,918	- 5,883,366	- 6,797,621	- 7,849,622	£1,938
£2,207	- 1,098,575	- 1,564,651	- 2,098,986	- 2,804,243	- 3,440,127	- 5,167,571	- 6,000,200	- 6,965,146	£2,207
£2,368	- 938,052	- 1,347,630	- 1,828,646	- 2,480,583	- 3,064,653	- 4,738,093	- 5,521,748	- 6,434,460	£2,368
£2,530	- 778,145	- 1,130,609	- 1,558,306	- 2,156,922	- 2,689,179	- 4,308,617	- 5,043,296	- 5,903,774	£2,530
£2,691	- 619,819	- 913,588	- 1,287,965	- 1,833,262	- 2,313,705	- 3,879,140	- 4,564,843	- 5,373,088	£2,691
£2,960	- 355,943	- 555,704	- 837,635	- 1,293,828	- 1,687,914	- 3,163,345	- 3,767,422	- 4,488,612	£2,960
£3,229	- 94,734	- 198,956	- 393,241	- 755,953	- 1,062,123	- 2,447,550	- 2,970,002	- 3,604,135	£3,229
£3,498	- 166,033	- 154,929	- 51,153	- 223,912	- 443,263	- 1,731,755	- 2,172,581	- 2,719,659	£3,498
£3,767	- 426,801	- 507,470	- 491,310	- 308,130	- 173,978	- 1,016,529	- 1,375,160	- 1,835,182	£3,767
£4,306	- 948,335	- 1,212,555	- 1,369,624	- 1,360,761	- 1,393,385	- 391,779	- 201,357	- 81,119	£4,306
£4,844	- 1,469,869	- 1,917,638	- 2,247,939	- 2,412,306	- 2,612,783	- 1,786,270	- 1,774,476	- 1,663,734	£4,844
£5,382	- 1,991,405	- 2,622,722	- 3,126,253	- 3,463,852	- 3,832,180	- 3,180,762	- 3,337,496	- 3,402,914	£5,382

RLVs less existing use value

**£20,000 per hectare
£8,097 per acre**

Agricultural use

£700,000 infrastructure per ha

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value
£per sq m

Sales value
£per sq m

£1,615	- 1,666,162	- 2,339,393	- 3,069,235	- 3,969,996	- 4,795,867	- 6,721,320	- 7,733,526	- 8,889,993	£1,615
£1,776	- 1,505,638	- 2,122,372	- 2,798,894	- 3,646,336	- 4,420,393	- 6,291,842	- 7,255,074	- 8,359,307	£1,776
£1,938	- 1,345,114	- 1,905,352	- 2,528,554	- 3,322,676	- 4,044,918	- 5,862,366	- 6,776,621	- 7,828,622	£1,938
£2,207	- 1,077,575	- 1,543,651	- 2,077,986	- 2,783,243	- 3,419,127	- 5,146,571	- 5,979,200	- 6,944,146	£2,207
£2,368	- 917,052	- 1,326,630	- 1,807,646	- 2,459,583	- 3,043,653	- 4,717,093	- 5,500,748	- 6,413,460	£2,368
£2,530	- 757,145	- 1,109,609	- 1,537,306	- 2,135,922	- 2,668,179	- 4,287,617	- 5,022,296	- 5,882,774	£2,530
£2,691	- 598,819	- 892,588	- 1,266,965	- 1,812,262	- 2,292,705	- 3,858,140	- 4,543,843	- 5,352,088	£2,691
£2,960	- 334,943	- 534,704	- 816,635	- 1,272,828	- 1,666,914	- 3,142,345	- 3,746,422	- 4,467,612	£2,960
£3,229	- 73,734	- 177,956	- 372,241	- 734,953	- 1,041,123	- 2,426,550	- 2,949,002	- 3,583,135	£3,229
£3,498	- 187,033	- 175,929	- 72,153	- 202,912	- 422,283	- 1,710,755	- 2,151,581	- 2,698,659	£3,498
£3,767	- 447,801	- 528,470	- 512,310	- 329,130	- 194,978	- 995,529	- 1,354,160	- 1,814,182	£3,767
£4,306	- 969,335	- 1,233,555	- 1,390,624	- 1,381,761	- 1,414,385	- 412,779	- 222,357	- 60,119	£4,306
£4,844	- 1,490,869	- 1,938,638	- 2,268,939	- 2,433,306	- 2,633,783	- 1,807,270	- 1,795,476	- 1,684,734	£4,844
£5,382	- 2,012,405	- 2,643,722	- 3,147,253	- 3,484,852	- 3,853,180	- 3,201,762	- 3,358,496	- 3,423,914	£5,382

MODEL

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sm									Sales value per sm
£1,615	934,802	1,598,344	2,322,923	3,218,423	4,045,795	5,975,083	6,988,025	8,141,659	£1,615
£1,776	758,448	1,359,900	2,025,804	2,862,627	3,633,027	5,503,252	6,462,325	7,558,476	£1,776
£1,938	582,095	1,121,456	1,728,684	2,506,832	3,220,260	5,031,420	5,936,626	6,975,293	£1,938
£2,207	288,172	724,048	1,233,485	1,913,840	2,532,313	4,245,035	5,060,459	6,003,322	£2,207
£2,368	111,818	485,604	936,364	1,558,045	2,119,545	3,773,204	4,534,759	5,420,138	£2,368
£2,530	62,393	247,160	639,245	1,202,249	1,706,777	3,301,372	4,009,059	4,836,955	£2,530
£2,691	236,332	9,974	342,126	846,455	1,294,009	2,829,541	3,483,359	4,253,773	£2,691
£2,960	525,303	381,989	149,231	253,463	606,063	2,043,154	2,607,193	3,281,801	£2,960
£3,229	811,789	772,997	637,645	332,910	77,660	1,256,769	1,731,027	2,309,829	£3,229
£3,498	1,098,275	1,160,346	1,123,673	917,774	756,228	470,383	854,861	1,337,858	£3,498
£3,767	1,384,762	1,547,693	1,606,339	1,499,050	1,428,955	307,006	15,286	367,141	£3,767
£4,306	1,957,734	2,322,390	2,571,668	2,655,013	2,769,477	1,845,944	1,743,748	1,550,314	£4,306
£4,844	2,530,706	3,097,085	3,536,998	3,810,977	4,109,998	3,377,966	3,470,177	3,467,769	£4,844
£5,382	3,103,678	3,871,782	4,502,328	4,966,941	5,450,520	4,909,988	5,180,208	5,368,038	£5,382

Aff Hsg	35%
% SR	70%
% SO	30%
S106 (private)	£15,000 per unit
S106 (affordable)	£15,000 per unit
CIL	
C5H (average unit cost)	£9,192 per unit
Grant	No
Developer's profit	17%

RLVs less existing use value **£1,852,500 per hectare** **Town Centres (1)**
£750,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sq m									Sales value per sq m
£1,615	2,787,302	3,450,844	4,175,423	5,070,923	5,898,295	7,827,583	8,840,525	9,994,159	£1,615
£1,776	2,610,948	3,212,400	3,878,304	4,715,127	5,485,527	7,355,752	8,314,825	9,410,976	£1,776
£1,938	2,434,595	2,973,956	3,581,184	4,359,332	5,072,760	6,883,920	7,789,126	8,827,793	£1,938
£2,207	2,140,672	2,576,548	3,085,985	3,769,340	4,384,813	6,097,535	6,912,959	7,855,822	£2,207
£2,368	1,964,318	2,338,104	2,789,864	3,410,545	3,972,045	5,625,704	6,387,259	7,272,638	£2,368
£2,530	1,790,107	2,099,660	2,491,745	3,054,749	3,559,277	5,153,872	5,861,559	6,689,455	£2,530
£2,691	1,616,168	1,862,474	2,194,626	2,698,955	3,146,509	4,682,041	5,335,859	6,106,273	£2,691
£2,960	1,327,197	1,470,511	1,703,269	2,105,963	2,458,563	3,895,654	4,459,693	5,134,301	£2,960
£3,229	1,040,711	1,079,503	1,214,855	1,519,590	1,774,840	3,109,269	3,583,527	4,162,329	£3,229
£3,498	754,225	692,154	728,827	934,726	1,096,272	2,322,883	2,707,361	3,190,358	£3,498
£3,767	467,738	304,807	246,161	353,450	423,545	1,545,494	1,837,214	2,219,641	£3,767
£4,306	105,234	469,890	719,168	802,513	916,977	6,556	108,752	302,186	£4,306
£4,844	678,206	1,244,585	1,684,498	1,958,477	2,257,498	1,525,466	1,617,677	1,615,269	£4,844
£5,382	1,251,178	2,019,282	2,649,828	3,114,441	3,598,020	3,057,488	3,327,708	3,515,538	£5,382

RLVs less existing use value **£1,235,000 per hectare** **Town Centres (2)**
£500,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sq m									Sales value per sq m
£1,615	2,169,802	2,833,344	3,557,923	4,453,423	5,280,795	7,210,083	8,223,025	9,376,659	£1,615
£1,776	1,993,448	2,594,900	3,260,804	4,097,627	4,868,027	6,738,252	7,697,325	8,793,476	£1,776
£1,938	1,817,095	2,356,456	2,963,684	3,741,832	4,455,260	6,266,420	7,171,626	8,210,293	£1,938
£2,207	1,523,172	1,959,048	2,468,485	3,148,840	3,767,313	5,480,035	6,295,459	7,238,322	£2,207
£2,368	1,346,818	1,720,604	2,171,364	2,793,045	3,354,545	5,008,204	5,769,759	6,655,138	£2,368
£2,530	1,172,607	1,482,160	1,874,245	2,437,249	2,941,777	4,536,372	5,244,059	6,071,955	£2,530
£2,691	998,668	1,244,974	1,577,126	2,081,455	2,529,009	4,064,541	4,718,359	5,488,773	£2,691
£2,960	709,697	853,011	1,085,769	1,488,463	1,841,063	3,278,154	3,842,193	4,516,801	£2,960
£3,229	423,211	462,003	597,355	902,090	1,157,340	2,491,769	2,966,027	3,544,829	£3,229
£3,498	136,725	74,654	111,327	317,226	478,772	1,705,383	2,089,861	2,572,858	£3,498
£3,767	149,762	312,693	371,339	264,050	193,955	927,994	1,219,714	1,602,141	£3,767
£4,306	722,734	1,087,390	1,336,668	1,420,013	1,534,477	610,944	508,748	315,314	£4,306
£4,844	1,295,706	1,862,085	2,301,998	2,575,977	2,874,998	2,142,966	2,235,177	2,232,769	£4,844
£5,382	1,868,678	2,636,782	3,267,328	3,731,941	4,215,520	3,674,988	3,945,208	4,133,038	£5,382

RLVs less existing use value

**£741,000 per hectare
£300,000 per acre**

Greenfield

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sq m

Sales value per sq m

£1,615	- 1,675,802	- 2,339,344	- 3,063,923	- 3,959,423	- 4,786,795	- 6,716,083	- 7,729,025	- 8,882,659	£1,615
£1,776	- 1,499,448	- 2,100,900	- 2,766,804	- 3,603,627	- 4,374,027	- 6,244,252	- 7,203,325	- 8,299,476	£1,776
£1,938	- 1,323,095	- 1,862,456	- 2,469,684	- 3,247,832	- 3,961,260	- 5,772,420	- 6,677,626	- 7,716,293	£1,938
£2,207	- 1,029,172	- 1,465,048	- 1,974,485	- 2,654,840	- 3,273,313	- 4,986,035	- 5,801,459	- 6,744,322	£2,207
£2,368	- 852,818	- 1,226,604	- 1,677,364	- 2,299,045	- 2,860,545	- 4,514,204	- 5,275,759	- 6,161,138	£2,368
£2,530	- 678,607	- 988,160	- 1,380,245	- 1,943,249	- 2,447,777	- 4,042,372	- 4,750,059	- 5,577,955	£2,530
£2,691	- 504,668	- 750,974	- 1,083,126	- 1,587,455	- 2,035,009	- 3,570,541	- 4,224,359	- 4,994,773	£2,691
£2,960	- 215,697	- 359,011	- 591,769	- 994,463	- 1,347,063	- 2,784,154	- 3,348,193	- 4,022,801	£2,960
£3,229	- 70,789	- 31,997	- 103,355	- 408,090	- 663,340	- 1,997,769	- 2,472,027	- 3,050,829	£3,229
£3,498	- 357,275	- 419,346	- 382,673	- 176,774	- 15,228	- 1,211,383	- 1,595,861	- 2,078,858	£3,498
£3,767	- 643,762	- 806,693	- 865,339	- 758,050	- 687,955	- 433,994	- 725,714	- 1,108,141	£3,767
£4,306	- 1,216,734	- 1,581,390	- 1,830,668	- 1,914,013	- 2,028,477	- 1,104,944	- 1,002,748	- 809,314	£4,306
£4,844	- 1,789,706	- 2,356,085	- 2,795,998	- 3,069,977	- 3,368,998	- 2,636,966	- 2,729,177	- 2,726,769	£4,844
£5,382	- 2,362,678	- 3,130,782	- 3,761,328	- 4,225,941	- 4,709,520	- 4,168,988	- 4,439,208	- 4,627,038	£5,382

RLVs less existing use value

**£20,000 per hectare
£8,097 per acre**

Agricultural use

£700,000 Infrastructure per ha

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value

Sales value

£1,615	- 1,654,802	- 2,318,344	- 3,042,923	- 3,938,423	- 4,765,795	- 6,695,083	- 7,708,025	- 8,861,659	£1,615
£1,776	- 1,478,448	- 2,079,900	- 2,745,804	- 3,582,627	- 4,353,027	- 6,223,252	- 7,182,325	- 8,278,476	£1,776
£1,938	- 1,302,095	- 1,841,456	- 2,448,684	- 3,226,832	- 3,940,260	- 5,751,420	- 6,656,626	- 7,695,293	£1,938
£2,207	- 1,008,172	- 1,444,048	- 1,953,485	- 2,633,840	- 3,252,313	- 4,965,035	- 5,780,459	- 6,723,322	£2,207
£2,368	- 831,818	- 1,205,604	- 1,656,364	- 2,278,045	- 2,839,545	- 4,493,204	- 5,254,759	- 6,140,138	£2,368
£2,530	- 657,607	- 967,160	- 1,359,245	- 1,922,249	- 2,426,777	- 4,021,372	- 4,729,059	- 5,556,955	£2,530
£2,691	- 483,668	- 729,974	- 1,062,126	- 1,566,455	- 2,014,009	- 3,549,541	- 4,203,359	- 4,973,773	£2,691
£2,960	- 194,697	- 338,011	- 570,769	- 973,463	- 1,326,063	- 2,763,154	- 3,327,193	- 4,001,801	£2,960
£3,229	- 91,789	- 52,997	- 82,355	- 387,090	- 642,340	- 1,976,769	- 2,451,027	- 3,029,829	£3,229
£3,498	- 378,275	- 440,346	- 403,673	- 197,774	- 36,228	- 1,190,383	- 1,574,861	- 2,057,858	£3,498
£3,767	- 664,762	- 827,693	- 886,339	- 779,050	- 708,955	- 412,994	- 704,714	- 1,087,141	£3,767
£4,306	- 1,237,734	- 1,602,390	- 1,851,668	- 1,935,013	- 2,049,477	- 1,125,944	- 1,023,748	- 830,314	£4,306
£4,844	- 1,810,706	- 2,377,085	- 2,816,998	- 3,090,977	- 3,389,998	- 2,657,966	- 2,750,177	- 2,747,769	£4,844
£5,382	- 2,383,678	- 3,151,782	- 3,782,328	- 4,246,941	- 4,730,520	- 4,189,988	- 4,460,208	- 4,648,038	£5,382

MODEL

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sm									Sales value per sm
£1,615	- 996,454	- 1,681,781	- 2,427,219	- 3,343,578	- 4,190,989	- 6,139,929	- 7,171,972	- 8,346,044	£1,615
£1,776	- 826,037	- 1,451,371	- 2,140,142	- 2,999,833	- 3,792,206	- 5,683,981	- 6,663,990	- 7,782,548	£1,776
£1,938	- 655,620	- 1,220,961	- 1,853,064	- 2,656,089	- 3,393,423	- 5,228,032	- 6,156,008	- 7,219,050	£1,938
£2,207	- 371,591	- 836,943	- 1,374,602	- 2,083,181	- 2,728,785	- 4,468,118	- 5,309,371	- 6,279,890	£2,207
£2,368	- 201,174	- 606,533	- 1,087,524	- 1,739,437	- 2,330,003	- 4,012,170	- 4,801,389	- 5,716,394	£2,368
£2,530	- 31,591	- 376,122	- 800,447	- 1,385,693	- 1,931,220	- 3,556,221	- 4,293,407	- 5,152,887	£2,530
£2,691	- 136,493	- 145,711	- 513,369	- 1,051,948	- 1,532,437	- 3,100,273	- 3,785,425	- 4,589,400	£2,691
£2,960	- 416,633	- 233,667	- 36,171	- 479,040	- 867,799	- 2,340,359	- 2,938,788	- 3,650,239	£2,960
£3,229	- 693,797	- 612,424	- 435,735	- 90,618	- 203,492	- 1,580,444	- 2,092,151	- 2,711,079	£3,229
£3,498	- 970,638	- 987,609	- 907,642	- 655,674	- 452,085	- 820,530	- 1,245,515	- 1,771,918	£3,498
£3,767	- 1,247,480	- 1,361,905	- 1,374,103	- 1,220,367	- 1,105,734	- 64,492	- 399,161	- 832,757	£3,767
£4,306	- 1,801,163	- 2,110,496	- 2,306,802	- 2,337,174	- 2,400,834	- 1,427,420	- 1,271,047	- 1,025,091	£4,306
£4,844	- 2,354,846	- 2,859,088	- 3,239,501	- 3,453,981	- 3,695,934	- 2,907,868	- 2,941,254	- 2,877,821	£4,844
£5,382	- 2,908,529	- 3,607,679	- 4,172,200	- 4,570,788	- 4,991,033	- 4,388,316	- 4,597,094	- 4,720,132	£5,382

Aff Hsg	35%
% SR	70%
% SO	30%
£106 (private)	£15,000 per unit
£106 (affordable)	£15,000 per unit
CIL	
CSH (average unit cost)	£9,192 per unit
Grant	No
Developer's profit	20%

RLVs less existing use value **£1,852,500 per hectare** **Town Centres (1)**
£750,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sq m									Sales value per sq m
£1,615	- 2,848,954	- 3,534,281	- 4,279,719	- 5,196,078	- 6,043,489	- 7,992,429	- 9,024,472	- 10,198,544	£1,615
£1,776	- 2,678,537	- 3,303,871	- 3,992,642	- 4,852,333	- 5,644,706	- 7,536,481	- 8,516,490	- 9,635,048	£1,776
£1,938	- 2,508,120	- 3,073,461	- 3,705,564	- 4,508,589	- 5,245,923	- 7,080,532	- 8,008,508	- 9,071,550	£1,938
£2,207	- 2,224,091	- 2,689,443	- 3,227,102	- 3,935,681	- 4,581,285	- 6,320,618	- 7,161,871	- 8,132,390	£2,207
£2,368	- 2,053,674	- 2,458,033	- 2,940,024	- 3,591,937	- 4,192,503	- 5,864,670	- 6,653,869	- 7,569,894	£2,368
£2,530	- 1,884,091	- 2,228,622	- 2,652,947	- 3,248,193	- 3,783,720	- 5,408,721	- 6,145,907	- 7,005,397	£2,530
£2,691	- 1,716,007	- 1,998,211	- 2,365,869	- 2,904,448	- 3,384,937	- 4,952,773	- 5,637,925	- 6,441,900	£2,691
£2,960	- 1,435,867	- 1,618,833	- 1,888,671	- 2,331,540	- 2,720,299	- 4,192,859	- 4,791,288	- 5,502,739	£2,960
£3,229	- 1,158,703	- 1,240,076	- 1,416,765	- 1,761,882	- 2,055,992	- 3,432,944	- 3,944,651	- 4,563,579	£3,229
£3,498	- 881,862	- 864,891	- 944,858	- 1,196,826	- 1,400,415	- 2,673,030	- 3,098,015	- 3,624,418	£3,498
£3,767	- 605,020	- 490,595	- 478,397	- 632,133	- 746,766	- 1,916,992	- 2,251,661	- 2,685,257	£3,767
£4,306	- 51,337	- 257,996	- 454,302	- 484,674	- 548,334	- 425,080	- 581,453	- 827,409	£4,306
£4,844	- 502,346	- 1,006,588	- 1,387,001	- 1,601,481	- 1,843,434	- 1,055,368	- 1,088,754	- 1,025,321	£4,844
£5,382	- 1,056,029	- 1,756,179	- 2,319,700	- 2,718,288	- 3,138,533	- 2,535,816	- 2,744,594	- 2,867,632	£5,382

RLVs less existing use value **£1,235,000 per hectare** **Town Centres (2)**
£500,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sq m									Sales value per sq m
£1,615	- 2,231,454	- 2,916,781	- 3,662,219	- 4,578,578	- 5,425,989	- 7,374,929	- 8,406,972	- 9,581,044	£1,615
£1,776	- 2,061,037	- 2,686,371	- 3,375,142	- 4,234,833	- 5,027,206	- 6,918,981	- 7,898,990	- 9,017,548	£1,776
£1,938	- 1,890,620	- 2,455,961	- 3,088,064	- 3,891,089	- 4,628,423	- 6,463,032	- 7,391,008	- 8,454,050	£1,938
£2,207	- 1,606,591	- 2,071,943	- 2,609,602	- 3,318,181	- 3,963,785	- 5,703,118	- 6,544,371	- 7,514,890	£2,207
£2,368	- 1,436,174	- 1,841,533	- 2,322,524	- 2,974,437	- 3,565,003	- 5,247,170	- 6,036,389	- 6,951,394	£2,368
£2,530	- 1,266,591	- 1,611,122	- 2,035,447	- 2,630,693	- 3,166,220	- 4,791,221	- 5,528,407	- 6,387,897	£2,530
£2,691	- 1,098,507	- 1,380,711	- 1,748,369	- 2,286,948	- 2,767,437	- 4,335,273	- 5,020,425	- 5,824,400	£2,691
£2,960	- 818,367	- 1,001,333	- 1,271,171	- 1,714,040	- 2,102,799	- 3,575,359	- 4,173,788	- 4,885,239	£2,960
£3,229	- 541,203	- 622,576	- 799,265	- 1,144,382	- 1,438,492	- 2,815,444	- 3,327,151	- 3,946,079	£3,229
£3,498	- 264,362	- 247,391	- 327,358	- 579,326	- 782,915	- 2,055,530	- 2,480,515	- 3,006,918	£3,498
£3,767	- 12,480	- 126,905	- 139,103	- 14,633	- 129,266	- 1,299,492	- 1,634,161	- 2,067,757	£3,767
£4,306	- 566,163	- 875,496	- 1,071,802	- 1,102,174	- 1,165,834	- 192,420	- 36,047	- 209,909	£4,306
£4,844	- 1,119,846	- 1,624,088	- 2,004,501	- 2,218,981	- 2,460,934	- 1,672,868	- 1,706,254	- 1,642,821	£4,844
£5,382	- 1,673,529	- 2,372,679	- 2,937,200	- 3,335,788	- 3,756,033	- 3,153,316	- 3,362,094	- 3,485,132	£5,382

RLVs less existing use value

**£741,000 per hectare
£300,000 per acre**

Greenfield

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sq m

Sales value per sq m

£1,615	- 1,737,454	- 2,422,781	- 3,168,219	- 4,084,578	- 4,931,989	- 6,880,929	- 7,912,972	- 9,087,044	£1,615
£1,776	- 1,567,037	- 2,192,371	- 2,881,142	- 3,740,833	- 4,533,206	- 6,424,981	- 7,404,990	- 8,523,548	£1,776
£1,938	- 1,396,620	- 1,961,961	- 2,594,064	- 3,397,089	- 4,134,423	- 5,969,032	- 6,897,008	- 7,960,050	£1,938
£2,207	- 1,112,591	- 1,577,943	- 2,115,602	- 2,824,181	- 3,469,785	- 5,209,118	- 6,050,371	- 7,020,890	£2,207
£2,368	- 942,174	- 1,347,533	- 1,828,524	- 2,480,437	- 3,071,003	- 4,753,170	- 5,542,389	- 6,457,394	£2,368
£2,530	- 772,591	- 1,117,122	- 1,541,447	- 2,136,693	- 2,672,220	- 4,297,221	- 5,034,407	- 5,893,897	£2,530
£2,691	- 604,507	- 886,711	- 1,254,369	- 1,792,948	- 2,273,437	- 3,841,273	- 4,526,425	- 5,330,400	£2,691
£2,960	- 324,367	- 507,333	- 777,171	- 1,220,040	- 1,608,799	- 3,081,359	- 3,679,788	- 4,391,239	£2,960
£3,229	- 47,203	- 128,576	- 305,265	- 650,382	- 944,492	- 2,321,444	- 2,833,151	- 3,452,079	£3,229
£3,498	229,638	246,609	166,642	85,326	288,915	1,561,530	1,986,515	2,512,918	£3,498
£3,767	506,480	620,905	633,103	479,367	364,734	805,492	1,140,161	1,573,757	£3,767
£4,306	1,060,163	1,369,496	1,565,802	1,596,174	1,659,834	686,420	530,047	284,091	£4,306
£4,844	1,613,846	2,118,088	2,498,501	2,712,981	2,954,934	2,166,868	2,200,254	2,136,821	£4,844
£5,382	2,167,529	2,866,679	3,431,200	3,829,788	4,250,033	3,647,316	3,856,094	3,979,132	£5,382

RLVs less existing use value

**£20,000 per hectare
£8,097 per acre**

Agricultural use

£700,000 Infrastructure per ha

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value

Sales value

£1,615	- 1,716,454	- 2,401,781	- 3,147,219	- 4,063,578	- 4,910,989	- 6,859,929	- 7,891,972	- 9,066,044	£1,615
£1,776	- 1,546,037	- 2,171,371	- 2,860,142	- 3,719,833	- 4,512,206	- 6,403,981	- 7,383,990	- 8,502,548	£1,776
£1,938	- 1,375,620	- 1,940,961	- 2,573,064	- 3,376,089	- 4,113,423	- 5,948,032	- 6,876,008	- 7,939,050	£1,938
£2,207	- 1,091,591	- 1,556,943	- 2,094,602	- 2,803,181	- 3,448,785	- 5,188,118	- 6,029,371	- 6,999,890	£2,207
£2,368	- 921,174	- 1,326,533	- 1,807,524	- 2,459,437	- 3,050,003	- 4,732,170	- 5,521,389	- 6,436,394	£2,368
£2,530	- 751,591	- 1,096,122	- 1,520,447	- 2,115,693	- 2,651,220	- 4,276,221	- 5,013,407	- 5,872,897	£2,530
£2,691	- 583,507	- 865,711	- 1,233,369	- 1,771,948	- 2,252,437	- 3,820,273	- 4,505,425	- 5,309,400	£2,691
£2,960	- 303,367	- 486,333	- 756,171	- 1,199,040	- 1,587,799	- 3,060,359	- 3,658,788	- 4,370,239	£2,960
£3,229	- 26,203	- 107,576	- 284,265	- 629,382	- 923,492	- 2,300,444	- 2,812,151	- 3,431,079	£3,229
£3,498	250,638	267,609	187,642	64,326	267,915	1,540,530	1,965,515	2,491,918	£3,498
£3,767	527,480	641,905	654,103	500,367	385,734	784,492	1,119,161	1,552,757	£3,767
£4,306	1,081,163	1,390,496	1,586,802	1,617,174	1,680,834	707,420	551,047	305,091	£4,306
£4,844	1,634,846	2,139,088	2,519,501	2,733,981	2,975,934	2,187,868	2,221,254	2,157,821	£4,844
£5,382	2,188,529	2,887,679	3,452,200	3,850,788	4,271,033	3,668,316	3,877,094	4,000,132	£5,382

MODEL

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sm									Sales value per sm
£1,615	- 1,099,209	- 1,820,843	- 2,601,046	- 3,552,170	- 4,432,979	- 6,414,674	- 7,478,549	- 8,686,686	£1,615
£1,776	- 938,686	- 1,603,822	- 2,330,706	- 3,228,510	- 4,057,505	- 5,985,196	- 7,000,096	- 8,156,000	£1,776
£1,938	- 778,163	- 1,386,801	- 2,060,365	- 2,904,850	- 3,682,031	- 5,555,720	- 6,521,645	- 7,625,314	£1,938
£2,207	- 510,624	- 1,025,100	- 1,609,798	- 2,365,417	- 3,056,240	- 4,839,925	- 5,724,224	- 6,740,838	£2,207
£2,368	- 350,100	- 808,079	- 1,339,457	- 2,041,757	- 2,680,766	- 4,410,448	- 5,245,771	- 6,210,152	£2,368
£2,530	- 199,576	- 591,058	- 1,069,117	- 1,718,096	- 2,305,291	- 3,980,971	- 4,767,319	- 5,679,466	£2,530
£2,691	- 29,906	- 374,038	- 798,777	- 1,394,436	- 1,929,817	- 3,551,494	- 4,288,867	- 5,148,780	£2,691
£2,960	233,971	- 13,536	- 348,209	- 855,003	- 1,304,026	- 2,835,699	- 3,491,446	- 4,264,304	£2,960
£3,229	497,141	343,211	99,219	- 315,570	- 678,235	- 2,119,904	- 2,694,025	- 3,379,828	£3,229
£3,498	757,909	699,716	543,612	218,839	- 54,820	- 1,404,109	- 1,896,605	- 2,495,352	£3,498
£3,767	1,018,676	1,052,258	987,043	750,880	562,442	- 688,314	- 1,099,184	- 1,610,875	£3,767
£4,306	1,540,211	1,757,341	1,865,358	1,807,442	1,786,429	728,514	483,212	149,720	£4,306
£4,844	2,061,745	2,462,425	2,743,672	2,858,986	3,005,826	2,124,371	2,056,331	1,894,573	£4,844
£5,382	2,583,279	3,167,509	3,621,987	3,910,531	4,225,223	3,518,863	3,625,235	3,639,426	£5,382

Aff Hsg	35%
% SR	70%
% SO	30%
£106 (private)	£15,000 per unit
£106 (affordable)	£15,000 per unit
CIL	
CSH (average unit cost)	£9,192 per unit
Grant	No
Developer's profit	25%

RLVs less existing use value **£1,852,500 per hectare** **Town Centres (1)**
£750,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sq m									Sales value per sq m
£1,615	- 2,951,709	- 3,673,343	- 4,453,546	- 5,404,670	- 6,285,479	- 8,267,174	- 9,331,049	- 10,539,186	£1,615
£1,776	- 2,791,186	- 3,456,322	- 4,183,206	- 5,081,010	- 5,910,005	- 7,837,696	- 8,852,596	- 10,008,500	£1,776
£1,938	- 2,630,663	- 3,239,301	- 3,912,865	- 4,757,350	- 5,534,531	- 7,408,220	- 8,374,145	- 9,477,814	£1,938
£2,207	- 2,363,124	- 2,877,600	- 3,462,298	- 4,217,917	- 4,908,740	- 6,892,425	- 7,576,724	- 8,593,338	£2,207
£2,368	- 2,202,600	- 2,660,579	- 3,191,957	- 3,894,257	- 4,533,266	- 6,262,948	- 7,098,271	- 8,062,652	£2,368
£2,530	- 2,042,076	- 2,443,558	- 2,921,617	- 3,570,596	- 4,157,791	- 5,833,471	- 6,619,819	- 7,531,966	£2,530
£2,691	- 1,882,406	- 2,226,538	- 2,651,277	- 3,246,936	- 3,782,317	- 5,403,994	- 6,141,367	- 7,001,280	£2,691
£2,960	- 1,618,529	- 1,866,036	- 2,200,709	- 2,707,503	- 3,156,526	- 4,688,199	- 5,343,946	- 6,116,804	£2,960
£3,229	- 1,355,359	- 1,509,289	- 1,753,281	- 2,168,070	- 2,530,735	- 3,972,404	- 4,546,525	- 5,232,328	£3,229
£3,498	- 1,094,591	- 1,152,784	- 1,308,888	- 1,633,661	- 1,907,320	- 3,256,609	- 3,749,105	- 4,347,852	£3,498
£3,767	- 833,824	- 800,242	- 865,457	- 1,101,620	- 1,290,058	- 2,540,814	- 2,951,684	- 3,463,375	£3,767
£4,306	- 312,289	- 95,159	12,858	45,058	66,071	- 1,123,986	- 1,369,288	- 1,702,780	£4,306
£4,844	209,245	609,925	891,172	1,006,486	1,153,326	271,871	203,831	42,073	£4,844
£5,382	730,779	1,315,009	1,769,487	2,058,031	2,372,723	1,666,363	1,772,735	1,786,926	£5,382

RLVs less existing use value **£1,235,000 per hectare** **Town Centres (2)**
£500,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sq m									Sales value per sq m
£1,615	- 2,334,209	- 3,055,843	- 3,836,046	- 4,787,170	- 5,667,979	- 7,649,674	- 8,713,549	- 9,921,686	£1,615
£1,776	- 2,173,686	- 2,838,822	- 3,565,706	- 4,463,510	- 5,292,505	- 7,220,196	- 8,235,096	- 9,391,000	£1,776
£1,938	- 2,013,163	- 2,621,801	- 3,295,365	- 4,139,850	- 4,917,031	- 6,790,720	- 7,756,645	- 8,860,314	£1,938
£2,207	- 1,745,624	- 2,260,100	- 2,844,798	- 3,600,417	- 4,291,240	- 6,074,925	- 6,959,224	- 7,975,838	£2,207
£2,368	- 1,585,100	- 2,043,079	- 2,574,457	- 3,276,757	- 3,915,766	- 5,645,448	- 6,480,771	- 7,445,152	£2,368
£2,530	- 1,424,576	- 1,828,058	- 2,304,117	- 2,953,096	- 3,540,291	- 5,215,971	- 6,002,319	- 6,914,466	£2,530
£2,691	- 1,264,906	- 1,609,038	- 2,033,777	- 2,629,436	- 3,164,817	- 4,786,494	- 5,523,867	- 6,383,780	£2,691
£2,960	- 1,001,029	- 1,248,536	- 1,583,209	- 2,090,003	- 2,539,026	- 4,070,699	- 4,726,446	- 5,499,304	£2,960
£3,229	- 737,859	- 891,789	- 1,135,781	- 1,550,570	- 1,913,235	- 3,354,904	- 3,929,025	- 4,614,828	£3,229
£3,498	- 477,091	- 535,284	- 691,388	- 1,016,161	- 1,289,820	- 2,639,109	- 3,131,605	- 3,730,352	£3,498
£3,767	- 216,324	- 182,742	- 247,957	- 484,120	- 672,558	- 1,923,314	- 2,334,184	- 2,845,875	£3,767
£4,306	305,211	522,341	630,358	572,442	551,429	- 506,486	- 751,788	- 1,085,280	£4,306
£4,844	826,745	1,227,425	1,508,672	1,623,986	1,770,826	889,371	821,331	659,573	£4,844
£5,382	1,348,279	1,932,509	2,386,987	2,675,531	2,990,223	2,283,863	2,390,235	2,404,426	£5,382

RLVs less existing use value

£741,000 per hectare
£300,000 per acre

Greenfield

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sq m

Sales value per sq m

£1,615	- 1,840,209	- 2,561,843	- 3,342,046	- 4,293,170	- 5,173,979	- 7,155,674	- 8,219,549	- 9,427,686	£1,615
£1,776	- 1,679,686	- 2,344,822	- 3,071,706	- 3,969,510	- 4,798,505	- 6,726,196	- 7,741,096	- 8,897,000	£1,776
£1,938	- 1,519,163	- 2,127,801	- 2,801,365	- 3,645,850	- 4,423,031	- 6,296,720	- 7,262,645	- 8,366,314	£1,938
£2,207	- 1,251,624	- 1,766,100	- 2,350,798	- 3,106,417	- 3,797,240	- 5,580,925	- 6,465,224	- 7,481,838	£2,207
£2,368	- 1,091,100	- 1,549,079	- 2,080,457	- 2,782,757	- 3,421,766	- 5,151,448	- 5,986,771	- 6,951,152	£2,368
£2,530	- 930,576	- 1,332,058	- 1,810,117	- 2,459,096	- 3,046,291	- 4,721,971	- 5,508,319	- 6,420,466	£2,530
£2,691	- 770,906	- 1,115,038	- 1,539,777	- 2,135,436	- 2,670,817	- 4,292,494	- 5,029,867	- 5,889,780	£2,691
£2,960	- 507,029	- 754,536	- 1,089,209	- 1,596,003	- 2,045,026	- 3,576,699	- 4,232,446	- 5,005,304	£2,960
£3,229	- 243,859	- 397,789	- 641,781	- 1,056,570	- 1,419,235	- 2,860,904	- 3,435,025	- 4,120,828	£3,229
£3,498	- 16,909	- 41,284	- 197,388	- 522,161	- 795,820	- 2,145,109	- 2,637,605	- 3,236,352	£3,498
£3,767	277,676	311,258	246,043	9,880	178,558	1,429,314	1,840,184	2,351,875	£3,767
£4,306	799,211	1,016,341	1,124,358	1,066,442	1,045,429	12,486	257,788	591,280	£4,306
£4,844	1,320,745	1,721,425	2,002,672	2,117,986	2,264,826	1,383,371	1,315,331	1,153,573	£4,844
£5,382	1,842,279	2,426,509	2,880,987	3,169,531	3,484,223	2,777,863	2,884,235	2,898,426	£5,382

RLVs less existing use value

£20,000 per hectare
£8,097 per acre

Agricultural use

£700,000 Infrastructure per ha

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sq m

Sales value per sq m

£1,615	- 1,819,209	- 2,540,843	- 3,321,046	- 4,272,170	- 5,152,979	- 7,134,674	- 8,198,549	- 9,406,686	£1,615
£1,776	- 1,658,686	- 2,323,822	- 3,050,706	- 3,948,510	- 4,777,505	- 6,705,196	- 7,720,096	- 8,876,000	£1,776
£1,938	- 1,498,163	- 2,106,801	- 2,780,365	- 3,624,850	- 4,402,031	- 6,275,720	- 7,241,645	- 8,345,314	£1,938
£2,207	- 1,230,624	- 1,745,100	- 2,329,798	- 3,085,417	- 3,776,240	- 5,559,925	- 6,444,224	- 7,460,838	£2,207
£2,368	- 1,070,100	- 1,528,079	- 2,059,457	- 2,761,757	- 3,400,766	- 5,130,448	- 5,965,771	- 6,930,152	£2,368
£2,530	- 909,576	- 1,311,058	- 1,789,117	- 2,438,096	- 3,025,291	- 4,700,971	- 5,487,319	- 6,399,466	£2,530
£2,691	- 749,906	- 1,094,038	- 1,518,777	- 2,114,436	- 2,649,817	- 4,271,494	- 5,008,867	- 5,868,780	£2,691
£2,960	- 486,029	- 733,536	- 1,068,209	- 1,575,003	- 2,024,026	- 3,555,699	- 4,211,446	- 4,984,304	£2,960
£3,229	- 222,859	- 376,789	- 620,781	- 1,035,570	- 1,398,235	- 2,839,904	- 3,414,025	- 4,099,828	£3,229
£3,498	37,909	20,284	176,388	501,161	774,820	2,124,109	2,616,605	3,215,352	£3,498
£3,767	298,676	332,258	267,043	30,880	157,558	1,408,314	1,819,184	2,330,875	£3,767
£4,306	820,211	1,037,341	1,145,358	1,087,442	1,066,429	8,514	236,788	570,280	£4,306
£4,844	1,341,745	1,742,425	2,023,672	2,138,986	2,285,826	1,404,371	1,336,331	1,174,573	£4,844
£5,382	1,863,279	2,447,509	2,901,987	3,190,531	3,505,223	2,798,863	2,905,235	2,919,426	£5,382

MODEL

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm
Sales value per sm								
£1,615	- 1,087,850	- 1,799,794	- 2,574,736	- 3,520,597	- 4,402,908	- 6,388,437	- 7,453,049	- 8,658,352
£1,776	- 911,496	- 1,561,349	- 2,277,615	- 3,164,802	- 3,990,140	- 5,916,606	- 6,927,349	- 8,075,168
£1,938	- 735,142	- 1,322,905	- 1,980,496	- 2,809,006	- 3,577,372	- 5,444,774	- 6,401,648	- 7,491,985
£2,207	- 441,220	- 925,498	- 1,485,296	- 2,216,014	- 2,889,426	- 4,658,389	- 5,525,483	- 6,520,014
£2,368	- 264,967	- 687,054	- 1,188,177	- 1,860,219	- 2,476,858	- 4,186,558	- 4,999,782	- 5,936,831
£2,530	- 86,694	- 448,610	- 891,056	- 1,504,424	- 2,063,890	- 3,714,726	- 4,474,082	- 5,353,648
£2,691	- 85,245	- 210,165	- 593,937	- 1,148,629	- 1,651,122	- 3,242,895	- 3,948,383	- 4,770,466
£2,960	375,143	183,156	99,310	555,637	963,176	2,456,509	3,072,216	3,798,494
£3,229	662,665	575,119	389,104	34,660	275,230	1,670,123	2,196,050	2,826,522
£3,498	949,151	964,132	877,518	619,526	403,692	883,737	1,319,884	1,854,551
£3,767	1,235,637	1,351,480	1,361,072	1,204,391	1,080,998	101,123	443,859	882,579
£4,306	1,808,609	2,126,176	2,326,402	2,360,694	2,421,520	1,443,045	1,284,602	1,040,153
£4,844	2,381,582	2,900,872	3,291,731	3,516,657	3,762,042	2,975,067	3,013,063	2,957,608
£5,382	2,954,554	3,675,568	4,257,061	4,672,621	5,102,563	4,507,089	4,726,947	4,864,415

Aff Hsg	35%
% SR	70%
% SO	30%
£106 (private)	£20,000 per unit
£106 (affordable)	£20,000 per unit
CIL	
CSH (average unit cost)	£9,192 per unit
Grant	No
Developer's profit	17%

RLVs less existing use value **£1,852,500 per hectare** **Town Centres (1)**
£750,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm
Sales value per sq m								
£1,615	- 2,940,350	- 3,652,294	- 4,427,236	- 5,373,097	- 6,255,408	- 8,240,937	- 9,305,549	- 10,510,852
£1,776	- 2,763,996	- 3,413,849	- 4,130,115	- 5,017,302	- 5,842,640	- 7,769,106	- 8,779,849	- 9,927,668
£1,938	- 2,587,642	- 3,175,405	- 3,832,996	- 4,661,506	- 5,429,872	- 7,297,274	- 8,254,148	- 9,344,485
£2,207	- 2,293,720	- 2,777,998	- 3,337,796	- 4,069,514	- 4,741,926	- 6,510,889	- 7,377,983	- 8,372,514
£2,368	- 2,117,367	- 2,539,554	- 3,040,677	- 3,712,719	- 4,329,158	- 6,039,058	- 6,852,282	- 7,789,331
£2,530	- 1,941,194	- 2,301,110	- 2,743,556	- 3,356,924	- 3,916,390	- 5,567,226	- 6,326,582	- 7,206,148
£2,691	- 1,767,255	- 2,062,665	- 2,446,437	- 3,001,129	- 3,503,622	- 5,095,395	- 5,800,883	- 6,622,966
£2,960	- 1,477,357	- 1,669,344	- 1,951,810	- 2,408,137	- 2,815,676	- 4,309,009	- 4,924,716	- 5,650,994
£3,229	- 1,189,835	- 1,277,381	- 1,463,396	- 1,817,840	- 2,127,730	- 3,522,623	- 4,048,550	- 4,679,022
£3,498	- 903,349	- 888,368	- 974,982	- 1,232,974	- 1,448,808	- 2,736,237	- 3,172,384	- 3,707,051
£3,767	- 616,863	- 501,020	- 491,428	- 648,109	- 771,502	- 1,953,623	- 2,296,359	- 2,735,079
£4,306	- 43,891	- 273,676	- 473,902	- 508,194	- 569,020	- 409,455	- 567,898	- 812,347
£4,844	529,082	1,048,372	1,439,231	1,664,157	1,909,542	1,122,567	1,160,563	1,105,108
£5,382	1,102,054	1,823,068	2,404,561	2,820,121	3,250,063	2,654,589	2,874,447	3,011,915

RLVs less existing use value **£1,235,000 per hectare** **Town Centres (2)**
£500,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm
Sales value per sq m								
£1,615	- 2,322,850	- 3,034,794	- 3,809,796	- 4,755,597	- 5,637,908	- 7,623,437	- 8,688,049	- 9,893,352
£1,776	- 2,146,496	- 2,796,349	- 3,512,615	- 4,399,802	- 5,225,140	- 7,151,606	- 8,162,349	- 9,310,168
£1,938	- 1,970,142	- 2,557,905	- 3,215,496	- 4,044,006	- 4,812,372	- 6,679,774	- 7,636,648	- 8,726,985
£2,207	- 1,676,220	- 2,160,498	- 2,720,296	- 3,451,014	- 4,124,426	- 5,893,389	- 6,760,483	- 7,755,014
£2,368	- 1,499,867	- 1,922,054	- 2,423,177	- 3,095,219	- 3,711,658	- 5,421,558	- 6,234,782	- 7,171,831
£2,530	- 1,323,694	- 1,683,610	- 2,126,056	- 2,739,424	- 3,298,890	- 4,949,726	- 5,709,082	- 6,588,648
£2,691	- 1,149,755	- 1,445,165	- 1,828,937	- 2,383,629	- 2,886,122	- 4,477,895	- 5,183,383	- 6,005,466
£2,960	- 859,857	- 1,051,844	- 1,334,310	- 1,790,637	- 2,198,176	- 3,691,509	- 4,307,216	- 5,033,494
£3,229	- 572,335	- 659,881	- 845,896	- 1,200,340	- 1,510,230	- 2,905,123	- 3,431,050	- 4,061,522
£3,498	- 285,649	- 270,868	- 357,482	- 615,474	- 831,308	- 2,118,737	- 2,554,884	- 3,089,551
£3,767	637	116,480	126,072	30,609	154,002	1,336,123	1,678,859	2,117,579
£4,306	573,609	891,176	1,091,402	1,125,694	1,186,520	208,045	49,602	194,847
£4,844	1,146,582	1,665,872	2,056,731	2,281,657	2,527,042	1,740,067	1,778,063	1,722,608
£5,382	1,719,554	2,440,568	3,022,061	3,437,621	3,867,563	3,272,089	3,491,947	3,629,415

RLVs less existing use value

**£741,000 per hectare
£300,000 per acre**

Greenfield

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sq m

Sales value per sq m

£1,615	- 1,828,850	- 2,540,794	- 3,315,736	- 4,261,597	- 5,143,908	- 7,129,437	- 8,194,049	- 9,399,352	£1,615
£1,776	- 1,652,496	- 2,302,349	- 3,018,615	- 3,905,802	- 4,731,140	- 6,657,606	- 7,668,349	- 8,816,168	£1,776
£1,938	- 1,476,142	- 2,063,905	- 2,721,496	- 3,550,006	- 4,318,372	- 6,185,774	- 7,142,648	- 8,232,985	£1,938
£2,207	- 1,182,220	- 1,666,498	- 2,226,296	- 2,957,014	- 3,630,426	- 5,399,389	- 6,266,483	- 7,261,014	£2,207
£2,368	- 1,005,867	- 1,428,054	- 1,929,177	- 2,601,219	- 3,217,658	- 4,927,558	- 5,740,782	- 6,677,831	£2,368
£2,530	- 829,694	- 1,189,610	- 1,632,056	- 2,245,424	- 2,804,890	- 4,455,726	- 5,215,082	- 6,094,648	£2,530
£2,691	- 655,755	- 951,165	- 1,334,937	- 1,889,629	- 2,392,122	- 3,983,895	- 4,689,383	- 5,511,466	£2,691
£2,960	- 365,857	- 557,844	- 840,310	- 1,296,637	- 1,704,176	- 3,197,509	- 3,813,216	- 4,539,494	£2,960
£3,229	- 78,335	- 165,881	- 351,896	- 706,340	- 1,016,230	- 2,411,123	- 2,937,050	- 3,567,522	£3,229
£3,498	208,151	223,132	136,518	121,474	337,308	1,624,737	2,060,884	2,595,551	£3,498
£3,767	494,637	610,480	620,072	463,391	339,998	842,123	1,184,859	1,623,579	£3,767
£4,306	1,067,609	1,385,176	1,585,402	1,619,694	1,680,520	702,045	543,602	299,153	£4,306
£4,844	1,640,582	2,159,872	2,550,731	2,775,657	3,021,042	2,234,067	2,272,063	2,216,608	£4,844
£5,382	2,213,554	2,934,568	3,516,061	3,931,621	4,361,563	3,766,089	3,985,947	4,123,415	£5,382

RLVs less existing use value

**£20,000 per hectare
£8,097 per acre**

Agricultural use

£700,000 Infrastructure per ha

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value

Sales value

£1,615	- 1,807,850	- 2,519,794	- 3,294,736	- 4,240,597	- 5,122,908	- 7,108,437	- 8,173,049	- 9,378,352	£1,615
£1,776	- 1,631,496	- 2,281,349	- 2,997,615	- 3,884,802	- 4,710,140	- 6,636,606	- 7,647,349	- 8,795,168	£1,776
£1,938	- 1,455,142	- 2,042,905	- 2,700,496	- 3,529,006	- 4,297,372	- 6,164,774	- 7,121,648	- 8,211,985	£1,938
£2,207	- 1,161,220	- 1,645,498	- 2,205,296	- 2,936,014	- 3,609,426	- 5,378,389	- 6,245,483	- 7,240,014	£2,207
£2,368	- 984,867	- 1,407,054	- 1,908,177	- 2,580,219	- 3,196,658	- 4,906,558	- 5,719,782	- 6,656,831	£2,368
£2,530	- 808,694	- 1,168,610	- 1,611,056	- 2,224,424	- 2,783,890	- 4,434,726	- 5,194,082	- 6,073,648	£2,530
£2,691	- 634,755	- 930,165	- 1,313,937	- 1,868,629	- 2,371,122	- 3,962,895	- 4,668,383	- 5,490,466	£2,691
£2,960	- 344,857	- 536,844	- 819,310	- 1,275,637	- 1,683,176	- 3,176,509	- 3,792,216	- 4,518,494	£2,960
£3,229	57,335	144,881	330,896	685,340	995,230	2,390,123	2,916,050	3,546,522	£3,229
£3,498	229,151	244,132	157,518	100,474	316,308	1,603,737	2,039,884	2,574,551	£3,498
£3,767	515,637	631,480	641,072	484,391	360,998	821,123	1,163,859	1,602,579	£3,767
£4,306	1,088,609	1,406,176	1,606,402	1,640,694	1,701,520	723,045	564,602	320,153	£4,306
£4,844	1,661,582	2,180,872	2,571,731	2,796,657	3,042,042	2,255,067	2,293,063	2,237,608	£4,844
£5,382	2,234,554	2,955,568	3,537,061	3,952,621	4,382,563	3,787,089	4,006,947	4,144,415	£5,382

MODEL

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sm									Sales value per sm
£1,615	- 1,149,503	- 1,883,231	- 2,679,032	- 3,645,752	- 4,548,102	- 6,553,284	- 7,636,995	- 8,862,737	£1,615
£1,776	- 979,086	- 1,652,821	- 2,391,954	- 3,302,008	- 4,149,319	- 6,097,335	- 7,129,013	- 8,299,240	£1,776
£1,938	- 808,669	- 1,422,410	- 2,104,877	- 2,958,263	- 3,750,536	- 5,641,387	- 6,621,030	- 7,735,744	£1,938
£2,207	- 524,640	- 1,038,393	- 1,626,414	- 2,385,355	- 3,085,899	- 4,881,472	- 5,774,394	- 6,796,582	£2,207
£2,368	- 354,223	- 807,982	- 1,339,337	- 2,041,611	- 2,687,116	- 4,425,524	- 5,266,412	- 6,233,086	£2,368
£2,530	- 183,805	- 577,572	- 1,052,259	- 1,697,867	- 2,288,333	- 3,969,576	- 4,758,430	- 5,669,590	£2,530
£2,691	- 14,595	- 347,161	- 765,182	- 1,354,122	- 1,889,550	- 3,513,628	- 4,250,448	- 5,106,094	£2,691
£2,960	265,546	34,835	286,719	781,215	1,224,912	2,753,714	3,403,811	4,166,932	£2,960
£3,229	544,672	413,592	187,195	208,307	560,274	1,993,799	2,557,175	3,227,771	£3,229
£3,498	821,513	791,396	659,101	357,425	99,549	1,233,885	1,710,538	2,288,611	£3,498
£3,767	1,098,356	1,165,692	1,128,836	922,481	755,127	473,971	863,901	1,349,450	£3,767
£4,306	1,652,039	1,914,283	2,061,535	2,042,854	2,052,877	1,024,521	811,902	514,930	£4,306
£4,844	2,205,721	2,662,874	2,994,234	3,159,661	3,347,977	2,504,969	2,482,110	2,367,660	£4,844
£5,382	2,759,404	3,411,466	3,926,933	4,276,467	4,643,076	3,985,417	4,143,832	4,216,509	£5,382

Aff Hsg	35%
% SR	70%
% SO	30%
£106 (private)	£20,000 per unit
£106 (affordable)	£20,000 per unit
CIL	
CSH (average unit cost)	£9,192 per unit
Grant	No
Developer's profit	20%

RLVs less existing use value **£1,852,500 per hectare** **Town Centres (1)**
£750,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sq m									Sales value per sq m
£1,615	- 3,002,003	- 3,735,731	- 4,531,532	- 5,498,252	- 6,400,602	- 8,405,784	- 9,489,495	- 10,715,237	£1,615
£1,776	- 2,831,586	- 3,505,321	- 4,244,454	- 5,154,508	- 6,001,819	- 7,949,835	- 8,981,513	- 10,151,740	£1,776
£1,938	- 2,661,169	- 3,274,910	- 3,957,377	- 4,810,763	- 5,603,036	- 7,493,887	- 8,473,530	- 9,588,244	£1,938
£2,207	- 2,377,140	- 2,890,893	- 3,478,914	- 4,237,855	- 4,938,399	- 6,733,972	- 7,626,894	- 8,849,082	£2,207
£2,368	- 2,206,723	- 2,660,482	- 3,191,937	- 3,894,111	- 4,539,616	- 6,278,024	- 7,118,912	- 8,085,586	£2,368
£2,530	- 2,036,305	- 2,430,072	- 2,904,759	- 3,550,367	- 4,140,833	- 5,822,076	- 6,610,930	- 7,522,090	£2,530
£2,691	- 1,867,095	- 2,199,661	- 2,617,682	- 3,206,622	- 3,742,050	- 5,366,128	- 6,102,948	- 6,958,594	£2,691
£2,960	- 1,586,954	- 1,817,665	- 2,139,219	- 2,633,715	- 3,077,412	- 4,606,214	- 5,256,311	- 6,019,432	£2,960
£3,229	- 1,307,828	- 1,438,908	- 1,665,305	- 2,060,807	- 2,412,774	- 3,846,299	- 4,409,675	- 5,080,271	£3,229
£3,498	- 1,030,987	- 1,061,104	- 1,193,399	- 1,495,075	- 1,752,951	- 3,086,385	- 3,563,038	- 4,141,111	£3,498
£3,767	- 754,144	- 686,808	- 723,664	- 930,019	- 1,097,373	- 2,326,471	- 2,716,401	- 3,201,950	£3,767
£4,306	- 200,461	- 61,783	209,035	190,354	200,377	827,979	1,040,598	1,337,570	£4,306
£4,844	353,221	810,374	1,141,734	1,307,161	1,495,477	652,469	629,610	515,160	£4,844
£5,382	906,904	1,558,966	2,074,433	2,423,967	2,790,576	2,132,917	2,291,332	2,364,009	£5,382

RLVs less existing use value **£1,235,000 per hectare** **Town Centres (2)**
£500,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph	
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm	
Sales value per sq m									Sales value per sq m
£1,615	- 2,384,503	- 3,118,231	- 3,914,032	- 4,880,752	- 5,783,102	- 7,788,284	- 8,871,995	- 10,097,737	£1,615
£1,776	- 2,214,086	- 2,887,821	- 3,626,954	- 4,537,008	- 5,384,319	- 7,332,335	- 8,364,013	- 9,534,240	£1,776
£1,938	- 2,043,669	- 2,657,410	- 3,339,877	- 4,193,263	- 4,985,536	- 6,876,387	- 7,856,030	- 8,970,744	£1,938
£2,207	- 1,759,640	- 2,273,393	- 2,861,414	- 3,620,355	- 4,320,899	- 6,116,472	- 7,009,394	- 8,031,582	£2,207
£2,368	- 1,589,223	- 2,042,982	- 2,574,337	- 3,276,611	- 3,922,116	- 5,660,524	- 6,501,412	- 7,468,086	£2,368
£2,530	- 1,418,805	- 1,812,572	- 2,287,259	- 2,932,867	- 3,523,333	- 5,204,576	- 5,993,430	- 6,904,590	£2,530
£2,691	- 1,249,595	- 1,582,161	- 2,000,182	- 2,589,122	- 3,124,550	- 4,748,628	- 5,485,448	- 6,341,094	£2,691
£2,960	- 969,454	- 1,200,165	- 1,521,719	- 2,016,215	- 2,459,912	- 3,988,714	- 4,638,811	- 5,401,932	£2,960
£3,229	- 690,328	- 821,408	- 1,047,805	- 1,443,307	- 1,795,274	- 3,228,799	- 3,792,175	- 4,462,771	£3,229
£3,498	- 413,487	- 443,604	- 575,899	- 877,575	- 1,135,451	- 2,468,885	- 2,945,538	- 3,523,611	£3,498
£3,767	- 136,644	- 69,308	- 106,164	- 312,519	- 479,873	- 1,708,971	- 2,098,901	- 2,584,450	£3,767
£4,306	417,039	679,283	826,535	807,854	817,877	210,479	423,098	720,070	£4,306
£4,844	970,721	1,427,874	1,759,234	1,924,661	2,112,977	1,269,969	1,247,110	1,132,660	£4,844
£5,382	1,524,404	2,176,466	2,691,933	3,041,467	3,408,076	2,750,417	2,908,832	2,981,509	£5,382

RLVs less existing use value

£741,000 per hectare
£300,000 per acre

Greenfield

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value
per sq m

Sales value
per sq m

£1,615	- 1,890,503	- 2,624,231	- 3,420,032	- 4,386,752	- 5,289,102	- 7,294,284	- 8,377,995	- 9,603,737	£1,615
£1,776	- 1,720,086	- 2,393,821	- 3,132,954	- 4,043,008	- 4,890,319	- 6,838,335	- 7,870,013	- 9,040,240	£1,776
£1,938	- 1,549,669	- 2,163,410	- 2,845,877	- 3,699,263	- 4,491,536	- 6,382,367	- 7,362,030	- 8,476,744	£1,938
£2,207	- 1,265,640	- 1,779,393	- 2,367,414	- 3,126,355	- 3,826,899	- 5,622,472	- 6,515,394	- 7,537,582	£2,207
£2,368	- 1,095,223	- 1,548,982	- 2,080,337	- 2,782,611	- 3,428,116	- 5,166,524	- 6,007,412	- 6,974,086	£2,368
£2,530	- 924,805	- 1,318,572	- 1,793,259	- 2,438,867	- 3,029,333	- 4,710,576	- 5,499,430	- 6,410,590	£2,530
£2,691	- 755,595	- 1,088,161	- 1,506,182	- 2,095,122	- 2,630,550	- 4,254,628	- 4,991,448	- 5,847,094	£2,691
£2,960	- 475,454	- 706,165	- 1,027,719	- 1,522,215	- 1,965,912	- 3,494,714	- 4,144,811	- 4,907,932	£2,960
£3,229	- 196,328	- 327,408	- 553,805	- 949,307	- 1,301,274	- 2,734,799	- 3,298,175	- 3,968,771	£3,229
£3,498	- 80,513	- 50,396	- 81,899	- 383,575	- 641,451	- 1,974,885	- 2,451,538	- 3,029,611	£3,498
£3,767	- 357,356	- 424,692	- 387,836	- 181,481	- 14,127	- 1,214,971	- 1,604,901	- 2,090,450	£3,767
£4,306	- 911,039	- 1,173,283	- 1,320,535	- 1,301,854	- 1,311,877	- 283,521	- 70,902	- 226,070	£4,306
£4,844	- 1,464,721	- 1,921,874	- 2,253,234	- 2,418,661	- 2,606,977	- 1,763,969	- 1,741,110	- 1,626,660	£4,844
£5,382	- 2,018,404	- 2,670,466	- 3,185,933	- 3,535,467	- 3,902,076	- 3,244,417	- 3,402,832	- 3,475,509	£5,382

RLVs less existing use value

£20,000 per hectare
£8,097 per acre

Agricultural use

£700,000 Infrastructure per ha

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value
£per sq m

Sales value
£per sq m

£1,615	- 1,869,503	- 2,603,231	- 3,399,032	- 4,365,752	- 5,268,102	- 7,273,284	- 8,356,995	- 9,582,737	£1,615
£1,776	- 1,699,086	- 2,372,821	- 3,111,954	- 4,022,008	- 4,869,319	- 6,817,335	- 7,849,013	- 9,019,240	£1,776
£1,938	- 1,528,669	- 2,142,410	- 2,824,877	- 3,678,263	- 4,470,536	- 6,361,387	- 7,341,030	- 8,455,744	£1,938
£2,207	- 1,244,640	- 1,758,393	- 2,346,414	- 3,105,355	- 3,805,899	- 5,601,472	- 6,494,394	- 7,516,582	£2,207
£2,368	- 1,074,223	- 1,527,982	- 2,059,337	- 2,761,611	- 3,407,116	- 5,145,524	- 5,986,412	- 6,953,086	£2,368
£2,530	- 903,805	- 1,297,572	- 1,772,259	- 2,417,867	- 3,008,333	- 4,689,576	- 5,478,430	- 6,389,590	£2,530
£2,691	- 734,595	- 1,067,161	- 1,485,182	- 2,074,122	- 2,609,550	- 4,233,628	- 4,970,448	- 5,826,094	£2,691
£2,960	- 454,454	- 685,165	- 1,006,719	- 1,501,215	- 1,944,912	- 3,473,714	- 4,123,811	- 4,886,932	£2,960
£3,229	- 175,328	- 306,408	- 532,805	- 928,307	- 1,280,274	- 2,713,799	- 3,277,175	- 3,947,771	£3,229
£3,498	- 101,513	- 71,396	- 60,899	- 362,575	- 620,451	- 1,953,885	- 2,430,538	- 3,008,611	£3,498
£3,767	- 376,356	- 445,692	- 408,836	- 202,481	- 35,127	- 1,193,971	- 1,583,901	- 2,069,450	£3,767
£4,306	- 932,039	- 1,194,283	- 1,341,535	- 1,322,854	- 1,332,877	- 304,521	- 91,902	- 205,070	£4,306
£4,844	- 1,485,721	- 1,942,874	- 2,274,234	- 2,439,661	- 2,627,977	- 1,784,969	- 1,762,110	- 1,647,660	£4,844
£5,382	- 2,039,404	- 2,691,466	- 3,206,933	- 3,556,467	- 3,923,076	- 3,265,417	- 3,423,832	- 3,496,509	£5,382

MODEL

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph		
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm		
Sales value per sm										
	£1,615	- 1,252,257	- 2,022,292	- 2,852,859	- 3,854,345	- 4,790,092	- 6,828,028	- 7,943,573	- 9,203,379	£1,615
	£1,776	- 1,091,735	- 1,805,272	- 2,582,518	- 3,530,685	- 4,414,617	- 6,398,551	- 7,465,120	- 8,672,693	£1,776
	£1,938	- 931,211	- 1,588,251	- 2,312,178	- 3,207,025	- 4,039,143	- 5,969,074	- 6,986,668	- 8,142,007	£1,938
	£2,207	- 663,672	- 1,226,550	- 1,861,610	- 2,667,591	- 3,413,352	- 5,253,279	- 6,189,248	- 7,257,531	£2,207
	£2,368	- 503,148	- 1,009,529	- 1,591,270	- 2,343,931	- 3,037,878	- 4,823,802	- 5,710,795	- 6,726,845	£2,368
	£2,530	- 342,625	- 792,508	- 1,320,929	- 2,020,270	- 2,662,404	- 4,394,325	- 5,232,342	- 6,196,159	£2,530
	£2,691	- 182,101	- 575,487	- 1,050,589	- 1,696,610	- 2,286,929	- 3,964,849	- 4,753,890	- 5,665,473	£2,691
	£2,960	- 82,883	- 213,785	- 600,021	- 1,157,177	- 1,661,139	- 3,249,054	- 3,956,470	- 4,780,997	£2,960
	£3,229	346,760	144,379	149,454	617,744	1,035,349	2,533,258	3,159,049	3,896,520	£3,229
	£3,498	608,784	501,125	295,072	79,409	409,558	1,817,463	2,361,628	3,012,044	£3,498
	£3,767	869,551	856,044	739,467	452,632	209,905	1,101,668	1,564,208	2,127,567	£3,767
	£4,306	1,391,087	1,561,128	1,620,092	1,513,122	1,438,473	320,385	24,067	360,441	£4,306
	£4,844	1,912,621	2,266,212	2,498,405	2,564,667	2,657,869	1,721,472	1,597,186	1,384,412	£4,844
	£5,382	2,434,155	2,971,295	3,376,720	3,616,211	3,877,266	3,115,964	3,170,305	3,129,265	£5,382

Aff Hsg	35%
% SR	70%
% SO	30%
£106 (private)	£20,000 per unit
£106 (affordable)	£20,000 per unit
CIL	
CSH (average unit cost)	£9,192 per unit
Grant	No
Developer's profit	25%

RLVs less existing use value **£1,852,500 per hectare** **Town Centres (1)**
£750,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph		
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm		
Sales value per sq m										
	£1,615	- 3,104,757	- 3,874,792	- 4,705,359	- 5,706,845	- 6,642,592	- 8,680,528	- 9,796,073	- 11,055,879	£1,615
	£1,776	- 2,944,235	- 3,657,772	- 4,435,018	- 5,383,185	- 6,267,117	- 8,251,051	- 9,317,620	- 10,525,193	£1,776
	£1,938	- 2,783,711	- 3,440,751	- 4,164,678	- 5,059,525	- 5,891,643	- 7,821,574	- 8,839,168	- 9,994,507	£1,938
	£2,207	- 2,516,172	- 3,079,050	- 3,714,110	- 4,520,091	- 5,265,852	- 7,103,779	- 8,041,748	- 9,110,031	£2,207
	£2,368	- 2,355,649	- 2,862,029	- 3,443,770	- 4,195,431	- 4,890,378	- 6,676,302	- 7,563,295	- 8,579,345	£2,368
	£2,530	- 2,195,125	- 2,645,008	- 3,173,429	- 3,872,770	- 4,514,904	- 6,246,825	- 7,084,842	- 8,048,659	£2,530
	£2,691	- 2,034,601	- 2,427,987	- 2,903,089	- 3,549,110	- 4,139,429	- 5,817,349	- 6,606,390	- 7,517,973	£2,691
	£2,960	- 1,769,617	- 2,066,285	- 2,452,521	- 3,009,677	- 3,513,639	- 5,101,554	- 5,808,970	- 6,633,497	£2,960
	£3,229	- 1,505,740	- 1,708,121	- 2,001,954	- 2,470,244	- 2,887,849	- 4,385,758	- 5,011,549	- 5,749,020	£3,229
	£3,498	- 1,243,716	- 1,351,375	- 1,557,428	- 1,931,909	- 2,262,058	- 3,669,963	- 4,214,128	- 4,864,544	£3,498
	£3,767	- 982,949	- 996,456	- 1,113,033	- 1,399,868	- 1,642,595	- 2,954,168	- 3,416,708	- 3,980,067	£3,767
	£4,306	- 461,413	- 291,372	- 232,408	- 339,378	- 414,027	- 1,532,115	- 1,828,433	- 2,212,941	£4,306
	£4,844	60,121	413,712	645,905	712,167	805,369	131,028	255,314	468,088	£4,844
	£5,382	581,655	1,118,795	1,524,220	1,763,711	2,024,766	1,263,464	1,317,805	1,276,765	£5,382

RLVs less existing use value **£1,235,000 per hectare** **Town Centres (2)**
£500,000 per acre

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph		
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm		
Sales value per sq m										
	£1,615	- 2,487,257	- 3,257,292	- 4,087,859	- 5,089,345	- 6,025,092	- 8,063,028	- 9,178,573	- 10,438,379	£1,615
	£1,776	- 2,326,735	- 3,040,272	- 3,817,518	- 4,765,685	- 5,649,617	- 7,633,551	- 8,700,120	- 9,907,693	£1,776
	£1,938	- 2,166,211	- 2,823,251	- 3,547,178	- 4,442,025	- 5,274,143	- 7,204,074	- 8,221,668	- 9,377,007	£1,938
	£2,207	- 1,898,672	- 2,461,550	- 3,096,610	- 3,902,591	- 4,648,352	- 6,488,279	- 7,424,248	- 8,492,531	£2,207
	£2,368	- 1,738,148	- 2,244,529	- 2,826,270	- 3,578,931	- 4,272,878	- 6,058,802	- 6,945,795	- 7,961,845	£2,368
	£2,530	- 1,577,625	- 2,027,508	- 2,555,929	- 3,255,270	- 3,897,404	- 5,629,325	- 6,467,342	- 7,431,159	£2,530
	£2,691	- 1,417,101	- 1,810,487	- 2,285,589	- 2,931,610	- 3,521,929	- 5,199,849	- 5,988,890	- 6,900,473	£2,691
	£2,960	- 1,152,117	- 1,448,785	- 1,835,021	- 2,392,177	- 2,896,139	- 4,484,054	- 5,191,470	- 6,015,997	£2,960
	£3,229	- 888,240	- 1,090,621	- 1,384,454	- 1,852,744	- 2,270,349	- 3,768,258	- 4,394,049	- 5,131,520	£3,229
	£3,498	- 626,216	- 733,875	- 939,928	- 1,314,409	- 1,644,558	- 3,052,463	- 3,596,628	- 4,247,044	£3,498
	£3,767	- 365,449	- 378,956	- 495,533	- 782,368	- 1,025,095	- 2,336,668	- 2,799,208	- 3,362,567	£3,767
	£4,306	156,087	326,128	385,092	278,122	203,473	914,615	1,210,933	1,595,441	£4,306
	£4,844	677,621	1,031,212	1,263,405	1,329,667	1,422,869	486,472	362,186	149,412	£4,844
	£5,382	1,199,155	1,736,295	2,141,720	2,381,211	2,642,266	1,880,964	1,935,305	1,894,265	£5,382

RLVs less existing use value

**£741,000 per hectare
£300,000 per acre**

Greenfield

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sq m

Sales value per sq m

£1,615	- 1,993,257	- 2,763,292	- 3,593,859	- 4,595,345	- 5,531,092	- 7,569,028	- 8,684,573	- 9,944,379	£1,615
£1,776	- 1,832,735	- 2,546,272	- 3,323,518	- 4,271,685	- 5,155,617	- 7,139,551	- 8,206,120	- 9,413,693	£1,776
£1,938	- 1,672,211	- 2,329,251	- 3,053,178	- 3,948,025	- 4,780,143	- 6,710,074	- 7,727,668	- 8,883,007	£1,938
£2,207	- 1,404,672	- 1,967,550	- 2,602,610	- 3,408,591	- 4,154,352	- 5,994,279	- 6,930,248	- 7,998,531	£2,207
£2,368	- 1,244,148	- 1,750,529	- 2,332,270	- 3,084,931	- 3,778,878	- 5,564,802	- 6,451,795	- 7,467,845	£2,368
£2,530	- 1,083,625	- 1,533,508	- 2,061,929	- 2,761,270	- 3,403,404	- 5,135,325	- 5,973,342	- 6,937,159	£2,530
£2,691	- 923,101	- 1,316,487	- 1,791,589	- 2,437,610	- 3,027,929	- 4,705,849	- 5,494,890	- 6,406,473	£2,691
£2,960	- 658,117	- 954,785	- 1,341,021	- 1,898,177	- 2,402,139	- 3,990,054	- 4,697,470	- 5,521,997	£2,960
£3,229	- 394,240	- 596,621	- 890,454	- 1,358,744	- 1,776,349	- 3,274,258	- 3,900,049	- 4,637,520	£3,229
£3,498	- 132,216	- 239,875	- 445,928	- 820,409	- 1,150,558	- 2,558,463	- 3,102,628	- 3,753,044	£3,498
£3,767	- 128,551	- 115,044	- 1,533	- 288,368	- 531,095	- 1,842,668	- 2,305,208	- 2,868,567	£3,767
£4,306	- 650,087	- 820,128	- 879,092	- 772,122	- 697,473	- 420,615	- 716,933	- 1,101,441	£4,306
£4,844	- 1,171,621	- 1,525,212	- 1,757,405	- 1,823,667	- 1,916,869	- 980,472	- 856,186	- 643,412	£4,844
£5,382	- 1,693,155	- 2,230,295	- 2,635,720	- 2,875,211	- 3,136,266	- 2,374,964	- 2,429,305	- 2,388,265	£5,382

RLVs less existing use value

**£20,000 per hectare
£8,097 per acre**

Agricultural use

£700,000 Infrastructure per ha

Density - units/ha ->	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Build costs ->	£1076 per sqm	£1199 per sqm	£1328 per sqm	£1464 per sqm	£1528 per sqm	£1608 per sqm	£1679 per sqm	£1761 per sqm

Sales value per sq m

Sales value per sq m

£1,615	- 1,972,257	- 2,742,292	- 3,572,859	- 4,574,345	- 5,510,092	- 7,548,028	- 8,663,573	- 9,923,379	£1,615
£1,776	- 1,811,735	- 2,525,272	- 3,302,518	- 4,250,685	- 5,134,617	- 7,118,551	- 8,185,120	- 9,392,693	£1,776
£1,938	- 1,651,211	- 2,308,251	- 3,032,178	- 3,927,025	- 4,759,143	- 6,689,074	- 7,706,668	- 8,862,007	£1,938
£2,207	- 1,383,672	- 1,948,550	- 2,581,610	- 3,387,591	- 4,133,352	- 5,973,279	- 6,909,248	- 7,977,531	£2,207
£2,368	- 1,223,148	- 1,729,529	- 2,311,270	- 3,063,931	- 3,757,878	- 5,543,802	- 6,430,795	- 7,446,845	£2,368
£2,530	- 1,062,625	- 1,512,508	- 2,040,929	- 2,740,270	- 3,382,404	- 5,114,325	- 5,952,342	- 6,916,159	£2,530
£2,691	- 902,101	- 1,295,487	- 1,770,589	- 2,416,610	- 3,006,929	- 4,684,849	- 5,473,890	- 6,385,473	£2,691
£2,960	- 637,117	- 933,785	- 1,320,021	- 1,877,177	- 2,381,139	- 3,969,054	- 4,676,470	- 5,500,997	£2,960
£3,229	- 373,240	- 575,621	- 869,454	- 1,337,744	- 1,755,349	- 3,253,258	- 3,879,049	- 4,616,520	£3,229
£3,498	- 111,216	- 218,875	- 424,928	- 799,409	- 1,129,558	- 2,537,463	- 3,081,628	- 3,732,044	£3,498
£3,767	- 149,551	- 136,044	- 19,467	- 267,368	- 510,095	- 1,821,668	- 2,284,208	- 2,847,567	£3,767
£4,306	- 671,087	- 841,128	- 900,092	- 793,122	- 718,473	- 399,615	- 695,933	- 1,080,441	£4,306
£4,844	- 1,192,621	- 1,546,212	- 1,778,405	- 1,844,667	- 1,937,869	- 1,001,472	- 877,186	- 664,412	£4,844
£5,382	- 1,714,155	- 2,251,295	- 2,656,720	- 2,896,211	- 3,157,266	- 2,395,964	- 2,450,305	- 2,409,265	£5,382

Annex C

WNDC: Illustrative
Commercial Development
Appraisals

WNDC COMMERCIAL DEVELOPMENT APPRAISALS

BASE COMMERCIAL VALUES – No Obligations

Rent psm	Yield	Build Cost psm	Land Value psm	Density
Industrials				4907m2 per Hectare
1. 130	7	750	343.57	1,685,904
2. 97	7	750	69.72	342,144
Offices				9814m2 Per Hectare
1. 270	6	1615	431	4,231,000
2. 215	6	1615	26.9	264,000
3. 160	6.5	1290	-154	-1,512,192
Retail				6380m2 Per Hectare
1. 270	5.5	1290	1082	6,902,400
2. 215	6	1184	544.7	3,474,550
3. 160	6.75	1075	62.2	396,739

BASE COMMERCIAL VALUES – A - £5 psf - £53.8psm Obligations

Rent psm	Yield	Build Cost Psm	Land Value psm	Density
Industrials				4907m2 per Hectare
1. 130	7	750	290	1,422,432
2. 97	7	750	16.03	78,672
Offices				9814m2 Per Hectare
1. 270	6	1615	378.3	3,712,896
2. 215	6	1615	26.15	-256,608
3. 160	6.5	1290	207.1	-2,032,800
Retail				6380m2 Per Hectare
1. 270	5.5	1290	1026	6,545,510
2. 215	6	1184	488.7	3,117,629
3. 160	6.75	1075	6.24	39,811

BASE COMMERCIAL VALUES – B - £10psf - £107.6psm Obligations

Rent psm	Yield	Build Cost psm	Land Value psm	Density
Industrials				4907m2 per Hectare
1. 130	7	750	236	1,158,960
2. 97	7	750	37.77	-185,328
Offices				9814m2 Per Hectare
1. 270	6	1615	325.3	3,192,288
2. 215	6	1615	79.19	-777,216
3. 160	6.5	1290	260.2	-2,553,408
Retail				6380m2 Per Hectare
2. 270	5.5	1290	970.1	6,188,582
2. 215	6	1184	432.8	2,760,700
3. 160	6.75	1075	49.71	-317,117

Annex D

WNDC: Key Financial Assumptions

WNDC DEVELOPMENT APPRAISALS – KEY FINANCIAL ASSUMPTIONS

Financial Input	Modelling Range
Residential sales values	£1615psm - £5382 (14 in series)
Density	30 units per hectare to 100uph (8 in series)
Base build costs	£1076psm - £1761psm including 5% contingency and 5% for ancillaries. (8 in series adjusted to each density).
Code for Sustainable Homes	Level 3 allowance on private units is 5%+ Level 4 allowance on affordable units is 11%+
Planning Obligations	£10,000, £15,000 and £20,000 per unit
Affordable Housing	Modelled at 0%, 25%, 35% and 40% with a 70-30% tenure split
Affordable housing grant	Average of £58,956 per social rent unit and £29,576 per intermediate unit
Profit margins	17%, 20% and 25% on private unit value 6% on affordable unit cost
Interest rate	6%
Sales fees	3.5%
Acquisition costs	5.75%

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