

Annex A

WNDC: Illustrative  
Residential Development  
Appraisals (with grant)

West Northamptonshire Development Corporation - Affordable Housing viability (with grant)

	AH quantum	% social rent	£106 per unit	Profit level
<a href="#">Model 1</a>	0%	0%	£0	17%
<a href="#">Model 2</a>	0%	0%	£0	20%
<a href="#">Model 3</a>	0%	0%	£0	25%
<a href="#">Model 4</a>	0%	0%	£10,000	17%
<a href="#">Model 5</a>	0%	0%	£10,000	20%
<a href="#">Model 6</a>	0%	0%	£10,000	25%
<a href="#">Model 7</a>	0%	0%	£15,000	17%
<a href="#">Model 8</a>	0%	0%	£15,000	20%
<a href="#">Model 9</a>	0%	0%	£15,000	25%
<a href="#">Model 10</a>	0%	0%	£20,000	17%
<a href="#">Model 11</a>	0%	0%	£20,000	20%
<a href="#">Model 12</a>	0%	0%	£20,000	25%
<a href="#">Model 13</a>	25%	70%	£0	17%
<a href="#">Model 14</a>	25%	70%	£0	20%
<a href="#">Model 15</a>	25%	70%	£0	25%
<a href="#">Model 16</a>	25%	70%	£10,000	17%
<a href="#">Model 17</a>	25%	70%	£10,000	20%
<a href="#">Model 18</a>	25%	70%	£10,000	25%
<a href="#">Model 19</a>	25%	70%	£15,000	17%
<a href="#">Model 20</a>	25%	70%	£15,000	20%
<a href="#">Model 21</a>	25%	70%	£15,000	25%
<a href="#">Model 22</a>	25%	70%	£20,000	17%
<a href="#">Model 23</a>	25%	70%	£20,000	20%
<a href="#">Model 24</a>	25%	70%	£20,000	25%
<a href="#">Model 25</a>	35%	70%	£0	17%
<a href="#">Model 26</a>	35%	70%	£0	20%
<a href="#">Model 27</a>	35%	70%	£0	25%
<a href="#">Model 28</a>	35%	70%	£10,000	17%
<a href="#">Model 29</a>	35%	70%	£10,000	20%
<a href="#">Model 30</a>	35%	70%	£10,000	25%
<a href="#">Model 31</a>	35%	70%	£15,000	17%
<a href="#">Model 32</a>	35%	70%	£15,000	20%
<a href="#">Model 33</a>	35%	70%	£15,000	25%
<a href="#">Model 34</a>	35%	70%	£20,000	17%
<a href="#">Model 35</a>	35%	70%	£20,000	20%
<a href="#">Model 36</a>	35%	70%	£20,000	25%
<a href="#">Model 37</a>	40%	70%	£0	17%
<a href="#">Model 38</a>	40%	70%	£0	20%
<a href="#">Model 39</a>	40%	70%	£0	25%
<a href="#">Model 40</a>	40%	70%	£10,000	17%
<a href="#">Model 41</a>	40%	70%	£10,000	20%
<a href="#">Model 42</a>	40%	70%	£10,000	25%
<a href="#">Model 43</a>	40%	70%	£15,000	17%
<a href="#">Model 44</a>	40%	70%	£15,000	20%
<a href="#">Model 45</a>	40%	70%	£15,000	25%
<a href="#">Model 46</a>	40%	70%	£20,000	17%
<a href="#">Model 47</a>	40%	70%	£20,000	20%
<a href="#">Model 48</a>	40%	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	Yes
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





**MODEL**

Density - units/ha ->

Sales value per sm

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	£1,615	29,313	374,615	754,500	1,301,955	1,792,544	3,472,316	4,155,384	4,954,759
	£1,776	210,887	45,498	342,512	807,569	1,218,798	2,820,708	3,428,500	4,147,111
	£1,938	451,087	279,572	67,175	313,183	645,052	2,169,100	2,701,617	3,339,463
	£2,207	847,362	820,729	744,404	502,328	304,446	1,083,086	1,490,144	1,993,383
	£2,368	1,084,767	1,142,016	1,149,176	989,933	870,362	431,477	763,261	1,165,734
	£2,530	1,322,171	1,463,304	1,550,786	1,475,586	1,431,940	213,147	40,757	378,148
	£2,691	1,559,576	1,784,592	1,952,395	1,957,519	1,990,978	855,901	676,206	418,478
	£2,960	1,955,251	2,320,071	2,621,745	2,760,738	2,922,706	1,915,824	1,871,145	1,746,189
	£3,229	2,350,925	2,855,551	3,291,094	3,563,957	3,854,434	2,973,750	3,066,084	3,073,900
	£3,498	2,746,600	3,391,030	3,960,443	4,367,176	4,786,162	4,031,676	4,253,599	4,398,169
	£3,767	3,142,274	3,926,510	4,629,793	5,170,396	5,717,890	5,089,603	5,436,041	5,711,994
	£4,306	3,933,624	4,997,469	5,968,492	6,776,834	7,579,167	7,197,561	7,800,926	8,339,643
	£4,844	4,724,972	6,068,428	7,307,190	8,383,273	9,429,412	9,295,500	10,165,812	10,967,294
	£5,382	5,512,878	7,139,387	8,645,889	9,988,162	11,279,657	11,393,440	12,517,927	13,585,568

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	Yes
Developer's profit	20%

**RLVs less existing use value**

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

**Town Centres (1)**

Density - units/ha ->

Sales value per sq m

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	£1,615	1,881,813	2,227,115	2,607,000	3,154,455	3,645,044	5,324,816	6,007,884	6,807,259
	£1,776	1,641,613	1,897,998	2,195,012	2,660,069	3,071,298	4,673,208	5,281,000	5,999,611
	£1,938	1,401,413	1,572,928	1,785,325	2,165,683	2,497,552	4,021,600	4,554,117	5,191,963
	£2,207	1,005,138	1,031,771	1,108,098	1,350,172	1,548,054	2,935,596	3,342,844	3,845,893
	£2,368	767,733	710,494	703,324	862,567	982,139	2,283,977	2,615,761	3,039,234
	£2,530	530,329	389,196	301,714	376,914	420,560	1,639,353	1,893,257	2,230,648
	£2,691	292,924	67,908	99,895	105,019	138,478	996,599	1,176,294	1,434,022
	£2,960	102,751	467,571	769,245	908,238	1,070,206	63,324	18,645	106,311
	£3,229	498,425	1,003,051	1,438,594	1,711,457	2,001,934	1,121,250	1,213,584	1,221,400
	£3,498	894,100	1,538,530	2,107,943	2,514,676	2,933,662	2,179,176	2,401,099	2,545,669
	£3,767	1,289,774	2,074,010	2,777,293	3,317,896	3,865,390	3,237,103	3,583,541	3,859,494
	£4,306	2,081,124	3,144,969	4,115,992	4,924,334	5,726,667	5,345,061	5,948,426	6,487,143
	£4,844	2,872,472	4,215,928	5,454,690	6,530,773	7,576,912	7,443,000	8,313,312	9,114,794
	£5,382	3,660,378	5,286,887	6,793,389	8,135,662	9,427,157	9,540,940	10,665,427	11,733,068

**RLVs less existing use value**

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

**Town Centres (2)**

Density - units/ha ->

Sales value per sq m

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	£1,615	1,264,313	1,609,615	1,989,500	2,536,955	3,027,544	4,707,316	5,390,384	6,189,759
	£1,776	1,024,113	1,280,498	1,577,512	2,042,569	2,453,798	4,055,708	4,663,500	5,382,111
	£1,938	783,913	955,428	1,167,825	1,548,183	1,880,052	3,404,100	3,936,617	4,574,463
	£2,207	387,638	414,271	490,596	732,672	930,554	2,318,086	2,725,144	3,228,383
	£2,368	150,233	92,984	85,824	245,067	364,638	1,666,477	1,998,261	2,420,734
	£2,530	87,171	228,304	315,786	240,586	196,940	1,021,853	1,275,757	1,613,148
	£2,691	324,576	549,592	717,395	722,519	755,978	379,099	558,794	816,522
	£2,960	720,251	1,085,071	1,386,745	1,525,738	1,687,706	680,824	636,145	511,189
	£3,229	1,115,925	1,620,551	2,056,094	2,328,957	2,619,434	1,738,750	1,831,084	1,838,900
	£3,498	1,511,600	2,156,000	2,725,443	3,132,176	3,551,162	2,796,676	3,018,599	3,163,169
	£3,767	1,907,274	2,691,510	3,394,793	3,935,396	4,482,890	3,854,603	4,201,041	4,476,994
	£4,306	2,698,624	3,762,469	4,733,492	5,541,834	6,344,167	5,962,561	6,565,926	7,104,643
	£4,844	3,489,972	4,833,428	6,072,190	7,148,273	8,194,412	8,060,500	8,930,812	9,732,294
	£5,382	4,277,878	5,904,387	7,410,889	8,753,162	10,044,657	10,158,440	11,282,927	12,350,568

**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 ->

Sales value per sm

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	£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	Yes
Developer's profit	25%

**RLVs less existing use value**

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

**Town Centres (1)**

Density - units/ha ->

Sales value per sq m

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	£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	1,321,393	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  
£500,000 per acre

**Town Centres (2)**

Density - units/ha ->

Sales value per sq m

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	£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





**MODEL**

Density - units/ha ->

Sales value per sm

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									
£1,615	- 239,956	- 649,149	- 1,097,668	- 1,713,757	- 2,283,393	- 4,045,415	- 4,802,435	- 5,673,707	£1,615
£1,776	- 11,269	- 307,198	- 670,231	- 1,200,831	- 1,688,132	- 3,369,372	- 4,048,294	- 4,835,771	£1,776
£1,938	260,477	32,890	242,793	687,905	1,092,871	2,693,328	3,294,152	3,997,836	£1,938
£2,207	674,257	594,991	461,448	162,780	102,489	1,566,589	2,037,250	2,601,277	£2,207
£2,368	920,564	931,000	893,024	663,671	484,648	890,545	1,283,108	1,763,342	£2,368
£2,530	1,166,872	1,264,335	1,302,075	1,174,561	1,071,785	216,365	528,967	925,408	£2,530
£2,691	1,413,180	1,597,671	1,718,745	1,677,138	1,652,568	450,492	216,287	92,543	£2,691
£2,960	1,823,691	2,153,232	2,413,195	2,510,479	2,619,236	1,555,547	1,456,036	1,284,956	£2,960
£3,229	2,234,204	2,708,792	3,107,645	3,343,818	3,585,903	2,653,146	2,695,786	2,662,456	£3,229
£3,498	2,644,716	3,264,352	3,802,095	4,177,158	4,552,572	3,750,744	3,933,785	4,039,956	£3,498
£3,767	3,055,229	3,819,912	4,496,545	5,010,499	5,519,239	4,848,343	5,160,568	5,405,913	£3,767
£4,306	3,876,254	4,931,032	5,885,445	6,677,178	7,452,576	7,040,740	7,614,137	8,132,100	£4,306
£4,844	4,697,278	6,042,152	7,274,345	8,343,858	9,375,229	9,217,352	10,067,706	10,858,287	£4,844
£5,382	5,517,377	7,153,272	8,663,245	10,010,538	11,294,860	11,393,964	12,513,983	13,581,187	£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	Yes
Developer's profit	17%

**RLVs less existing use value**

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

**Town Centres (1)**

Density - units/ha ->

Sales value per sq m

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									
£1,615	- 2,092,456	- 2,501,649	- 2,950,168	- 3,566,257	- 4,135,893	- 5,897,915	- 6,654,935	- 7,526,207	£1,615
£1,776	- 1,841,231	- 2,159,698	- 2,522,731	- 3,053,331	- 3,540,632	- 5,221,872	- 5,900,794	- 6,688,271	£1,776
£1,938	- 1,592,023	- 1,819,610	- 2,095,293	- 2,540,405	- 2,945,371	- 4,545,828	- 5,146,652	- 5,850,336	£1,938
£2,207	- 1,178,243	- 1,257,599	- 1,391,052	- 1,689,720	- 1,954,989	- 3,419,089	- 3,889,750	- 4,453,777	£2,207
£2,368	- 931,936	- 921,500	- 969,476	- 1,183,829	- 1,367,852	- 2,743,045	- 3,135,609	- 3,615,842	£2,368
£2,530	- 685,628	- 588,165	- 550,425	- 677,939	- 780,715	- 2,068,865	- 2,381,467	- 2,777,908	£2,530
£2,691	- 439,320	- 254,829	- 133,755	- 175,362	- 199,932	- 1,402,008	- 1,636,213	- 1,945,043	£2,691
£2,960	- 28,809	- 300,732	- 560,695	- 657,979	- 766,736	- 296,953	- 396,464	- 567,544	£2,960
£3,229	381,704	856,292	1,255,145	1,491,318	1,733,403	800,646	843,286	809,956	£3,229
£3,498	792,216	1,411,852	1,949,595	2,324,658	2,700,072	1,898,244	2,081,285	2,187,456	£3,498
£3,767	1,202,729	1,967,412	2,644,045	3,157,999	3,666,739	2,995,843	3,308,068	3,553,413	£3,767
£4,306	2,023,754	3,078,532	4,032,945	4,824,678	5,600,076	5,188,240	5,761,637	6,279,600	£4,306
£4,844	2,844,778	4,189,652	5,421,845	6,491,358	7,522,729	7,364,852	8,215,206	9,005,787	£4,844
£5,382	3,664,877	5,300,772	6,810,745	8,158,038	9,442,360	9,541,464	10,661,483	11,728,687	£5,382

**RLVs less existing use value**

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

**Town Centres (2)**

Density - units/ha ->

Sales value per sq m

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									
£1,615	- 1,474,956	- 1,884,149	- 2,332,668	- 2,948,757	- 3,518,393	- 5,280,415	- 6,037,435	- 6,908,707	£1,615
£1,776	- 1,223,731	- 1,542,198	- 1,905,231	- 2,435,831	- 2,923,132	- 4,604,372	- 5,283,294	- 6,070,771	£1,776
£1,938	- 974,523	- 1,202,110	- 1,477,793	- 1,922,905	- 2,327,871	- 3,928,328	- 4,529,152	- 5,232,836	£1,938
£2,207	- 560,743	- 640,009	- 773,552	- 1,072,220	- 1,337,489	- 2,801,589	- 3,272,250	- 3,836,277	£2,207
£2,368	- 314,436	- 304,000	- 351,976	- 566,329	- 750,352	- 2,125,545	- 2,518,108	- 2,998,342	£2,368
£2,530	- 68,128	- 29,335	- 67,075	- 60,439	- 163,215	- 1,451,365	- 1,763,967	- 2,160,408	£2,530
£2,691	178,180	362,671	483,745	442,138	417,568	- 784,508	- 1,018,713	- 1,327,543	£2,691
£2,960	588,691	918,232	1,178,195	1,275,479	1,384,236	320,547	221,036	49,956	£2,960
£3,229	999,204	1,473,792	1,872,645	2,108,818	2,350,903	1,418,146	1,460,786	1,427,456	£3,229
£3,498	1,409,716	2,029,352	2,567,095	2,942,158	3,317,572	2,515,744	2,698,785	2,804,956	£3,498
£3,767	1,820,229	2,584,912	3,261,545	3,775,499	4,284,239	3,613,343	3,925,568	4,170,913	£3,767
£4,306	2,641,254	3,696,032	4,650,445	5,442,178	6,217,576	5,805,740	6,379,137	6,897,100	£4,306
£4,844	3,462,278	4,807,152	6,039,345	7,108,858	8,140,229	7,982,352	8,832,706	9,623,287	£4,844
£5,382	4,282,377	5,918,272	7,428,245	8,775,538	10,059,860	10,158,964	11,278,983	12,346,187	£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

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

Sales value per sq m

**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

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

Sales value per sq m





**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	- 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	
C5H (average unit cost)	£6,473 per unit
Grant	Yes
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

£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	- 1,429,809	- 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

£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	- 571,087	- 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		
Sales value per sm										
	£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

Aff Hsg	0%
% SR	0%
% SO	100%
S106 (private)	£10,000 per unit
S106 (affordable)	£10,000 per unit
CIL	
CSH (average unit cost)	£6,473 per unit
Grant	Yes
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	2,345,392	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	1,514,215	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		
Sales value per sq m										
	£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 ->	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 sqm								
£1,615	- 393,005	- 850,599	- 1,349,480	- 2,015,931	- 2,640,506	- 4,458,770	- 5,267,459	- 6,190,399
£1,776	- 140,332	- 508,648	- 922,042	- 1,503,006	- 2,045,245	- 3,782,726	- 4,513,318	- 5,352,464
£1,938	- 109,389	- 166,698	- 494,604	- 990,080	- 1,449,983	- 3,106,682	- 3,759,176	- 4,514,529
£2,207	- 524,735	- 396,158	- 212,908	- 135,468	- 457,882	- 1,979,943	- 2,502,273	- 3,117,970
£2,368	771,440	733,419	634,483	370,422	132,111	1,303,899	1,748,132	2,280,035
£2,530	1,017,747	1,068,122	1,056,058	878,313	719,248	627,855	993,900	1,442,100
£2,691	1,264,056	1,401,459	1,473,478	1,382,204	1,304,611	42,363	242,859	604,165
£2,960	1,674,567	1,957,018	2,167,928	2,216,159	2,271,279	1,152,648	996,892	774,795
£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
£3,498	2,495,592	3,068,138	3,556,828	3,882,839	4,204,615	3,347,845	3,476,391	3,529,794
£3,767	2,906,104	3,623,699	4,251,278	4,716,179	5,171,283	4,445,444	4,707,307	4,902,289
£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
£4,844	4,548,153	5,845,938	7,029,078	8,049,539	9,031,857	8,819,688	9,614,444	10,354,663
£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

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	Yes
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 sqm								
£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
£1,776	- 1,992,832	- 2,361,148	- 2,774,542	- 3,355,506	- 3,897,745	- 5,635,226	- 6,365,818	- 7,204,964
£1,938	- 1,743,111	- 2,019,198	- 2,347,104	- 2,842,580	- 3,302,483	- 4,953,182	- 5,611,676	- 6,367,029
£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
£2,368	- 1,061,060	- 1,119,081	- 1,218,017	- 1,482,078	- 1,720,389	- 3,156,399	- 3,600,632	- 4,132,535
£2,530	- 834,753	- 784,378	- 796,442	- 976,187	- 1,133,252	- 2,480,355	- 2,846,490	- 3,294,600
£2,691	- 588,444	- 451,041	- 379,022	- 470,296	- 547,889	- 1,810,137	- 2,095,359	- 2,456,665
£2,960	- 177,933	- 104,518	- 315,428	- 363,659	- 418,779	- 699,852	- 855,608	- 1,077,705
£3,229	232,580	660,079	1,009,878	1,196,998	1,385,446	397,747	384,141	299,795
£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
£3,767	1,053,604	1,771,199	2,398,778	2,863,679	3,318,783	2,592,944	2,854,807	3,049,789
£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
£4,844	2,695,653	3,993,438	5,176,578	6,197,039	7,179,357	6,967,188	7,761,944	8,502,163
£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

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

**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

Sales value

£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								
£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	Yes
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	- 2,340,355	- 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	- 2,172,282	- 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								
£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 ->

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

£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	- 368,451	- 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	Yes
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

£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  
£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

£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 ->	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	
C5H (average unit cost)	£6,473 per unit
Grant	Yes
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	- 2,398,552	- 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  
£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	- 1,781,052	- 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 per sq m

Sales value per sq m

£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	- 963,079	- 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	Yes
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

**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	-	1,381,904	-	1,921,412	-	2,502,748	-	3,251,652	-	3,961,994	-	5,866,733	-	6,756,477	-	7,762,531	-	£1,615
£1,776	-	1,138,364	-	1,591,822	-	2,090,760	-	2,757,267	-	3,388,249	-	5,215,125	-	6,029,594	-	6,954,882	-	£1,776
£1,938	-	894,824	-	1,262,231	-	1,678,771	-	2,262,860	-	2,814,503	-	4,563,516	-	5,302,710	-	6,147,234	-	£1,938
£2,207	-	493,928	-	714,975	-	992,124	-	1,438,903	-	1,858,260	-	3,477,503	-	4,091,238	-	4,801,153	-	£2,207
£2,368	-	253,729	-	389,905	-	584,421	-	944,518	-	1,284,514	-	2,825,894	-	3,364,354	-	3,993,505	-	£2,368
£2,530	-	15,326	-	64,834	-	178,082	-	456,456	-	714,870	-	2,174,286	-	2,637,471	-	3,185,856	-	£2,530
£2,691	-	222,079	-	258,739	-	228,255	-	31,149	-	148,955	-	1,522,677	-	1,910,588	-	2,378,208	-	£2,691
£2,960	-	617,753	-	794,218	-	899,679	-	842,458	-	789,878	-	446,358	-	706,435	-	1,035,455	-	£2,960
£3,229	-	1,013,428	-	1,329,698	-	1,569,028	-	1,645,678	-	1,721,606	-	621,154	-	488,505	-	292,255	-	£3,229
£3,498	-	1,409,103	-	1,865,177	-	2,238,377	-	2,448,897	-	2,653,335	-	1,679,080	-	1,683,445	-	1,619,966	-	£3,498
£3,767	-	1,804,776	-	2,400,657	-	2,907,727	-	3,252,116	-	3,585,063	-	2,737,006	-	2,878,384	-	2,947,676	-	£3,767
£4,306	-	2,596,126	-	3,471,616	-	4,246,425	-	4,858,555	-	5,448,518	-	4,852,858	-	5,246,881	-	5,584,149	-	£4,306
£4,844	-	3,387,475	-	4,542,575	-	5,585,124	-	6,464,993	-	7,311,974	-	6,963,840	-	7,611,766	-	8,211,799	-	£4,844
£5,382	-	4,178,824	-	5,613,534	-	6,923,823	-	8,071,432	-	9,165,165	-	9,061,780	-	9,976,651	-	10,839,448	-	£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	-	1,360,904	-	1,900,412	-	2,481,748	-	3,230,652	-	3,940,994	-	5,845,733	-	6,735,477	-	7,741,531	-	£1,615
£1,776	-	1,117,364	-	1,570,822	-	2,069,760	-	2,736,267	-	3,367,249	-	5,194,125	-	6,008,594	-	6,933,882	-	£1,776
£1,938	-	873,824	-	1,241,231	-	1,657,771	-	2,241,880	-	2,793,503	-	4,542,516	-	5,281,710	-	6,126,234	-	£1,938
£2,207	-	472,928	-	693,975	-	971,124	-	1,417,903	-	1,837,260	-	3,456,503	-	4,070,238	-	4,780,153	-	£2,207
£2,368	-	232,729	-	368,905	-	563,421	-	923,518	-	1,263,514	-	2,804,894	-	3,343,354	-	3,972,505	-	£2,368
£2,530	-	5,674	-	43,834	-	157,082	-	435,456	-	693,870	-	2,153,286	-	2,616,471	-	3,164,856	-	£2,530
£2,691	-	243,079	-	279,739	-	249,255	-	52,149	-	127,955	-	1,501,677	-	1,889,588	-	2,357,208	-	£2,691
£2,960	-	638,753	-	815,218	-	920,679	-	863,458	-	810,878	-	425,358	-	685,435	-	1,014,455	-	£2,960
£3,229	-	1,034,428	-	1,350,698	-	1,590,028	-	1,666,678	-	1,742,606	-	642,154	-	509,505	-	313,255	-	£3,229
£3,498	-	1,430,103	-	1,886,177	-	2,259,377	-	2,469,897	-	2,674,335	-	1,700,080	-	1,704,445	-	1,640,966	-	£3,498
£3,767	-	1,825,776	-	2,421,657	-	2,928,727	-	3,273,116	-	3,606,063	-	2,758,006	-	2,899,384	-	2,968,676	-	£3,767
£4,306	-	2,617,126	-	3,492,616	-	4,267,425	-	4,879,555	-	5,469,518	-	4,873,858	-	5,267,881	-	5,605,149	-	£4,306
£4,844	-	3,408,475	-	4,563,575	-	5,606,124	-	6,485,993	-	7,332,974	-	6,984,840	-	7,632,766	-	8,232,799	-	£4,844
£5,382	-	4,199,824	-	5,634,534	-	6,944,823	-	8,092,432	-	9,186,165	-	9,082,780	-	9,997,651	-	10,860,448	-	£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	- 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	261,385	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	2,897,629	3,307,020	4,012,134
£2,530	486,485	350,032	155,250	205,138	545,263	2,085,747	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

Aff Hsg	0%
% SR	0%
% SO	100%
S106 (private)	£20,000 per unit
S106 (affordable)	£20,000 per unit
CIL	
CSH (average unit cost)	£6,473 per unit
Grant	Yes
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	- 2,651,488	- 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	- 2,113,885	- 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** **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	- 2,033,988	- 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 m

Sales 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 m

Sales 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 -> 13

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	51,235	281,566	694,723	1,277,843	1,775,943	3,302,669	4,006,515	4,846,191	£1,615
£1,776	246,680	14,242	360,370	877,154	1,311,034	2,772,491	3,415,546	4,190,222	£1,776
£1,938	441,325	250,103	26,801	476,465	846,127	2,242,313	2,824,577	3,534,252	£1,938
£2,207	763,247	689,448	522,817	187,473	72,418	1,358,683	1,839,629	2,440,970	£2,207
£2,368	956,400	950,694	851,879	582,670	396,150	828,507	1,248,660	1,785,001	£2,368
£2,530	1,149,553	1,211,939	1,177,784	977,866	844,718	298,329	657,691	1,129,032	£2,530
£2,691	1,342,707	1,473,184	1,503,689	1,369,190	1,297,930	225,313	69,964	473,062	£2,691
£2,960	1,664,629	1,908,593	2,046,864	2,020,131	2,052,879	1,093,408	901,558	607,252	£2,960
£3,229	1,986,552	2,344,001	2,590,039	2,671,072	2,807,827	1,954,159	1,873,079	1,685,628	£3,229
£3,498	2,308,474	2,779,410	3,133,214	3,322,014	3,562,775	2,814,909	2,844,601	2,764,006	£3,498
£3,767	2,630,396	3,214,818	3,676,388	3,972,955	4,317,724	3,675,660	3,806,264	3,837,024	£3,767
£4,306	3,274,240	4,085,636	4,762,738	5,274,837	5,826,822	5,393,739	5,728,735	5,970,945	£4,306
£4,844	3,914,976	4,956,453	5,849,088	6,576,720	7,325,615	7,100,277	7,651,206	8,104,867	£4,844
£5,382	4,565,507	5,823,625	6,935,438	7,878,603	8,824,407	8,806,813	9,566,012	10,238,787	£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	Yes
Developer's profit	17%

**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	1,801,265	2,134,066	2,547,223	3,130,343	3,628,443	5,155,169	5,859,015	6,698,691	£1,615
£1,776	1,605,820	1,866,742	2,212,870	2,729,654	3,163,534	4,624,991	5,268,046	6,042,722	£1,776
£1,938	1,411,175	1,602,397	1,879,301	2,328,965	2,698,627	4,094,813	4,677,077	5,386,752	£1,938
£2,207	1,089,253	1,163,052	1,329,683	1,665,027	1,924,918	3,211,183	3,692,129	4,293,470	£2,207
£2,368	896,100	901,806	1,000,621	1,268,890	1,466,350	2,681,007	3,101,160	3,637,501	£2,368
£2,530	702,947	640,561	674,716	874,634	1,007,782	2,150,829	2,510,191	2,981,532	£2,530
£2,691	509,793	379,316	348,811	483,310	554,570	1,627,187	1,922,464	2,325,562	£2,691
£2,960	187,871	56,093	194,364	167,631	200,379	759,092	950,942	1,245,248	£2,960
£3,229	134,052	491,501	737,539	818,572	955,327	101,659	20,579	166,872	£3,229
£3,498	455,974	926,910	1,280,714	1,469,514	1,710,275	962,409	992,101	911,506	£3,498
£3,767	777,896	1,362,318	1,823,888	2,120,455	2,465,224	1,823,160	1,953,764	1,984,524	£3,767
£4,306	1,421,740	2,233,136	2,910,238	3,422,337	3,974,322	3,541,239	3,876,235	4,118,445	£4,306
£4,844	2,062,476	3,103,953	3,996,588	4,724,220	5,473,115	5,247,777	5,798,706	6,252,367	£4,844
£5,382	2,703,007	3,971,125	5,082,938	6,026,103	6,971,907	6,954,313	7,713,512	8,386,287	£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	1,183,765	1,516,566	1,929,723	2,512,843	3,010,943	4,537,669	5,241,515	6,081,191	£1,615
£1,776	988,320	1,249,242	1,595,370	2,112,154	2,546,034	4,007,491	4,650,546	5,425,222	£1,776
£1,938	793,675	984,897	1,261,801	1,711,465	2,081,127	3,477,313	4,059,577	4,769,252	£1,938
£2,207	471,753	545,552	712,183	1,047,527	1,307,418	2,593,683	3,074,629	3,675,970	£2,207
£2,368	278,600	284,306	383,121	652,330	848,850	2,063,507	2,483,660	3,020,001	£2,368
£2,530	85,447	23,061	57,216	257,134	390,282	1,533,329	1,892,691	2,364,032	£2,530
£2,691	107,707	238,184	268,689	134,190	62,930	1,009,687	1,304,964	1,708,062	£2,691
£2,960	429,629	673,593	811,864	785,131	817,879	141,592	333,442	627,748	£2,960
£3,229	751,552	1,109,001	1,355,039	1,436,072	1,572,827	719,159	638,079	450,628	£3,229
£3,498	1,073,474	1,544,410	1,898,214	2,087,014	2,327,775	1,579,909	1,609,601	1,529,006	£3,498
£3,767	1,395,396	1,979,818	2,441,388	2,737,955	3,082,724	2,440,660	2,571,264	2,602,024	£3,767
£4,306	2,039,240	2,850,636	3,527,738	4,039,837	4,591,822	4,158,739	4,493,735	4,735,945	£4,306
£4,844	2,679,976	3,721,453	4,614,088	5,341,720	6,090,615	5,865,277	6,416,206	6,869,867	£4,844
£5,382	3,320,507	4,588,625	5,700,438	6,643,603	7,589,407	7,571,813	8,331,012	9,003,787	£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	-	689,765	-	1,022,566	-	1,435,723	-	2,018,843	-	2,516,943	-	4,043,669	-	4,747,515	-	5,587,191	-	£1,615
£1,776	-	494,320	-	755,242	-	1,101,370	-	1,619,154	-	2,052,034	-	3,513,491	-	4,156,546	-	4,931,222	-	£1,776
£1,938	-	299,675	-	490,697	-	767,801	-	1,217,465	-	1,597,127	-	2,983,313	-	3,565,577	-	4,275,252	-	£1,938
£2,207	-	22,247	-	51,552	-	218,183	-	553,527	-	813,418	-	2,099,683	-	2,580,629	-	3,181,970	-	£2,207
£2,368	-	215,400	-	209,694	-	110,879	-	158,330	-	354,850	-	1,569,507	-	1,989,660	-	2,526,001	-	£2,368
£2,530	-	408,553	-	470,939	-	436,784	-	236,866	-	103,718	-	1,039,329	-	1,398,691	-	1,870,032	-	£2,530
£2,691	-	601,707	-	732,184	-	762,689	-	628,190	-	556,930	-	515,687	-	810,964	-	1,214,062	-	£2,691
£2,960	-	923,629	-	1,167,593	-	1,305,864	-	1,279,131	-	1,311,879	-	352,408	-	160,558	-	133,748	-	£2,960
£3,229	-	1,245,552	-	1,603,001	-	1,849,039	-	1,930,072	-	2,066,827	-	1,213,159	-	1,132,079	-	944,628	-	£3,229
£3,498	-	1,567,474	-	2,038,410	-	2,392,214	-	2,581,014	-	2,821,775	-	2,073,909	-	2,103,601	-	2,023,006	-	£3,498
£3,767	-	1,889,396	-	2,473,818	-	2,935,388	-	3,231,955	-	3,576,724	-	2,934,660	-	3,065,264	-	3,096,024	-	£3,767
£4,306	-	2,533,240	-	3,344,636	-	4,021,738	-	4,533,837	-	5,085,822	-	4,652,739	-	4,987,735	-	5,229,945	-	£4,306
£4,844	-	3,173,976	-	4,215,453	-	5,108,088	-	5,835,720	-	6,584,615	-	6,359,277	-	6,910,206	-	7,363,867	-	£4,844
£5,382	-	3,814,507	-	5,082,625	-	6,194,438	-	7,137,603	-	8,083,407	-	8,065,813	-	8,825,012	-	9,497,787	-	£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	-	688,765	-	1,001,566	-	1,414,723	-	1,997,843	-	2,495,943	-	4,022,669	-	4,726,515	-	5,566,191	-	£1,615
£1,776	-	473,320	-	734,242	-	1,080,370	-	1,597,154	-	2,031,034	-	3,492,491	-	4,135,546	-	4,910,222	-	£1,776
£1,938	-	278,675	-	469,897	-	746,801	-	1,196,465	-	1,566,127	-	2,962,313	-	3,544,577	-	4,254,252	-	£1,938
£2,207	-	43,247	-	30,552	-	197,183	-	532,527	-	792,418	-	2,078,683	-	2,559,629	-	3,160,970	-	£2,207
£2,368	-	236,400	-	230,694	-	131,879	-	137,330	-	333,850	-	1,548,507	-	1,968,660	-	2,505,001	-	£2,368
£2,530	-	429,553	-	491,939	-	457,784	-	257,866	-	124,718	-	1,018,329	-	1,377,691	-	1,849,032	-	£2,530
£2,691	-	622,707	-	753,184	-	783,689	-	649,190	-	577,930	-	494,687	-	789,964	-	1,193,062	-	£2,691
£2,960	-	944,629	-	1,188,593	-	1,326,864	-	1,300,131	-	1,332,879	-	373,408	-	181,558	-	112,748	-	£2,960
£3,229	-	1,266,552	-	1,624,001	-	1,870,039	-	1,951,072	-	2,087,827	-	1,234,159	-	1,153,079	-	965,628	-	£3,229
£3,498	-	1,588,474	-	2,059,410	-	2,413,214	-	2,602,014	-	2,842,775	-	2,094,909	-	2,124,601	-	2,044,006	-	£3,498
£3,767	-	1,910,396	-	2,494,818	-	2,956,388	-	3,252,955	-	3,597,724	-	2,955,660	-	3,086,264	-	3,117,024	-	£3,767
£4,306	-	2,554,240	-	3,365,636	-	4,042,738	-	4,554,837	-	5,106,822	-	4,673,739	-	5,008,735	-	5,250,945	-	£4,306
£4,844	-	3,194,976	-	4,236,453	-	5,129,088	-	5,856,720	-	6,605,615	-	6,380,277	-	6,931,206	-	7,384,867	-	£4,844
£5,382	-	3,835,507	-	5,103,625	-	6,215,438	-	7,158,603	-	8,104,407	-	8,086,813	-	8,846,012	-	9,518,787	-	£5,382





**MODEL**

Density - units/ha ->	14	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	18,926	377,839	815,066	1,422,254	1,943,476	3,492,877	4,218,761	5,082,020	£1,615
		£1,776	169,762	119,091	492,299	1,035,469	1,494,703	2,981,025	3,648,236	4,448,766	£1,776
		£1,938	358,451	136,865	169,532	648,684	1,045,931	2,469,174	3,077,710	3,815,511	£1,938
		£2,207	669,389	562,201	362,223	5,239	297,977	1,616,088	2,126,835	2,760,088	£2,207
		£2,368	855,865	814,637	690,565	379,243	146,630	1,104,237	1,556,310	2,126,834	£2,368
		£2,530	1,042,342	1,066,845	996,417	757,726	589,283	592,366	985,784	1,493,580	£2,530
		£2,691	1,228,817	1,319,054	1,311,027	1,137,995	1,029,802	82,823	415,259	860,325	£2,691
		£2,960	1,539,611	1,739,403	1,835,376	1,766,346	1,758,546	758,682	524,172	187,934	£2,960
		£3,229	1,850,406	2,159,751	2,359,726	2,394,696	2,487,290	1,590,263	1,462,086	1,228,969	£3,229
		£3,498	2,161,200	2,580,099	2,884,075	3,023,047	3,216,032	2,421,259	2,400,000	2,270,005	£3,498
		£3,767	2,471,993	3,000,447	3,408,424	3,651,398	3,944,776	3,252,256	3,332,976	3,311,039	£3,767
		£4,306	3,093,581	3,841,144	4,457,123	4,908,100	5,402,264	4,914,248	5,188,935	5,371,167	£4,306
		£4,844	3,713,013	4,681,840	5,505,822	6,164,801	6,851,192	6,562,390	7,044,892	7,431,186	£4,844
		£5,382	4,331,393	5,520,322	6,554,521	7,421,502	8,297,946	8,209,922	8,897,910	9,491,204	£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	Yes
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	1,871,426	2,230,339	2,667,566	3,274,754	3,795,976	5,345,377	6,071,261	6,934,520	£1,615
	£1,776	1,682,738	1,971,591	2,344,799	2,887,969	3,347,203	4,833,525	5,500,736	6,301,266	£1,776
	£1,938	1,494,049	1,715,635	2,022,032	2,501,184	2,898,431	4,321,674	4,930,210	5,668,011	£1,938
	£2,207	1,183,111	1,290,299	1,490,277	1,857,739	2,150,477	3,468,588	3,979,335	4,812,588	£2,207
	£2,368	996,635	1,037,863	1,171,935	1,476,257	1,705,870	2,956,737	3,408,810	3,979,334	£2,368
	£2,530	810,158	785,655	856,083	1,094,774	1,263,217	2,444,886	2,838,284	3,346,080	£2,530
	£2,691	623,683	533,446	541,473	714,505	822,698	1,935,323	2,267,759	2,712,825	£2,691
	£2,960	312,889	113,097	17,124	86,154	93,954	1,093,818	1,328,328	1,664,566	£2,960
	£3,229	2,094	307,251	507,226	542,196	634,790	262,237	390,414	623,531	£3,229
	£3,498	308,700	727,599	1,031,575	1,170,547	1,363,532	568,759	547,500	417,505	£3,498
	£3,767	619,493	1,147,947	1,555,924	1,798,898	2,092,276	1,399,756	1,480,476	1,458,539	£3,767
	£4,306	1,241,081	1,988,644	2,604,623	3,055,600	3,549,764	3,061,748	3,336,435	3,518,667	£4,306
	£4,844	1,860,513	2,820,340	3,653,322	4,312,301	4,998,692	4,709,890	5,192,392	5,578,686	£4,844
	£5,382	2,478,893	3,667,822	4,702,021	5,569,002	6,445,446	6,357,422	7,045,410	7,638,704	£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	1,253,926	1,612,839	2,050,066	2,657,254	3,178,476	4,727,877	5,453,761	6,317,020	£1,615
	£1,776	1,065,238	1,354,091	1,727,299	2,270,469	2,729,703	4,216,025	4,883,236	5,683,766	£1,776
	£1,938	876,549	1,098,135	1,404,532	1,883,684	2,280,931	3,704,174	4,312,710	5,050,511	£1,938
	£2,207	565,611	672,799	872,777	1,240,239	1,532,977	2,851,088	3,361,835	3,995,088	£2,207
	£2,368	379,135	420,363	554,435	858,757	1,088,370	2,339,237	2,791,310	3,361,834	£2,368
	£2,530	192,658	168,155	238,583	477,274	645,717	1,827,386	2,220,784	2,728,580	£2,530
	£2,691	6,183	84,054	76,027	97,005	205,198	1,317,823	1,650,259	2,095,325	£2,691
	£2,960	304,611	504,403	600,376	531,346	523,546	476,318	710,828	1,047,066	£2,960
	£3,229	615,406	924,751	1,124,726	1,159,696	1,252,290	355,263	227,086	6,031	£3,229
	£3,498	926,200	1,345,099	1,649,075	1,788,047	1,981,032	1,186,259	1,165,000	1,035,005	£3,498
	£3,767	1,236,993	1,765,447	2,173,424	2,416,398	2,709,776	2,017,256	2,097,976	2,076,039	£3,767
	£4,306	1,858,581	2,606,144	3,222,123	3,673,100	4,167,264	3,679,248	3,953,935	4,136,167	£4,306
	£4,844	2,478,013	3,446,840	4,270,822	4,929,801	5,616,192	5,327,390	5,809,892	6,196,186	£4,844
	£5,382	3,096,393	4,285,322	5,319,521	6,186,502	7,062,946	6,974,922	7,662,910	8,256,204	£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	- 759,926	- 1,118,839	- 1,556,066	- 2,163,254	- 2,684,476	- 4,233,877	- 4,959,761	- 5,823,020	£1,615
£1,776	- 571,238	- 860,091	- 1,233,299	- 1,776,469	- 2,235,703	- 3,722,025	- 4,389,236	- 5,189,766	£1,776
£1,938	- 382,549	- 604,135	- 910,532	- 1,389,684	- 1,786,931	- 3,210,174	- 3,818,710	- 4,556,511	£1,938
£2,207	- 71,611	- 178,799	- 378,777	- 746,239	- 1,038,977	- 2,357,088	- 2,867,835	- 3,501,088	£2,207
£2,368	- 114,865	- 73,637	- 60,435	- 364,757	- 594,370	- 1,845,237	- 2,297,310	- 2,867,834	£2,368
£2,530	301,342	325,845	255,417	16,726	151,717	1,333,386	1,726,784	2,234,580	£2,530
£2,691	487,817	578,054	570,027	396,995	288,802	823,823	1,156,259	1,601,325	£2,691
£2,960	798,611	998,403	1,094,376	1,025,346	1,017,546	17,682	216,828	553,066	£2,960
£3,229	1,109,406	1,418,751	1,618,726	1,653,696	1,746,290	849,263	721,086	487,969	£3,229
£3,498	1,420,200	1,839,099	2,143,075	2,282,047	2,475,032	1,680,259	1,659,000	1,529,005	£3,498
£3,767	1,730,993	2,259,447	2,667,424	2,910,398	3,203,776	2,511,256	2,591,976	2,570,039	£3,767
£4,306	2,352,581	3,100,144	3,716,123	4,167,100	4,661,264	4,173,248	4,447,935	4,630,167	£4,306
£4,844	2,972,013	3,940,840	4,764,822	5,423,801	6,110,192	5,821,390	6,303,892	6,690,186	£4,844
£5,382	3,590,393	4,779,322	5,813,521	6,680,502	7,556,946	7,468,922	8,156,910	8,750,204	£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	- 738,926	- 1,097,839	- 1,535,066	- 2,142,254	- 2,663,476	- 4,212,877	- 4,938,761	- 5,802,020	£1,615
£1,776	- 550,238	- 839,091	- 1,212,299	- 1,755,469	- 2,214,703	- 3,701,025	- 4,368,236	- 5,168,766	£1,776
£1,938	- 361,549	- 583,135	- 889,532	- 1,368,684	- 1,765,931	- 3,189,174	- 3,797,710	- 4,535,511	£1,938
£2,207	- 50,611	- 157,799	- 357,777	- 725,239	- 1,017,977	- 2,336,088	- 2,846,835	- 3,480,088	£2,207
£2,368	135,865	94,637	39,435	343,757	573,370	1,824,237	2,276,310	2,846,834	£2,368
£2,530	322,342	346,845	276,417	37,726	130,717	1,312,386	1,705,784	2,213,580	£2,530
£2,691	508,817	599,054	591,027	417,995	309,802	802,823	1,135,259	1,580,325	£2,691
£2,960	819,611	1,019,403	1,115,376	1,046,346	1,038,546	38,682	195,828	532,066	£2,960
£3,229	1,130,406	1,439,751	1,639,726	1,674,696	1,767,290	870,263	742,086	508,969	£3,229
£3,498	1,441,200	1,860,099	2,164,075	2,303,047	2,496,032	1,701,259	1,680,000	1,550,005	£3,498
£3,767	1,751,993	2,280,447	2,688,424	2,931,398	3,224,776	2,532,256	2,612,976	2,591,039	£3,767
£4,306	2,373,581	3,121,144	3,737,123	4,188,100	4,682,264	4,194,248	4,468,935	4,651,167	£4,306
£4,844	2,993,013	3,961,840	4,785,822	5,444,801	6,131,192	5,842,390	6,324,892	6,711,186	£4,844
£5,382	3,611,393	4,800,322	5,834,521	6,701,502	7,577,946	7,489,922	8,177,910	8,771,204	£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	136,964	538,295	1,015,635	1,662,938	2,222,695	3,809,888	4,572,504	5,475,068	£1,615
£1,776	41,566	294,997	712,180	1,299,327	1,800,817	3,328,581	4,036,052	4,879,673	£1,776
£1,938	218,996	51,864	408,726	935,716	1,378,939	2,847,274	3,499,599	4,284,277	£1,938
£2,207	512,958	348,077	94,567	329,699	675,809	2,045,095	2,605,511	3,291,951	£2,207
£2,368	688,307	587,874	393,861	32,199	253,931	1,563,788	2,069,059	2,896,556	£2,368
£2,530	853,655	825,023	693,157	390,825	163,556	1,082,481	1,532,606	2,101,160	£2,530
£2,691	1,039,003	1,062,171	989,923	749,451	579,681	601,174	996,154	1,505,764	£2,691
£2,960	1,331,249	1,457,419	1,482,897	1,343,371	1,267,990	194,907	104,804	513,438	£2,960
£3,229	1,623,496	1,852,667	1,975,870	1,934,070	1,953,060	983,770	777,098	467,871	£3,229
£3,498	1,915,742	2,247,914	2,468,844	2,524,770	2,638,128	1,765,176	1,658,999	1,446,670	£3,498
£3,767	2,207,989	2,643,162	2,961,818	3,115,470	3,323,198	2,546,582	2,540,900	2,425,468	£3,767
£4,306	2,792,482	3,433,657	3,947,765	4,296,870	4,693,335	4,109,393	4,289,268	4,371,536	£4,306
£4,844	3,376,406	4,224,162	4,933,712	5,478,269	6,060,487	5,665,912	6,034,371	6,308,384	£4,844
£5,382	3,957,868	5,014,648	5,919,660	6,659,669	7,420,511	7,215,104	7,779,476	8,245,232	£5,382

Aff Hsg	25%
% SR	70%
% SO	30%
£106 (private)	£0 per unit
£106 (affordable)	£0 per unit
CIL	
CSH (average unit cost)	£8,415 per unit
Grant	Yes
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	1,989,464	2,390,795	2,868,135	3,515,438	4,075,195	5,662,388	6,425,004	7,327,568	£1,615
£1,776	1,810,934	2,147,497	2,564,680	3,151,827	3,653,317	5,181,081	5,888,552	6,732,173	£1,776
£1,938	1,633,504	1,904,364	2,261,226	2,785,216	3,231,439	4,699,774	5,352,099	6,136,777	£1,938
£2,207	1,339,542	1,504,423	1,757,933	2,182,199	2,528,309	3,897,595	4,458,011	5,144,451	£2,207
£2,368	1,164,193	1,264,626	1,459,639	1,820,301	2,106,431	3,416,288	3,921,559	4,549,056	£2,368
£2,530	988,845	1,027,477	1,159,343	1,461,675	1,688,944	2,934,981	3,385,106	3,953,660	£2,530
£2,691	813,497	790,329	862,577	1,103,049	1,272,819	2,453,674	2,848,654	3,358,264	£2,691
£2,960	521,251	395,081	369,603	509,129	584,510	1,657,593	1,957,304	2,365,938	£2,960
£3,229	229,004	167	123,370	81,570	100,560	868,730	1,075,402	1,384,629	£3,229
£3,498	63,242	395,414	616,344	672,270	785,628	87,324	193,501	405,830	£3,498
£3,767	355,489	790,662	1,109,318	1,262,970	1,470,698	694,082	688,400	572,968	£3,767
£4,306	939,989	1,581,157	2,095,265	2,444,370	2,840,835	2,256,893	2,436,768	2,519,036	£4,306
£4,844	1,523,906	2,371,652	3,081,212	3,625,769	4,207,987	3,813,412	4,181,871	4,455,884	£4,844
£5,382	2,105,368	3,162,148	4,067,160	4,807,169	5,568,011	5,362,604	5,926,976	6,392,732	£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	1,371,964	1,773,295	2,250,635	2,897,938	3,457,695	5,044,888	5,807,504	6,710,068	£1,615
£1,776	1,193,434	1,529,997	1,947,180	2,534,327	3,035,817	4,563,581	5,271,052	6,114,673	£1,776
£1,938	1,016,004	1,286,864	1,643,726	2,170,716	2,613,939	4,082,274	4,734,599	5,519,277	£1,938
£2,207	722,042	886,923	1,140,433	1,564,699	1,910,809	3,280,095	3,840,511	4,526,951	£2,207
£2,368	546,693	647,126	841,139	1,202,801	1,488,931	2,798,788	3,304,059	3,931,556	£2,368
£2,530	371,345	409,977	541,843	844,175	1,071,444	2,317,481	2,767,606	3,336,160	£2,530
£2,691	195,997	172,829	245,077	485,549	655,319	1,836,174	2,231,154	2,740,764	£2,691
£2,960	96,249	222,419	247,897	108,371	32,990	1,040,093	1,339,804	1,748,438	£2,960
£3,229	388,496	617,667	740,870	699,070	718,060	251,230	457,902	767,129	£3,229
£3,498	680,742	1,012,914	1,233,844	1,289,770	1,403,128	530,176	423,999	211,670	£3,498
£3,767	972,989	1,408,162	1,726,818	1,880,470	2,088,198	1,311,582	1,305,900	1,190,468	£3,767
£4,306	1,557,482	2,198,657	2,712,765	3,061,870	3,458,335	2,874,393	3,054,268	3,136,536	£4,306
£4,844	2,141,406	2,989,152	3,698,712	4,243,269	4,825,487	4,430,912	4,799,371	5,073,384	£4,844
£5,382	2,722,868	3,779,648	4,684,660	5,424,669	6,185,511	5,980,104	6,544,476	7,010,232	£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	- 877,964	- 1,279,295	- 1,756,635	- 2,403,938	- 2,963,695	- 4,550,888	- 5,313,504	- 6,216,068	£1,615
£1,776	- 699,434	- 1,035,397	- 1,453,180	- 2,040,327	- 2,541,817	- 4,069,581	- 4,777,052	- 5,820,673	£1,776
£1,938	- 522,004	- 792,864	- 1,149,726	- 1,675,716	- 2,119,939	- 3,588,274	- 4,240,599	- 5,025,277	£1,938
£2,207	- 228,042	- 392,923	- 646,433	- 1,070,699	- 1,416,809	- 2,786,095	- 3,346,511	- 4,032,951	£2,207
£2,368	- 52,693	- 153,126	- 347,139	- 708,801	- 994,931	- 2,304,788	- 2,810,059	- 3,437,556	£2,368
£2,530	122,655	84,023	- 47,843	- 350,175	- 577,444	- 1,823,481	- 2,273,606	- 2,842,160	£2,530
£2,691	298,003	321,171	248,923	8,451	- 161,319	- 1,342,174	- 1,737,154	- 2,246,764	£2,691
£2,960	590,249	716,419	741,897	602,371	526,990	- 546,093	- 845,804	- 1,254,438	£2,960
£3,229	882,496	1,111,667	1,234,870	1,193,070	1,212,060	242,770	36,098	- 273,129	£3,229
£3,498	1,174,742	1,506,914	1,727,844	1,783,770	1,897,128	1,024,176	917,999	705,670	£3,498
£3,767	1,466,989	1,902,162	2,220,818	2,374,470	2,582,198	1,805,582	1,799,900	1,684,468	£3,767
£4,306	2,051,482	2,692,657	3,206,765	3,555,870	3,952,335	3,368,393	3,548,268	3,630,536	£4,306
£4,844	2,635,406	3,483,152	4,192,712	4,737,269	5,319,487	4,924,912	5,293,371	5,567,384	£4,844
£5,382	3,216,868	4,273,648	5,178,660	5,918,669	6,679,511	6,474,104	7,038,476	7,504,232	£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	- 856,964	- 1,258,295	- 1,735,635	- 2,382,938	- 2,942,695	- 4,529,888	- 5,292,504	- 6,195,068	£1,615
£1,776	- 678,434	- 1,014,997	- 1,432,180	- 2,019,327	- 2,520,817	- 4,048,581	- 4,756,052	- 5,599,673	£1,776
£1,938	- 501,004	- 771,864	- 1,128,726	- 1,655,716	- 2,098,939	- 3,567,274	- 4,219,599	- 5,004,277	£1,938
£2,207	- 207,042	- 371,923	- 625,433	- 1,049,699	- 1,395,809	- 2,765,095	- 3,325,511	- 4,011,951	£2,207
£2,368	- 31,693	- 132,126	- 326,139	- 687,801	- 973,931	- 2,283,788	- 2,789,059	- 3,416,556	£2,368
£2,530	143,655	105,023	- 26,843	- 329,175	- 556,444	- 1,802,481	- 2,252,606	- 2,821,160	£2,530
£2,691	319,003	342,171	269,923	29,451	- 140,319	- 1,321,174	- 1,716,154	- 2,225,764	£2,691
£2,960	611,249	737,419	762,897	623,371	547,990	- 525,093	- 824,804	- 1,233,438	£2,960
£3,229	903,496	1,132,667	1,255,870	1,214,070	1,233,060	263,770	57,098	- 252,129	£3,229
£3,498	1,195,742	1,527,914	1,748,844	1,804,770	1,918,128	1,045,176	938,999	726,670	£3,498
£3,767	1,487,989	1,923,162	2,241,818	2,395,470	2,603,198	1,826,582	1,820,900	1,705,468	£3,767
£4,306	2,072,482	2,713,657	3,227,765	3,576,870	3,973,335	3,389,393	3,569,268	3,651,536	£4,306
£4,844	2,656,406	3,504,152	4,213,712	4,758,269	5,340,487	4,945,912	5,314,371	5,588,384	£4,844
£5,382	3,237,868	4,294,648	5,199,660	5,939,669	6,700,511	6,495,104	7,059,476	7,525,232	£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	- 253,359	- 684,465	- 1,198,347	- 1,882,192	- 2,490,169	- 4,129,377	- 4,936,561	- 5,879,576	£1,615
£1,776	- 55,494	- 416,447	- 863,994	- 1,481,503	- 2,025,260	- 3,599,200	- 4,345,592	- 5,223,607	£1,776
£1,938	139,949	- 148,430	- 529,641	- 1,080,813	- 1,560,351	- 3,069,022	- 3,754,624	- 4,567,638	£1,938
£2,207	464,998	293,011	25,735	412,997	785,504	2,185,393	2,769,676	3,474,356	£2,207
£2,368	658,152	557,356	355,505	13,828	320,595	1,855,215	2,178,707	2,818,386	£2,368
£2,530	851,305	819,512	695,277	381,368	139,646	1,125,037	1,587,738	2,162,417	£2,530
£2,691	1,044,458	1,080,757	1,013,155	776,565	598,213	594,859	996,769	1,506,448	£2,691
£2,960	1,366,380	1,516,166	1,556,330	1,431,492	1,356,965	280,690	16,732	413,166	£2,960
£3,229	1,688,302	1,951,574	2,099,505	2,082,433	2,111,913	1,148,361	954,789	665,306	£3,229
£3,498	2,010,224	2,386,983	2,642,680	2,733,373	2,866,862	2,009,110	1,926,312	1,743,683	£3,498
£3,767	2,332,147	2,822,392	3,185,855	3,384,315	3,621,811	2,869,861	2,897,833	2,822,060	£3,767
£4,306	2,975,991	3,693,209	4,272,205	4,686,198	5,131,707	4,591,361	4,822,212	4,963,698	£4,306
£4,844	3,619,835	4,564,026	5,358,555	5,988,080	6,638,869	6,304,946	6,744,683	7,097,619	£4,844
£5,382	4,261,187	5,434,843	6,444,905	7,289,963	8,137,661	8,011,484	8,667,154	9,231,541	£5,382

Aff Hsg	25%
% SR	70%
% SO	30%
£106 (private)	£10,000 per unit
£106 (affordable)	£10,000 per unit
CIL	
CSH (average unit cost)	£8,415 per unit
Grant	Yes
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	- 2,105,859	- 2,536,965	- 3,050,847	- 3,734,692	- 4,342,669	- 5,981,877	- 6,789,061	- 7,732,076	£1,615
£1,776	- 1,907,994	- 2,268,947	- 2,716,494	- 3,334,003	- 3,877,760	- 5,451,700	- 6,198,092	- 7,076,107	£1,776
£1,938	- 1,712,551	- 2,000,930	- 2,382,141	- 2,933,313	- 3,412,851	- 4,921,522	- 5,607,124	- 6,420,138	£1,938
£2,207	- 1,387,502	- 1,559,489	- 1,826,765	- 2,265,497	- 2,638,004	- 4,037,893	- 4,622,176	- 5,326,856	£2,207
£2,368	- 1,194,348	- 1,295,144	- 1,496,995	- 1,866,328	- 2,173,095	- 3,507,715	- 4,031,207	- 4,670,886	£2,368
£2,530	- 1,001,195	- 1,032,988	- 1,167,223	- 1,471,132	- 1,712,854	- 2,977,537	- 3,440,238	- 4,014,917	£2,530
£2,691	- 808,042	- 771,743	- 839,345	- 1,075,935	- 1,254,287	- 2,447,359	- 2,849,269	- 3,358,948	£2,691
£2,960	- 486,120	- 336,334	- 296,170	- 421,008	- 495,535	- 1,571,810	- 1,869,232	- 2,265,666	£2,960
£3,229	- 164,198	99,074	247,005	229,933	259,413	- 704,139	- 897,711	- 1,187,194	£3,229
£3,498	157,724	534,483	790,180	880,873	1,014,362	156,610	73,812	- 108,817	£3,498
£3,767	479,647	969,892	1,333,355	1,531,815	1,769,311	1,017,361	1,045,333	969,560	£3,767
£4,306	1,123,491	1,840,709	2,419,705	2,833,698	3,279,207	2,738,861	2,969,712	3,111,198	£4,306
£4,844	1,767,335	2,711,526	3,506,055	4,135,580	4,786,369	4,452,446	4,892,183	5,245,119	£4,844
£5,382	2,408,687	3,582,343	4,592,405	5,437,463	6,285,161	6,158,984	6,814,654	7,379,041	£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	- 1,488,959	- 1,919,465	- 2,433,347	- 3,117,192	- 3,725,169	- 5,364,377	- 6,171,561	- 7,114,576	£1,615
£1,776	- 1,290,494	- 1,651,447	- 2,098,994	- 2,716,503	- 3,260,260	- 4,834,200	- 5,580,592	- 6,458,607	£1,776
£1,938	- 1,095,051	- 1,383,430	- 1,764,641	- 2,315,813	- 2,795,351	- 4,304,022	- 4,989,624	- 5,802,638	£1,938
£2,207	- 770,002	- 941,989	- 1,209,265	- 1,647,997	- 2,020,504	- 3,420,393	- 4,004,676	- 4,709,356	£2,207
£2,368	- 576,848	- 677,644	- 879,495	- 1,248,828	- 1,555,595	- 2,890,215	- 3,413,707	- 4,053,386	£2,368
£2,530	- 383,695	- 415,488	- 549,723	- 853,632	- 1,095,354	- 2,360,037	- 2,822,738	- 3,397,417	£2,530
£2,691	- 190,542	- 154,243	- 221,845	- 458,435	- 636,787	- 1,829,859	- 2,231,769	- 2,741,448	£2,691
£2,960	131,380	281,166	321,330	196,492	121,965	954,310	1,251,732	1,648,166	£2,960
£3,229	453,302	716,574	864,505	847,433	876,913	- 86,639	- 280,211	- 569,694	£3,229
£3,498	775,224	1,151,983	1,407,680	1,498,373	1,631,862	774,110	691,312	508,683	£3,498
£3,767	1,097,147	1,587,392	1,950,855	2,149,315	2,386,811	1,634,861	1,662,833	1,587,060	£3,767
£4,306	1,740,991	2,458,209	3,037,205	3,451,198	3,896,707	3,356,361	3,587,212	3,728,698	£4,306
£4,844	2,384,835	3,329,026	4,123,555	4,753,080	5,403,869	5,069,946	5,509,683	5,862,619	£4,844
£5,382	3,026,187	4,199,843	5,209,905	6,054,963	6,902,661	6,776,484	7,432,154	7,996,541	£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	-	994,359	-	1,425,465	-	1,939,347	-	2,623,192	-	3,231,169	-	4,870,377	-	5,677,561	-	6,620,576	-	£1,615
£1,776	-	796,494	-	1,157,447	-	1,604,994	-	2,222,503	-	2,766,260	-	4,340,200	-	5,086,592	-	5,964,607	-	£1,776
£1,938	-	601,051	-	889,430	-	1,270,641	-	1,821,813	-	2,301,351	-	3,810,022	-	4,495,624	-	5,308,638	-	£1,938
£2,207	-	276,002	-	447,989	-	715,265	-	1,153,997	-	1,526,504	-	2,926,393	-	3,510,676	-	4,215,356	-	£2,207
£2,368	-	82,848	-	183,644	-	385,495	-	754,828	-	1,061,595	-	2,396,215	-	2,919,707	-	3,559,386	-	£2,368
£2,530	-	110,305	-	78,512	-	55,723	-	359,632	-	601,354	-	1,866,037	-	2,328,738	-	2,903,417	-	£2,530
£2,691	-	303,458	-	339,757	-	272,155	-	35,565	-	142,787	-	1,335,859	-	1,737,769	-	2,247,448	-	£2,691
£2,960	-	625,380	-	775,166	-	815,330	-	690,492	-	615,965	-	460,310	-	757,732	-	1,154,166	-	£2,960
£3,229	-	947,302	-	1,210,574	-	1,358,505	-	1,341,433	-	1,370,913	-	407,361	-	213,789	-	75,694	-	£3,229
£3,498	-	1,269,224	-	1,645,983	-	1,901,680	-	1,992,373	-	2,125,862	-	1,268,110	-	1,185,312	-	1,002,683	-	£3,498
£3,767	-	1,591,147	-	2,081,392	-	2,444,855	-	2,643,315	-	2,880,811	-	2,128,861	-	2,156,833	-	2,081,060	-	£3,767
£4,306	-	2,234,991	-	2,952,209	-	3,531,205	-	3,945,198	-	4,390,707	-	3,850,361	-	4,081,212	-	4,222,698	-	£4,306
£4,844	-	2,878,835	-	3,823,026	-	4,617,555	-	5,247,080	-	5,897,869	-	5,563,946	-	6,003,683	-	6,356,619	-	£4,844
£5,382	-	3,520,187	-	4,693,843	-	5,703,905	-	6,548,963	-	7,396,661	-	7,270,484	-	7,926,154	-	8,490,541	-	£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	-	973,359	-	1,404,465	-	1,918,347	-	2,602,192	-	3,210,169	-	4,849,377	-	5,656,561	-	6,599,576	-	£1,615
£1,776	-	775,494	-	1,136,447	-	1,583,994	-	2,201,503	-	2,745,260	-	4,319,200	-	5,065,592	-	5,943,607	-	£1,776
£1,938	-	580,051	-	868,430	-	1,249,641	-	1,800,813	-	2,280,351	-	3,789,022	-	4,474,624	-	5,287,638	-	£1,938
£2,207	-	255,002	-	426,989	-	694,265	-	1,132,997	-	1,505,504	-	2,905,393	-	3,489,676	-	4,194,356	-	£2,207
£2,368	-	61,848	-	162,644	-	364,495	-	733,828	-	1,040,595	-	2,375,215	-	2,898,707	-	3,538,386	-	£2,368
£2,530	-	131,305	-	99,512	-	34,723	-	338,632	-	580,354	-	1,845,037	-	2,307,738	-	2,882,417	-	£2,530
£2,691	-	324,458	-	360,757	-	293,155	-	56,565	-	121,787	-	1,314,859	-	1,716,769	-	2,226,448	-	£2,691
£2,960	-	646,380	-	796,166	-	836,330	-	711,492	-	636,965	-	439,310	-	736,732	-	1,133,166	-	£2,960
£3,229	-	968,302	-	1,231,574	-	1,379,505	-	1,362,433	-	1,391,913	-	428,361	-	234,789	-	54,694	-	£3,229
£3,498	-	1,290,224	-	1,666,983	-	1,922,680	-	2,013,373	-	2,146,862	-	1,289,110	-	1,206,312	-	1,023,683	-	£3,498
£3,767	-	1,612,147	-	2,102,392	-	2,465,855	-	2,664,315	-	2,901,811	-	2,149,861	-	2,177,833	-	2,102,060	-	£3,767
£4,306	-	2,255,991	-	2,973,209	-	3,552,205	-	3,966,198	-	4,411,707	-	3,871,361	-	4,102,212	-	4,243,698	-	£4,306
£4,844	-	2,899,835	-	3,844,026	-	4,638,555	-	5,268,080	-	5,918,869	-	5,584,946	-	6,024,683	-	6,377,619	-	£4,844
£5,382	-	3,541,187	-	4,714,843	-	5,724,905	-	6,569,963	-	7,417,661	-	7,291,484	-	7,947,154	-	8,511,541	-	£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	324,497	780,739	1,318,689	2,026,602	2,657,701	4,319,585	5,148,808	6,115,406	£1,615
	£1,776	133,188	521,990	995,923	1,639,817	2,208,929	3,807,733	4,578,282	5,482,151	£1,776
	£1,938	56,277	263,243	673,156	1,253,032	1,760,156	3,295,882	4,007,757	4,848,897	£1,938
	£2,207	370,757	164,536	135,213	608,391	1,012,203	2,442,797	3,056,882	3,793,474	£2,207
	£2,368	557,616	419,738	183,484	221,606	593,430	1,930,945	2,486,356	3,160,219	£2,368
	£2,530	744,092	674,419	501,826	161,228	115,791	1,419,094	1,915,831	2,526,965	£2,530
	£2,691	930,569	926,627	820,168	542,711	326,861	907,243	1,345,306	1,893,711	£2,691
	£2,960	1,241,363	1,346,976	1,344,843	1,177,707	1,062,632	57,575	394,431	838,288	£2,960
	£3,229	1,552,157	1,767,324	1,869,192	1,806,057	1,791,376	783,930	543,796	208,647	£3,229
	£3,498	1,862,950	2,187,673	2,393,542	2,434,408	2,520,120	1,615,461	1,481,711	1,249,682	£3,498
	£3,767	2,173,744	2,608,021	2,917,891	3,062,758	3,248,863	2,446,457	2,419,625	2,290,717	£3,767
	£4,306	2,795,332	3,448,717	3,966,590	4,319,460	4,706,350	4,108,449	4,282,412	4,363,919	£4,306
	£4,844	3,416,920	4,289,414	5,015,289	5,576,161	6,163,838	5,767,060	6,138,370	6,423,938	£4,844
	£5,382	4,037,072	5,130,110	6,063,988	6,832,863	7,611,200	7,414,593	7,994,328	8,483,957	£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	Yes
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	2,176,997	2,633,239	3,171,189	3,879,102	4,510,201	6,172,085	7,001,308	7,967,906	£1,615
	£1,776	1,985,688	2,374,490	2,848,423	3,492,317	4,061,429	5,660,233	6,430,782	7,334,651	£1,776
	£1,938	1,796,223	2,115,743	2,525,656	3,105,532	3,612,656	5,148,382	5,860,257	6,701,397	£1,938
	£2,207	1,481,743	1,687,964	1,987,713	2,460,891	2,884,703	4,295,297	4,909,382	5,845,974	£2,207
	£2,368	1,294,884	1,432,762	1,669,016	2,074,106	2,415,930	3,783,445	4,338,856	5,012,719	£2,368
	£2,530	1,108,408	1,178,081	1,350,674	1,691,272	1,968,291	3,271,594	3,768,331	4,379,465	£2,530
	£2,691	921,931	925,873	1,032,332	1,309,789	1,525,639	2,759,743	3,197,806	3,746,211	£2,691
	£2,960	611,137	505,524	507,657	674,793	789,868	1,910,075	2,246,931	2,690,788	£2,960
	£3,229	300,343	85,176	16,692	46,443	61,124	1,068,570	1,308,704	1,643,853	£3,229
	£3,498	10,450	335,173	541,042	581,908	667,620	237,039	370,789	602,818	£3,498
	£3,767	321,244	755,521	1,065,391	1,210,258	1,396,363	593,957	567,125	438,217	£3,767
	£4,306	942,832	1,596,214	2,114,090	2,466,960	2,853,850	2,255,949	2,429,912	2,511,419	£4,306
	£4,844	1,564,420	2,436,914	3,162,789	3,723,661	4,311,338	3,914,560	4,285,870	4,571,438	£4,844
	£5,382	2,184,572	3,277,610	4,211,488	4,980,363	5,758,700	5,562,093	6,141,828	6,631,457	£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	1,559,497	2,015,739	2,553,689	3,261,602	3,892,701	5,554,585	6,383,808	7,350,406	£1,615
	£1,776	1,368,188	1,756,990	2,230,923	2,874,817	3,443,929	5,042,733	5,813,282	6,717,151	£1,776
	£1,938	1,178,723	1,498,243	1,908,156	2,488,032	2,995,156	4,530,882	5,242,757	6,083,897	£1,938
	£2,207	864,243	1,070,464	1,370,213	1,843,391	2,247,203	3,677,797	4,291,882	5,028,474	£2,207
	£2,368	677,384	815,262	1,051,516	1,456,606	1,798,430	3,165,945	3,721,356	4,395,219	£2,368
	£2,530	490,908	560,581	733,174	1,073,772	1,350,791	2,654,094	3,150,831	3,761,965	£2,530
	£2,691	304,431	308,373	414,832	692,289	908,139	2,142,243	2,580,306	3,128,711	£2,691
	£2,960	6,363	111,976	109,843	57,293	172,368	1,292,575	1,629,431	2,073,288	£2,960
	£3,229	317,157	532,324	634,192	571,057	556,376	451,070	691,204	1,026,353	£3,229
	£3,498	627,950	952,673	1,158,542	1,199,408	1,285,120	380,461	246,711	14,682	£3,498
	£3,767	938,744	1,373,021	1,682,891	1,827,758	2,013,863	1,211,457	1,184,625	1,055,717	£3,767
	£4,306	1,560,332	2,213,717	2,731,590	3,084,460	3,471,350	2,873,449	3,047,412	3,128,919	£4,306
	£4,844	2,181,920	3,054,414	3,780,289	4,341,161	4,928,838	4,532,060	4,903,370	5,188,938	£4,844
	£5,382	2,802,072	3,895,110	4,828,988	5,597,863	6,376,200	6,179,593	6,759,328	7,248,957	£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	- 1,065,497	- 1,521,739	- 2,059,689	- 2,767,602	- 3,396,701	- 5,060,585	- 5,889,808	- 6,856,406	£1,615
£1,776	- 874,188	- 1,262,990	- 1,736,923	- 2,380,817	- 2,949,929	- 4,548,733	- 5,319,282	- 6,223,151	£1,776
£1,938	- 684,723	- 1,004,243	- 1,414,156	- 1,994,032	- 2,501,155	- 4,036,882	- 4,748,757	- 5,589,897	£1,938
£2,207	- 370,243	- 576,464	- 876,213	- 1,349,391	- 1,753,203	- 3,183,797	- 3,797,882	- 4,534,474	£2,207
£2,368	- 183,384	- 321,262	- 557,516	- 962,606	- 1,304,430	- 2,671,945	- 3,227,356	- 3,901,219	£2,368
£2,530	- 3,092	- 66,581	- 239,174	- 579,772	- 856,791	- 2,160,094	- 2,656,831	- 3,267,965	£2,530
£2,691	- 189,569	- 185,627	- 79,168	- 198,289	- 414,139	- 1,648,243	- 2,086,306	- 2,634,711	£2,691
£2,960	- 500,363	- 605,976	- 603,843	- 436,707	- 321,632	- 798,575	- 1,135,431	- 1,579,288	£2,960
£3,229	- 811,157	- 1,026,324	- 1,128,192	- 1,065,057	- 1,050,376	- 42,930	- 197,204	- 532,353	£3,229
£3,498	- 1,121,950	- 1,446,673	- 1,652,542	- 1,693,408	- 1,779,120	- 874,461	- 740,711	- 508,682	£3,498
£3,767	- 1,432,744	- 1,867,021	- 2,176,891	- 2,321,758	- 2,507,863	- 1,705,457	- 1,678,625	- 1,549,717	£3,767
£4,306	- 2,054,332	- 2,707,717	- 3,225,590	- 3,578,460	- 3,965,350	- 3,367,449	- 3,541,412	- 3,622,919	£4,306
£4,844	- 2,675,920	- 3,548,414	- 4,274,289	- 4,835,161	- 5,422,838	- 5,026,060	- 5,397,370	- 5,682,938	£4,844
£5,382	- 3,296,072	- 4,389,110	- 5,322,988	- 6,091,863	- 6,870,200	- 6,673,593	- 7,253,328	- 7,742,957	£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	- 1,044,497	- 1,500,739	- 2,038,689	- 2,746,602	- 3,377,701	- 5,039,585	- 5,868,808	- 6,835,406	£1,615
£1,776	- 853,188	- 1,241,990	- 1,715,923	- 2,359,817	- 2,928,929	- 4,527,733	- 5,298,282	- 6,202,151	£1,776
£1,938	- 663,723	- 983,243	- 1,393,156	- 1,973,032	- 2,480,156	- 4,015,882	- 4,727,757	- 5,568,897	£1,938
£2,207	- 349,243	- 555,464	- 855,213	- 1,328,391	- 1,732,203	- 3,162,797	- 3,776,882	- 4,513,474	£2,207
£2,368	- 162,384	- 300,262	- 536,516	- 941,606	- 1,283,430	- 2,650,945	- 3,206,356	- 3,880,219	£2,368
£2,530	- 24,092	- 45,581	- 218,174	- 558,772	- 835,791	- 2,139,094	- 2,635,831	- 3,246,965	£2,530
£2,691	- 210,569	- 206,627	- 100,168	- 177,289	- 393,139	- 1,627,243	- 2,065,306	- 2,613,711	£2,691
£2,960	- 521,363	- 626,976	- 624,843	- 457,707	- 342,632	- 777,575	- 1,114,431	- 1,558,288	£2,960
£3,229	- 832,157	- 1,047,324	- 1,149,192	- 1,086,057	- 1,071,376	- 63,930	- 176,204	- 511,353	£3,229
£3,498	- 1,142,950	- 1,467,673	- 1,673,542	- 1,714,408	- 1,800,120	- 895,461	- 761,711	- 529,682	£3,498
£3,767	- 1,453,744	- 1,888,021	- 2,197,891	- 2,342,758	- 2,528,863	- 1,726,457	- 1,699,625	- 1,570,717	£3,767
£4,306	- 2,075,332	- 2,728,717	- 3,246,590	- 3,599,460	- 3,986,350	- 3,388,449	- 3,562,412	- 3,643,919	£4,306
£4,844	- 2,696,920	- 3,569,414	- 4,295,289	- 4,856,161	- 5,443,838	- 5,047,060	- 5,418,370	- 5,703,938	£4,844
£5,382	- 3,317,072	- 4,410,110	- 5,343,988	- 6,112,863	- 6,891,200	- 6,694,593	- 7,274,328	- 7,763,957	£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	443,061	941,194	1,519,259	2,267,286	2,936,920	4,636,597	5,502,552	6,508,454	£1,615
£1,776	263,168	697,896	1,215,804	1,903,676	2,515,042	4,155,289	4,966,098	5,913,058	£1,776
£1,938	83,274	454,598	912,350	1,540,065	2,093,164	3,673,982	4,429,646	5,317,662	£1,938
£2,207	212,537	49,589	406,593	934,047	1,390,035	2,871,804	3,535,558	4,325,336	£2,207
£2,368	389,966	190,375	103,220	570,437	968,157	2,390,497	2,999,106	3,729,941	£2,368
£2,530	565,406	430,339	196,076	206,826	546,279	1,909,189	2,462,653	3,134,545	£2,530
£2,691	740,754	669,745	495,370	152,954	125,392	1,427,882	1,926,200	2,539,150	£2,691
£2,960	1,033,001	1,064,992	992,363	750,664	568,148	625,703	1,032,113	1,546,823	£2,960
£3,229	1,325,247	1,460,240	1,485,338	1,345,430	1,257,146	169,939	141,192	554,497	£3,229
£3,498	1,617,494	1,855,487	1,978,311	1,936,131	1,942,214	959,378	740,709	426,347	£3,498
£3,767	1,909,741	2,250,735	2,471,285	2,526,830	2,627,284	1,740,784	1,622,610	1,405,146	£3,767
£4,306	2,494,234	3,041,231	3,457,232	3,708,229	3,997,421	3,303,595	3,382,745	3,362,743	£4,306
£4,844	3,078,727	3,831,726	4,443,180	4,889,630	5,367,559	4,866,407	5,127,848	5,301,136	£4,844
£5,382	3,663,219	4,622,221	5,429,127	6,071,029	6,733,765	6,419,775	6,872,953	7,237,984	£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	Yes
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	2,295,561	2,793,694	3,371,759	4,119,786	4,789,420	6,489,097	7,355,052	8,360,954	£1,615
£1,776	2,115,668	2,550,396	3,068,304	3,756,176	4,367,542	6,007,789	6,818,598	7,765,558	£1,776
£1,938	1,935,774	2,307,098	2,764,850	3,392,565	3,945,664	5,526,482	6,282,146	7,170,162	£1,938
£2,207	1,639,963	1,902,089	2,259,093	2,786,547	3,242,535	4,724,304	5,388,058	6,177,836	£2,207
£2,368	1,462,534	1,662,125	1,955,720	2,422,937	2,820,657	4,242,997	4,851,606	5,562,441	£2,368
£2,530	1,287,094	1,422,161	1,656,424	2,059,326	2,398,779	3,761,689	4,315,153	4,987,045	£2,530
£2,691	1,111,746	1,182,755	1,357,130	1,699,546	1,977,892	3,280,382	3,778,700	4,391,650	£2,691
£2,960	819,499	787,508	860,137	1,101,836	1,284,352	2,478,203	2,884,613	3,399,323	£2,960
£3,229	527,253	392,260	367,162	507,070	595,354	1,682,561	1,993,692	2,406,997	£3,229
£3,498	235,006	2,987	125,811	83,631	89,714	893,122	1,111,791	1,426,153	£3,498
£3,767	57,241	398,235	618,785	674,330	774,784	1,111,716	229,890	447,354	£3,767
£4,306	641,734	1,188,731	1,604,732	1,855,729	2,144,921	1,451,095	1,530,245	1,510,243	£4,306
£4,844	1,226,227	1,979,226	2,590,680	3,037,130	3,515,059	3,013,907	3,275,348	3,448,636	£4,844
£5,382	1,810,719	2,769,721	3,576,627	4,218,529	4,881,265	4,567,275	5,020,453	5,385,484	£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	1,678,061	2,176,194	2,754,259	3,502,286	4,171,920	5,871,597	6,737,552	7,743,454	£1,615
£1,776	1,498,168	1,932,896	2,450,804	3,138,676	3,750,042	5,390,289	6,201,098	7,148,058	£1,776
£1,938	1,318,274	1,689,598	2,147,350	2,775,065	3,328,164	4,908,982	5,664,646	6,552,662	£1,938
£2,207	1,022,463	1,284,589	1,641,593	2,169,047	2,625,035	4,106,804	4,770,558	5,560,336	£2,207
£2,368	845,034	1,044,625	1,338,220	1,805,437	2,203,157	3,625,497	4,234,106	4,964,941	£2,368
£2,530	669,594	804,661	1,038,924	1,441,826	1,781,279	3,144,189	3,697,653	4,369,545	£2,530
£2,691	494,246	565,255	739,630	1,082,046	1,360,392	2,662,882	3,161,200	3,774,150	£2,691
£2,960	201,999	170,008	242,637	484,336	666,852	1,860,703	2,267,113	2,781,823	£2,960
£3,229	90,247	225,240	250,338	110,430	22,146	1,065,061	1,376,192	1,789,497	£3,229
£3,498	382,494	620,487	743,311	701,131	707,214	275,622	494,291	808,653	£3,498
£3,767	674,741	1,015,735	1,236,285	1,291,830	1,392,284	505,784	387,610	170,146	£3,767
£4,306	1,259,234	1,806,231	2,222,232	2,473,229	2,762,421	2,068,595	2,147,745	2,127,743	£4,306
£4,844	1,843,727	2,596,726	3,208,180	3,654,630	4,132,559	3,631,407	3,892,848	4,066,136	£4,844
£5,382	2,428,219	3,387,221	4,194,127	4,836,029	5,498,765	5,184,775	5,637,953	6,002,984	£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	- 1,184,061	- 1,682,194	- 2,260,259	- 3,008,286	- 3,677,920	- 5,377,597	- 6,243,552	- 7,249,454	£1,615
£1,776	- 1,004,168	- 1,438,896	- 1,956,804	- 2,644,676	- 3,250,042	- 4,899,289	- 5,707,098	- 6,854,058	£1,776
£1,938	- 824,274	- 1,195,598	- 1,653,350	- 2,281,065	- 2,834,164	- 4,414,982	- 5,170,646	- 6,058,662	£1,938
£2,207	- 528,463	- 790,589	- 1,147,593	- 1,675,047	- 2,131,035	- 3,612,804	- 4,276,558	- 5,066,336	£2,207
£2,368	- 351,034	- 550,625	- 844,220	- 1,311,437	- 1,709,157	- 3,131,497	- 3,740,106	- 4,470,941	£2,368
£2,530	- 175,594	- 310,661	- 544,924	- 947,826	- 1,287,279	- 2,650,189	- 3,203,653	- 3,875,545	£2,530
£2,691	- 246	- 71,255	- 245,630	- 588,046	- 866,392	- 2,168,882	- 2,667,200	- 3,280,150	£2,691
£2,960	292,001	323,992	251,363	9,664	172,852	1,366,703	1,773,113	2,287,823	£2,960
£3,229	584,247	719,240	744,338	604,430	516,146	571,061	882,192	1,295,497	£3,229
£3,498	876,494	1,114,487	1,237,311	1,195,131	1,201,214	218,378	291	314,653	£3,498
£3,767	1,168,741	1,509,735	1,730,285	1,785,830	1,886,284	999,784	881,610	664,146	£3,767
£4,306	1,753,234	2,300,231	2,716,232	2,967,229	3,256,421	2,562,595	2,641,745	2,621,743	£4,306
£4,844	2,337,727	3,090,726	3,702,180	4,148,630	4,626,559	4,125,407	4,386,848	4,560,136	£4,844
£5,382	2,922,219	3,881,221	4,688,127	5,330,029	5,992,765	5,678,775	6,131,953	6,496,984	£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	- 1,163,061	- 1,661,194	- 2,239,259	- 2,987,286	- 3,656,920	- 5,356,597	- 6,222,552	- 7,228,454	£1,615
£1,776	- 983,168	- 1,417,896	- 1,935,804	- 2,623,676	- 3,235,042	- 4,875,289	- 5,686,098	- 6,633,058	£1,776
£1,938	- 803,274	- 1,174,598	- 1,632,350	- 2,260,065	- 2,813,164	- 4,393,982	- 5,149,646	- 6,037,662	£1,938
£2,207	- 507,463	- 769,589	- 1,126,593	- 1,654,047	- 2,110,035	- 3,591,804	- 4,255,558	- 5,045,336	£2,207
£2,368	- 330,034	- 529,625	- 823,220	- 1,290,437	- 1,688,157	- 3,110,497	- 3,719,106	- 4,449,941	£2,368
£2,530	- 154,594	- 289,661	- 523,924	- 926,826	- 1,266,279	- 2,629,189	- 3,182,653	- 3,854,545	£2,530
£2,691	20,754	50,255	224,630	567,046	845,392	2,147,882	2,646,200	3,259,150	£2,691
£2,960	313,001	344,992	272,363	30,664	151,852	1,345,703	1,752,113	2,266,823	£2,960
£3,229	605,247	740,240	765,338	625,430	537,146	550,061	861,192	1,274,497	£3,229
£3,498	897,494	1,135,487	1,258,311	1,216,131	1,222,214	239,378	20,709	293,653	£3,498
£3,767	1,189,741	1,530,735	1,751,285	1,806,830	1,907,284	1,020,784	902,610	685,146	£3,767
£4,306	1,774,234	2,321,231	2,737,232	2,988,229	3,277,421	2,583,595	2,662,745	2,642,743	£4,306
£4,844	2,358,727	3,111,726	3,723,180	4,169,630	4,647,559	4,146,407	4,407,848	4,581,136	£4,844
£5,382	2,943,219	3,902,221	4,709,127	5,351,029	6,013,765	5,699,775	6,152,953	6,517,984	£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	- 406,408	- 885,914	- 1,450,159	- 2,184,366	- 2,847,282	- 4,542,731	- 5,401,585	- 6,396,269
£1,776	- 208,249	- 617,897	- 1,115,806	- 1,783,677	- 2,382,373	- 4,012,554	- 4,810,616	- 5,740,300
£1,938	- 11,138	- 349,880	- 781,452	- 1,382,988	- 1,917,464	- 3,482,376	- 4,219,647	- 5,084,330
£2,207	314,602	94,178	224,196	715,172	1,142,616	2,598,747	3,234,700	3,991,048
£2,368	599,027	358,523	106,965	314,482	677,707	2,068,569	2,643,730	3,335,080
£2,530	702,180	622,867	436,736	83,120	212,892	1,538,391	2,052,761	2,679,110
£2,691	895,334	884,545	766,506	478,317	245,677	1,008,213	1,461,792	2,023,140
£2,960	1,217,256	1,319,953	1,311,064	1,136,977	1,009,008	127,438	476,845	929,858
£3,229	1,539,178	1,755,362	1,854,239	1,788,113	1,763,957	744,196	495,645	155,145
£3,498	1,861,100	2,190,771	2,397,414	2,439,054	2,518,905	1,606,211	1,467,166	1,233,522
£3,767	2,183,022	2,626,179	2,940,589	3,089,996	3,273,854	2,466,962	2,438,689	2,311,899
£4,306	2,826,867	3,496,995	4,026,939	4,391,878	4,783,750	4,188,462	4,368,950	4,460,074
£4,844	3,470,711	4,367,813	5,113,289	5,693,760	6,293,647	5,907,282	6,291,421	6,593,995
£5,382	4,114,028	5,238,630	6,199,639	6,995,643	7,794,288	7,613,818	8,213,892	8,727,917

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	Yes
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	- 2,258,908	- 2,738,414	- 3,302,659	- 4,036,866	- 4,699,782	- 6,395,231	- 7,254,085	- 8,248,769
£1,776	- 2,060,749	- 2,470,397	- 2,968,306	- 3,636,177	- 4,234,873	- 5,865,054	- 6,663,116	- 7,592,800
£1,938	- 1,863,638	- 2,202,380	- 2,633,952	- 3,235,488	- 3,769,964	- 5,334,876	- 6,072,147	- 6,936,830
£2,207	1,537,898	1,753,322	2,076,696	2,567,672	2,995,116	4,451,247	5,087,200	5,843,548
£2,368	1,343,473	1,493,977	1,745,535	2,168,982	2,530,207	3,921,069	4,496,230	5,187,580
£2,530	1,150,320	1,229,633	1,415,764	1,769,380	2,065,392	3,390,891	3,905,261	4,531,610
£2,691	957,166	967,955	1,085,994	1,374,183	1,606,823	2,860,713	3,314,292	3,875,640
£2,960	635,244	532,547	541,436	715,523	843,492	1,979,938	2,329,345	2,782,358
£3,229	313,322	97,138	1,739	64,387	88,543	1,108,304	1,356,855	1,697,355
£3,498	8,600	338,271	544,914	586,554	666,405	246,289	385,334	618,978
£3,767	330,522	773,679	1,088,089	1,237,496	1,421,354	614,462	586,189	459,399
£4,306	974,367	1,644,495	2,174,439	2,539,378	2,931,250	2,335,962	2,516,450	2,607,574
£4,844	1,618,211	2,515,313	3,260,789	3,841,260	4,441,147	4,054,782	4,438,921	4,741,495
£5,382	2,261,528	3,386,130	4,347,139	5,143,143	5,941,788	5,761,318	6,361,392	6,875,417

**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	- 1,641,408	- 2,120,914	- 2,685,159	- 3,419,366	- 4,082,282	- 5,777,731	- 6,636,585	- 7,631,269
£1,776	- 1,443,249	- 1,852,897	- 2,350,806	- 3,018,677	- 3,617,373	- 5,247,554	- 6,045,616	- 6,975,300
£1,938	- 1,246,138	- 1,584,880	- 2,016,452	- 2,617,988	- 3,152,464	- 4,717,376	- 5,454,647	- 6,319,330
£2,207	920,398	1,140,822	1,459,196	1,950,172	2,377,616	3,833,747	4,469,700	5,226,048
£2,368	725,973	876,477	1,128,035	1,549,482	1,912,707	3,303,569	3,878,730	4,570,080
£2,530	532,820	612,133	798,264	1,151,880	1,447,892	2,773,391	3,287,761	3,914,110
£2,691	339,666	350,455	468,494	756,683	989,323	2,243,213	2,696,792	3,258,140
£2,960	17,744	84,953	76,064	98,023	225,992	1,362,438	1,711,845	2,164,858
£3,229	304,178	520,362	619,239	553,113	528,957	490,804	739,355	1,079,855
£3,498	626,100	955,771	1,162,414	1,204,054	1,283,905	371,211	232,166	1,478
£3,767	948,022	1,391,179	1,705,589	1,854,996	2,038,854	1,231,962	1,203,689	1,076,899
£4,306	1,591,867	2,261,995	2,791,939	3,156,878	3,548,750	2,953,462	3,133,950	3,225,074
£4,844	2,235,711	3,132,813	3,878,289	4,458,760	5,058,647	4,672,282	5,056,421	5,358,995
£5,382	2,879,028	4,003,630	4,964,639	5,760,643	6,559,288	6,378,818	6,978,892	7,492,917

**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	- 1,147,408	- 1,626,914	- 2,191,159	- 2,925,366	- 3,588,282	- 5,283,731	- 6,142,585	- 7,137,269	£1,615
£1,776	- 949,249	- 1,358,897	- 1,856,806	- 2,524,677	- 3,123,373	- 4,753,554	- 5,551,616	- 6,481,300	£1,776
£1,938	- 752,138	- 1,090,890	- 1,522,452	- 2,123,988	- 2,658,464	- 4,223,376	- 4,960,647	- 5,825,330	£1,938
£2,207	- 426,398	- 646,822	- 965,196	- 1,456,172	- 1,883,616	- 3,339,747	- 3,975,700	- 4,732,048	£2,207
£2,368	- 231,973	- 382,477	- 634,035	- 1,055,482	- 1,418,707	- 2,809,569	- 3,384,730	- 4,076,080	£2,368
£2,530	- 38,820	- 118,133	- 304,264	- 657,880	- 953,892	- 2,279,391	- 2,793,761	- 3,420,110	£2,530
£2,691	154,334	143,545	25,506	- 262,683	- 495,323	- 1,749,213	- 2,202,792	- 2,764,140	£2,691
£2,960	476,256	578,953	570,064	395,977	268,008	- 868,438	- 1,217,845	- 1,670,858	£2,960
£3,229	798,178	1,014,362	1,113,239	1,047,113	1,022,957	3,196	245,355	585,855	£3,229
£3,498	1,120,100	1,449,771	1,656,414	1,698,054	1,777,905	865,211	726,166	492,522	£3,498
£3,767	1,442,022	1,885,179	2,199,589	2,348,996	2,532,854	1,725,962	1,697,689	1,570,899	£3,767
£4,306	2,085,867	2,755,995	3,285,939	3,650,878	4,042,750	3,447,462	3,627,950	3,719,074	£4,306
£4,844	2,729,711	3,626,813	4,372,289	4,952,760	5,552,647	5,166,282	5,550,421	5,852,995	£4,844
£5,382	3,373,028	4,497,630	5,458,639	6,254,643	7,053,288	6,872,818	7,472,892	7,986,917	£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	- 1,126,408	- 1,605,914	- 2,170,159	- 2,904,366	- 3,567,282	- 5,262,731	- 6,121,585	- 7,116,269	£1,615
£1,776	- 928,249	- 1,337,897	- 1,835,806	- 2,503,677	- 3,102,373	- 4,732,554	- 5,530,616	- 6,460,300	£1,776
£1,938	- 731,138	- 1,069,890	- 1,501,452	- 2,102,988	- 2,637,464	- 4,202,376	- 4,939,647	- 5,804,330	£1,938
£2,207	- 405,398	- 625,822	- 944,196	- 1,435,172	- 1,862,616	- 3,318,747	- 3,954,700	- 4,711,048	£2,207
£2,368	- 210,973	- 361,477	- 613,035	- 1,034,482	- 1,397,707	- 2,788,569	- 3,363,730	- 4,055,080	£2,368
£2,530	- 17,820	- 97,133	- 283,264	- 636,880	- 932,892	- 2,258,391	- 2,772,761	- 3,399,110	£2,530
£2,691	175,334	164,545	46,506	- 241,683	- 474,323	- 1,728,213	- 2,181,792	- 2,743,140	£2,691
£2,960	497,256	599,953	591,064	416,977	289,008	- 847,438	- 1,196,845	- 1,649,858	£2,960
£3,229	819,178	1,035,362	1,134,239	1,068,113	1,043,957	24,196	224,355	564,855	£3,229
£3,498	1,141,100	1,470,771	1,677,414	1,719,054	1,798,905	886,211	747,166	513,522	£3,498
£3,767	1,463,022	1,906,179	2,220,589	2,369,996	2,553,854	1,746,962	1,718,689	1,591,899	£3,767
£4,306	2,106,867	2,776,995	3,306,939	3,671,878	4,063,750	3,468,462	3,648,950	3,740,074	£4,306
£4,844	2,750,711	3,647,813	4,393,289	4,973,760	5,573,647	5,187,282	5,571,421	5,873,995	£4,844
£5,382	3,394,028	4,518,630	5,479,639	6,275,643	7,074,288	6,893,818	7,493,892	8,007,917	£5,382





**MODEL**

Density - units/ha ->	20	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	-	477,546	-	982,188	-	1,570,501	-	2,328,777	-	3,014,813	-	4,732,939	-	5,613,832	-	6,632,098	-	£1,615
£1,776	-	286,236	-	723,440	-	1,247,734	-	1,941,992	-	2,566,041	-	4,221,087	-	5,043,306	-	5,998,844	-	£1,776
£1,938	-	94,927	-	464,692	-	924,969	-	1,555,207	-	2,117,269	-	3,709,236	-	4,472,781	-	5,365,590	-	£1,938
£2,207	-	219,669	-	34,297	-	387,024	-	910,565	-	1,369,316	-	2,856,151	-	3,521,905	-	4,310,167	-	£2,207
£2,368	-	408,358	-	220,905	-	65,057	-	523,790	-	920,544	-	2,344,299	-	2,951,379	-	3,676,912	-	£2,368
£2,530	-	594,968	-	476,107	-	253,286	-	137,021	-	471,771	-	1,832,448	-	2,360,855	-	3,043,658	-	£2,530
£2,691	-	781,445	-	730,415	-	571,627	-	244,462	-	25,676	-	1,320,597	-	1,810,329	-	2,410,404	-	£2,691
£2,960	-	1,092,239	-	1,150,762	-	1,099,576	-	880,267	-	712,078	-	467,511	-	859,453	-	1,354,980	-	£2,960
£3,229	-	1,403,032	-	1,571,111	-	1,623,926	-	1,511,737	-	1,443,419	-	375,801	-	84,652	-	301,514	-	£3,229
£3,498	-	1,713,826	-	1,991,459	-	2,148,275	-	2,140,088	-	2,172,163	-	1,212,562	-	1,022,565	-	739,521	-	£3,498
£3,767	-	2,024,620	-	2,411,808	-	2,672,625	-	2,768,438	-	2,900,906	-	2,043,558	-	1,960,479	-	1,780,556	-	£3,767
£4,306	-	2,646,207	-	3,252,504	-	3,721,324	-	4,025,139	-	4,358,393	-	3,705,550	-	3,829,150	-	3,860,295	-	£4,306
£4,844	-	3,267,795	-	4,093,200	-	4,770,023	-	5,281,842	-	5,815,881	-	5,367,542	-	5,685,108	-	5,920,314	-	£4,844
£5,382	-	3,889,383	-	4,933,897	-	5,818,722	-	6,538,543	-	7,267,827	-	7,016,928	-	7,541,067	-	7,980,333	-	£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	Yes
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	-	2,330,046	-	2,834,688	-	3,423,001	-	4,181,277	-	4,867,313	-	5,685,439	-	7,466,332	-	8,484,598	-	£1,615
£1,776	-	2,138,736	-	2,575,940	-	3,100,234	-	3,794,492	-	4,418,541	-	6,073,587	-	6,895,806	-	7,851,344	-	£1,776
£1,938	-	1,947,427	-	2,317,192	-	2,777,469	-	3,407,707	-	3,969,769	-	5,561,736	-	6,325,281	-	7,218,090	-	£1,938
£2,207	-	1,632,831	-	1,886,797	-	2,239,524	-	2,763,065	-	3,221,816	-	4,708,651	-	5,374,405	-	6,162,667	-	£2,207
£2,368	-	1,444,142	-	1,631,596	-	1,917,557	-	2,375,290	-	2,773,044	-	4,196,799	-	4,803,879	-	5,529,412	-	£2,368
£2,530	-	1,257,532	-	1,376,393	-	1,599,214	-	1,989,521	-	2,324,271	-	3,684,948	-	4,233,355	-	4,896,158	-	£2,530
£2,691	-	1,071,055	-	1,122,085	-	1,280,873	-	1,608,038	-	1,878,176	-	3,173,097	-	3,662,829	-	4,262,904	-	£2,691
£2,960	-	760,261	-	701,738	-	752,924	-	972,233	-	1,140,422	-	2,320,011	-	2,711,953	-	3,207,480	-	£2,960
£3,229	-	449,468	-	281,389	-	228,574	-	340,763	-	409,081	-	1,476,699	-	1,767,848	-	2,154,014	-	£3,229
£3,498	-	138,674	-	138,959	-	295,775	-	287,588	-	319,663	-	639,938	-	829,935	-	1,112,979	-	£3,498
£3,767	-	172,120	-	559,308	-	820,125	-	915,938	-	1,048,406	-	191,058	-	107,979	-	71,944	-	£3,767
£4,306	-	793,707	-	1,400,004	-	1,868,824	-	2,172,639	-	2,505,893	-	1,853,050	-	1,976,650	-	2,007,795	-	£4,306
£4,844	-	1,415,295	-	2,240,700	-	2,917,523	-	3,429,342	-	3,963,381	-	3,515,042	-	3,832,608	-	4,067,814	-	£4,844
£5,382	-	2,036,883	-	3,081,397	-	3,966,222	-	4,686,043	-	5,415,327	-	5,164,428	-	5,688,567	-	6,127,833	-	£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	-	1,712,546	-	2,217,188	-	2,805,501	-	3,563,777	-	4,249,813	-	5,967,939	-	6,848,832	-	7,867,098	-	£1,615
£1,776	-	1,521,236	-	1,958,440	-	2,482,734	-	3,176,992	-	3,801,041	-	5,456,087	-	6,278,306	-	7,233,844	-	£1,776
£1,938	-	1,329,927	-	1,699,692	-	2,159,969	-	2,790,207	-	3,352,269	-	4,944,236	-	5,707,781	-	6,600,590	-	£1,938
£2,207	-	1,015,331	-	1,269,297	-	1,622,024	-	2,145,565	-	2,604,316	-	4,091,151	-	4,756,905	-	5,545,167	-	£2,207
£2,368	-	826,642	-	1,014,095	-	1,300,057	-	1,758,780	-	2,155,544	-	3,579,299	-	4,186,379	-	4,911,912	-	£2,368
£2,530	-	640,032	-	758,893	-	981,714	-	1,372,021	-	1,706,771	-	3,067,448	-	3,615,855	-	4,278,658	-	£2,530
£2,691	-	453,555	-	504,585	-	663,373	-	990,538	-	1,260,676	-	2,555,597	-	3,045,329	-	3,645,404	-	£2,691
£2,960	-	142,761	-	84,238	-	135,424	-	354,733	-	522,922	-	1,702,511	-	2,094,453	-	2,589,980	-	£2,960
£3,229	-	168,032	-	336,111	-	388,926	-	276,737	-	208,419	-	859,199	-	1,150,348	-	1,536,514	-	£3,229
£3,498	-	478,826	-	756,459	-	913,275	-	905,088	-	937,163	-	22,438	-	212,435	-	495,479	-	£3,498
£3,767	-	789,620	-	1,176,808	-	1,437,625	-	1,533,438	-	1,665,906	-	808,558	-	725,479	-	545,556	-	£3,767
£4,306	-	1,411,207	-	2,017,504	-	2,486,324	-	2,790,139	-	3,123,393	-	2,470,550	-	2,594,150	-	2,625,295	-	£4,306
£4,844	-	2,032,795	-	2,858,200	-	3,535,023	-	4,046,842	-	4,580,881	-	4,132,542	-	4,450,108	-	4,685,314	-	£4,844
£5,382	-	2,654,383	-	3,698,897	-	4,583,722	-	5,303,543	-	6,032,827	-	5,781,928	-	6,306,067	-	6,745,333	-	£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	- 1,218,546	- 1,723,188	- 2,311,501	- 3,069,777	- 3,755,813	- 5,473,939	- 6,354,832	- 7,373,098	£1,615
£1,776	- 1,027,236	- 1,464,440	- 1,988,734	- 2,682,992	- 3,307,041	- 4,962,087	- 5,784,306	- 6,739,644	£1,776
£1,938	- 835,927	- 1,205,692	- 1,665,969	- 2,295,207	- 2,858,269	- 4,450,236	- 5,213,781	- 6,106,590	£1,938
£2,207	- 521,331	- 775,297	- 1,128,024	- 1,651,565	- 2,110,316	- 3,597,151	- 4,262,905	- 5,051,167	£2,207
£2,368	- 332,642	- 520,095	- 806,057	- 1,264,780	- 1,661,544	- 3,085,299	- 3,692,379	- 4,417,912	£2,368
£2,530	- 146,032	- 264,893	- 487,714	- 878,021	- 1,212,771	- 2,573,448	- 3,121,855	- 3,784,658	£2,530
£2,691	40,445	- 10,585	- 169,373	- 496,538	- 766,676	- 2,061,597	- 2,551,329	- 3,151,404	£2,691
£2,960	351,239	409,762	358,576	139,267	28,922	1,208,511	1,600,453	2,095,980	£2,960
£3,229	662,032	830,111	882,926	770,737	702,419	365,199	656,348	1,042,514	£3,229
£3,498	972,826	1,250,459	1,407,275	1,399,088	1,431,163	471,562	281,565	1,479	£3,498
£3,767	1,283,620	1,670,808	1,931,625	2,027,438	2,159,906	1,302,558	1,219,479	1,039,556	£3,767
£4,306	1,905,207	2,511,504	2,980,324	3,284,139	3,617,393	2,964,550	3,088,150	3,119,295	£4,306
£4,844	2,526,795	3,352,200	4,029,023	4,540,842	5,074,881	4,626,542	4,944,108	5,179,314	£4,844
£5,382	3,148,383	4,192,897	5,077,722	5,797,543	6,526,827	6,275,928	6,800,067	7,239,333	£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	- 1,197,546	- 1,702,188	- 2,290,501	- 3,048,777	- 3,734,813	- 5,452,939	- 6,333,832	- 7,352,098	£1,615
£1,776	- 1,006,236	- 1,443,440	- 1,967,734	- 2,661,992	- 3,286,041	- 4,941,087	- 5,763,306	- 6,718,844	£1,776
£1,938	- 814,927	- 1,184,692	- 1,644,969	- 2,275,207	- 2,837,269	- 4,429,236	- 5,192,781	- 6,085,590	£1,938
£2,207	- 500,331	- 754,297	- 1,107,024	- 1,630,565	- 2,089,316	- 3,576,151	- 4,241,905	- 5,051,167	£2,207
£2,368	- 311,642	- 499,095	- 785,057	- 1,243,780	- 1,640,544	- 3,064,299	- 3,671,379	- 4,396,912	£2,368
£2,530	- 125,032	- 243,893	- 466,714	- 857,021	- 1,191,771	- 2,552,448	- 3,100,855	- 3,763,658	£2,530
£2,691	61,445	- 10,415	- 148,373	- 475,538	- 745,676	- 2,040,597	- 2,530,329	- 3,130,404	£2,691
£2,960	372,239	430,762	379,576	160,267	7,922	1,187,511	1,579,453	2,074,980	£2,960
£3,229	683,032	851,111	903,926	791,737	723,419	344,199	635,348	1,021,514	£3,229
£3,498	993,826	1,271,459	1,428,275	1,420,088	1,452,163	492,562	302,565	19,521	£3,498
£3,767	1,304,620	1,691,808	1,952,625	2,048,438	2,180,906	1,323,558	1,240,479	1,060,556	£3,767
£4,306	1,926,207	2,532,504	3,001,324	3,305,139	3,638,393	2,985,550	3,109,150	3,140,295	£4,306
£4,844	2,547,795	3,373,200	4,050,023	4,561,842	5,095,881	4,647,542	4,965,108	5,200,314	£4,844
£5,382	3,169,383	4,213,897	5,098,722	5,818,543	6,547,827	6,296,928	6,821,067	7,260,333	£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	596,110	1,142,644	1,771,071	2,569,460	3,294,033	5,049,951	5,967,574	7,025,146	£1,615
£1,776	416,216	899,346	1,467,617	2,205,850	2,872,155	4,568,643	5,431,122	6,429,751	£1,776
£1,938	236,322	656,047	1,164,162	1,842,239	2,450,278	4,087,337	4,894,669	5,834,355	£1,938
£2,207	61,449	250,550	658,405	1,236,222	1,747,147	3,285,158	4,000,582	4,842,029	£2,207
£2,368	238,879	8,457	354,950	872,611	1,325,270	2,803,851	3,464,130	4,246,634	£2,368
£2,530	416,282	231,506	52,465	509,000	903,302	2,322,543	2,927,676	3,651,237	£2,530
£2,691	591,630	471,471	246,829	145,389	481,514	1,841,236	2,391,224	3,055,842	£2,691
£2,960	883,876	868,780	745,655	452,415	215,612	1,039,057	1,497,136	2,063,516	£2,960
£3,229	1,176,123	1,264,027	1,240,071	1,050,126	909,153	238,190	603,048	1,071,190	£3,229
£3,498	1,468,370	1,659,274	1,733,044	1,641,810	1,594,258	553,101	281,564	83,814	£3,498
£3,767	1,760,616	2,054,522	2,226,018	2,232,510	2,279,327	1,337,884	1,163,465	894,985	£3,767
£4,306	2,345,110	2,845,017	3,211,966	3,413,910	3,649,465	2,900,696	2,927,267	2,852,582	£4,306
£4,844	2,929,602	3,635,513	4,197,913	4,595,310	5,019,602	4,463,508	4,674,587	4,797,513	£4,844
£5,382	3,514,095	4,426,007	5,183,860	5,776,710	6,389,740	6,022,109	6,419,692	6,734,360	£5,382

Aff Hsg	25%
% SR	70%
% SO	30%
£106 (private)	£15,000 per unit
£106 (affordable)	£15,000 per unit
CIL	
CSH (average unit cost)	£8,415 per unit
Grant	Yes
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	2,448,610	2,995,144	3,623,571	4,421,960	5,146,533	6,902,451	7,820,074	8,877,646	£1,615
£1,776	2,268,716	2,751,846	3,320,117	4,058,350	4,724,655	6,421,143	7,283,622	8,282,251	£1,776
£1,938	2,088,822	2,508,547	3,016,662	3,694,739	4,302,778	5,939,837	6,747,169	7,686,855	£1,938
£2,207	1,791,051	2,103,050	2,510,905	3,088,722	3,599,847	5,137,658	5,853,082	6,894,529	£2,207
£2,368	1,613,621	1,860,957	2,207,450	2,725,111	3,177,770	4,656,351	5,316,830	6,099,134	£2,368
£2,530	1,436,218	1,620,994	1,904,965	2,361,500	2,755,892	4,175,043	4,780,176	5,503,737	£2,530
£2,691	1,260,870	1,381,029	1,605,671	1,997,889	2,334,014	3,693,736	4,243,724	4,908,342	£2,691
£2,960	968,624	983,720	1,106,845	1,400,085	1,636,888	2,891,557	3,349,636	3,916,016	£2,960
£3,229	676,377	588,473	612,429	802,374	943,347	2,090,690	2,455,548	2,923,690	£3,229
£3,498	384,130	193,226	119,456	210,690	258,242	1,299,399	1,570,936	1,936,314	£3,498
£3,767	91,884	202,022	373,518	380,010	426,827	514,616	689,035	957,515	£3,767
£4,306	492,610	992,517	1,359,466	1,561,410	1,796,965	1,048,196	1,074,767	1,000,082	£4,306
£4,844	1,077,102	1,783,013	2,345,413	2,742,810	3,167,102	2,611,008	2,822,087	2,945,013	£4,844
£5,382	1,661,595	2,573,507	3,331,360	3,924,210	4,537,240	4,169,609	4,567,192	4,881,860	£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	1,831,110	2,377,644	3,006,071	3,804,460	4,529,033	6,284,951	7,202,574	8,260,146	£1,615
£1,776	1,651,216	2,134,346	2,702,617	3,440,850	4,107,155	5,803,643	6,666,122	7,664,751	£1,776
£1,938	1,471,322	1,891,047	2,399,162	3,077,239	3,685,278	5,322,337	6,129,669	7,069,355	£1,938
£2,207	1,173,551	1,485,550	1,893,405	2,471,222	2,982,147	4,520,158	5,235,582	6,077,029	£2,207
£2,368	996,121	1,243,457	1,589,950	2,107,611	2,560,270	4,038,851	4,699,130	5,481,634	£2,368
£2,530	818,718	1,003,494	1,287,465	1,744,000	2,138,392	3,557,543	4,162,676	4,886,237	£2,530
£2,691	643,370	763,529	988,171	1,380,389	1,716,514	3,076,236	3,626,224	4,290,842	£2,691
£2,960	351,124	366,220	489,345	782,585	1,019,388	2,274,057	2,732,136	3,298,516	£2,960
£3,229	58,877	29,027	5,071	184,874	325,847	1,473,190	1,838,048	2,306,190	£3,229
£3,498	233,370	424,274	498,044	406,810	359,258	681,899	953,436	1,318,814	£3,498
£3,767	525,616	819,522	991,018	997,510	1,044,327	102,884	71,535	340,015	£3,767
£4,306	1,110,110	1,610,017	1,976,966	2,178,910	2,414,465	1,665,696	1,692,267	1,617,582	£4,306
£4,844	1,694,602	2,400,513	2,962,913	3,360,310	3,784,602	3,228,508	3,439,587	3,562,513	£4,844
£5,382	2,279,095	3,191,007	3,948,860	4,541,710	5,154,740	4,787,109	5,184,692	5,499,360	£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	- 1,337,110	- 1,893,644	- 2,512,071	- 3,310,460	- 4,035,033	- 5,790,951	- 6,708,574	- 7,766,146	£1,615
£1,776	- 1,157,216	- 1,640,346	- 2,208,617	- 2,946,850	- 3,613,155	- 5,309,643	- 6,172,122	- 7,170,751	£1,776
£1,938	- 977,322	- 1,397,047	- 1,905,162	- 2,583,239	- 3,191,278	- 4,828,337	- 5,635,669	- 6,575,355	£1,938
£2,207	- 679,551	- 991,550	- 1,399,405	- 1,977,222	- 2,488,147	- 4,026,158	- 4,741,582	- 5,583,029	£2,207
£2,368	- 502,121	- 749,457	- 1,095,950	- 1,613,611	- 2,066,270	- 3,544,851	- 4,205,130	- 4,987,634	£2,368
£2,530	- 324,718	- 509,494	- 793,465	- 1,250,000	- 1,644,392	- 3,063,543	- 3,668,676	- 4,392,237	£2,530
£2,691	- 149,370	- 269,529	- 494,171	- 886,389	- 1,222,514	- 2,582,236	- 3,132,224	- 3,796,842	£2,691
£2,960	142,876	127,780	4,655	- 288,585	- 525,388	- 1,780,057	- 2,238,136	- 2,804,516	£2,960
£3,229	435,123	523,027	499,071	309,126	168,153	- 979,190	- 1,344,048	- 1,812,190	£3,229
£3,498	727,370	918,274	992,044	900,810	853,258	- 187,899	- 459,436	- 824,814	£3,498
£3,767	1,019,616	1,313,522	1,485,018	1,491,510	1,538,327	596,884	422,465	153,985	£3,767
£4,306	1,604,110	2,104,017	2,470,966	2,672,910	2,908,465	2,159,696	2,186,267	2,111,582	£4,306
£4,844	2,188,602	2,894,513	3,456,913	3,854,310	4,278,602	3,722,508	3,933,587	4,056,513	£4,844
£5,382	2,773,095	3,685,007	4,442,860	5,035,710	5,648,740	5,281,109	5,678,692	5,993,360	£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	- 1,316,110	- 1,862,644	- 2,491,071	- 3,289,460	- 4,014,033	- 5,769,951	- 6,687,574	- 7,745,146	£1,615
£1,776	- 1,136,216	- 1,619,346	- 2,187,617	- 2,925,850	- 3,592,155	- 5,288,643	- 6,151,122	- 7,149,751	£1,776
£1,938	- 956,322	- 1,376,047	- 1,884,162	- 2,562,239	- 3,170,278	- 4,807,337	- 5,614,669	- 6,554,355	£1,938
£2,207	- 658,551	- 970,550	- 1,378,405	- 1,956,222	- 2,467,147	- 4,005,158	- 4,720,582	- 5,562,029	£2,207
£2,368	- 481,121	- 728,457	- 1,074,950	- 1,592,611	- 2,045,270	- 3,523,851	- 4,184,130	- 4,966,634	£2,368
£2,530	- 303,718	- 488,494	- 772,465	- 1,229,000	- 1,623,392	- 3,042,543	- 3,647,676	- 4,371,237	£2,530
£2,691	- 128,370	- 248,529	- 473,171	- 865,389	- 1,201,514	- 2,561,236	- 3,111,224	- 3,775,842	£2,691
£2,960	163,876	148,780	25,655	- 267,585	- 504,388	- 1,759,057	- 2,217,136	- 2,783,516	£2,960
£3,229	456,123	544,027	520,071	330,126	189,153	- 958,190	- 1,323,048	- 1,791,190	£3,229
£3,498	748,370	939,274	1,013,044	921,810	874,258	- 166,899	- 438,436	- 803,814	£3,498
£3,767	1,040,616	1,334,522	1,506,018	1,512,510	1,559,327	617,884	443,465	174,985	£3,767
£4,306	1,625,110	2,125,017	2,491,966	2,693,910	2,929,465	2,180,696	2,207,267	2,132,582	£4,306
£4,844	2,209,602	2,915,513	3,477,913	3,875,310	4,299,602	3,743,508	3,954,587	4,077,513	£4,844
£5,382	2,794,095	3,706,007	4,463,860	5,056,710	5,669,740	5,302,109	5,699,692	6,014,360	£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	Yes
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	£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** **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
	£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	-	1,300,456	-	1,828,364	-	2,442,971	-	3,227,541	-	3,945,394	-	5,697,086	-	6,607,608	-	7,653,962	-	£1,615
£1,776	-	1,102,297	-	1,560,346	-	2,108,617	-	2,826,851	-	3,480,486	-	5,166,908	-	6,016,640	-	6,997,993	-	£1,776
£1,938	-	904,138	-	1,292,330	-	1,774,264	-	2,426,162	-	3,015,577	-	4,636,730	-	5,425,671	-	6,342,023	-	£1,938
£2,207	-	577,485	-	845,653	-	1,217,009	-	1,758,346	-	2,240,729	-	3,753,101	-	4,440,722	-	5,248,741	-	£2,207
£2,368	-	382,041	-	581,309	-	882,655	-	1,357,656	-	1,775,821	-	3,222,923	-	3,849,753	-	4,592,772	-	£2,368
£2,530	-	187,944	-	316,965	-	552,805	-	956,966	-	1,310,912	-	2,692,745	-	3,258,785	-	3,936,803	-	£2,530
£2,691	-	5,209	-	52,669	-	223,035	-	560,933	-	847,860	-	2,162,567	-	2,667,816	-	3,280,833	-	£2,691
£2,960	-	327,131	-	382,740	-	324,798	-	97,729	-	83,579	-	1,278,938	-	1,682,868	-	2,187,551	-	£2,960
£3,229	-	649,054	-	818,149	-	867,973	-	752,793	-	675,000	-	404,933	-	704,500	-	1,096,015	-	£3,229
£3,498	-	970,976	-	1,253,557	-	1,411,148	-	1,403,734	-	1,429,948	-	462,312	-	267,022	-	17,639	-	£3,498
£3,767	-	1,292,898	-	1,688,966	-	1,954,322	-	2,054,676	-	2,184,897	-	1,323,063	-	1,238,543	-	1,060,738	-	£3,767
£4,306	-	1,936,742	-	2,559,783	-	3,040,672	-	3,356,558	-	3,694,793	-	3,044,564	-	3,174,689	-	3,215,450	-	£4,306
£4,844	-	2,580,587	-	3,430,600	-	4,127,022	-	4,658,440	-	5,204,691	-	4,766,064	-	5,097,160	-	5,349,371	-	£4,844
£5,382	-	3,224,431	-	4,301,417	-	5,213,372	-	5,960,323	-	6,709,915	-	6,475,153	-	7,019,631	-	7,483,293	-	£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	-	1,279,456	-	1,807,364	-	2,421,971	-	3,206,541	-	3,924,394	-	5,676,086	-	6,586,608	-	7,632,962	-	£1,615
£1,776	-	1,081,297	-	1,539,346	-	2,087,617	-	2,805,851	-	3,459,486	-	5,145,908	-	5,995,640	-	6,976,993	-	£1,776
£1,938	-	883,138	-	1,271,330	-	1,753,264	-	2,405,162	-	2,994,577	-	4,615,730	-	5,404,671	-	6,321,023	-	£1,938
£2,207	-	556,485	-	824,653	-	1,196,009	-	1,737,346	-	2,219,729	-	3,732,101	-	4,419,722	-	5,227,741	-	£2,207
£2,368	-	361,041	-	560,309	-	861,655	-	1,336,656	-	1,754,821	-	3,201,923	-	3,828,753	-	4,571,772	-	£2,368
£2,530	-	166,944	-	295,965	-	531,805	-	935,966	-	1,289,912	-	2,671,745	-	3,237,785	-	3,915,803	-	£2,530
£2,691	-	26,209	-	31,669	-	202,035	-	539,933	-	826,860	-	2,141,567	-	2,646,816	-	3,259,833	-	£2,691
£2,960	-	348,131	-	403,740	-	345,798	-	118,729	-	62,579	-	1,257,938	-	1,661,868	-	2,166,551	-	£2,960
£3,229	-	670,054	-	839,149	-	888,973	-	773,793	-	696,000	-	383,933	-	683,500	-	1,075,015	-	£3,229
£3,498	-	991,976	-	1,274,557	-	1,432,148	-	1,424,734	-	1,450,948	-	483,312	-	288,022	-	3,361	-	£3,498
£3,767	-	1,313,898	-	1,709,966	-	1,975,322	-	2,075,676	-	2,205,897	-	1,344,063	-	1,259,543	-	1,081,738	-	£3,767
£4,306	-	1,957,742	-	2,580,783	-	3,061,672	-	3,377,558	-	3,715,793	-	3,065,564	-	3,195,689	-	3,236,450	-	£4,306
£4,844	-	2,601,587	-	3,451,600	-	4,148,022	-	4,679,440	-	5,225,691	-	4,787,064	-	5,118,160	-	5,370,371	-	£4,844
£5,382	-	3,245,431	-	4,322,417	-	5,234,372	-	5,981,323	-	6,730,915	-	6,496,153	-	7,040,631	-	7,504,293	-	£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	630,594	1,183,638	1,822,313	2,630,951	3,371,927	5,146,293	6,078,855	7,148,791	£1,615
£1,776	439,284	924,889	1,499,547	2,244,166	2,923,154	4,634,442	5,508,329	6,515,536	£1,776
£1,938	247,976	666,142	1,176,780	1,857,381	2,474,382	4,122,590	4,937,804	5,882,283	£1,938
£2,207	68,583	234,896	638,837	1,212,739	1,726,428	3,269,505	3,986,929	4,826,859	£2,207
£2,368	257,271	22,073	316,070	825,954	1,277,856	2,757,653	3,416,403	4,193,605	£2,368
£2,530	445,844	277,274	4,745	439,169	828,884	2,245,802	2,845,878	3,580,350	£2,530
£2,691	632,320	532,476	323,087	53,787	380,111	1,733,951	2,275,352	2,927,097	£2,691
£2,960	943,115	954,550	853,657	582,018	359,541	880,865	1,324,477	1,871,673	£2,960
£3,229	1,253,908	1,374,897	1,378,660	1,217,417	1,095,462	32,327	374,494	816,249	£3,229
£3,498	1,564,702	1,795,246	1,903,008	1,845,767	1,824,206	809,179	563,421	229,360	£3,498
£3,767	1,875,496	2,215,594	2,427,358	2,474,119	2,552,949	1,640,659	1,501,335	1,270,395	£3,767
£4,306	2,497,083	3,056,291	3,476,057	3,730,820	4,010,436	3,302,651	3,375,889	3,352,465	£4,306
£4,844	3,118,671	3,896,987	4,524,756	4,987,521	5,467,924	4,964,643	5,231,847	5,416,691	£4,844
£5,382	3,740,258	4,737,684	5,573,455	6,244,223	6,924,453	6,619,262	7,087,805	7,476,709	£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	Yes
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	2,483,094	3,036,138	3,674,813	4,483,451	5,224,427	6,998,793	7,931,355	9,001,291	£1,615
£1,776	2,291,784	2,777,389	3,352,047	4,096,666	4,775,654	6,486,942	7,360,829	8,368,036	£1,776
£1,938	2,100,476	2,518,642	3,029,280	3,709,881	4,326,882	5,975,090	6,790,304	7,734,783	£1,938
£2,207	1,783,917	2,087,396	2,491,337	3,065,239	3,578,928	5,122,005	5,839,429	6,879,359	£2,207
£2,368	1,595,229	1,830,427	2,168,570	2,678,454	3,130,155	4,610,153	5,268,903	6,046,105	£2,368
£2,530	1,406,656	1,575,226	1,847,755	2,291,669	2,681,384	4,098,302	4,698,378	5,412,850	£2,530
£2,691	1,220,180	1,320,024	1,529,413	1,906,287	2,232,611	3,586,451	4,127,852	4,779,597	£2,691
£2,960	909,385	897,950	998,843	1,270,482	1,492,959	2,733,365	3,176,977	3,724,173	£2,960
£3,229	598,592	477,603	473,840	635,083	757,038	1,884,827	2,226,994	2,668,749	£3,229
£3,498	287,798	57,254	50,508	6,733	28,294	1,043,321	1,289,079	1,623,140	£3,498
£3,767	22,996	363,094	574,858	621,619	700,449	211,841	351,165	582,105	£3,767
£4,306	644,583	1,203,791	1,623,557	1,876,320	2,157,936	1,450,151	1,523,389	1,499,965	£4,306
£4,844	1,266,171	2,044,487	2,672,256	3,135,021	3,615,424	3,112,143	3,379,347	3,564,191	£4,844
£5,382	1,887,758	2,885,184	3,720,955	4,391,723	5,071,953	4,766,762	5,235,305	5,624,209	£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	1,865,594	2,418,638	3,057,313	3,865,951	4,606,927	6,381,293	7,313,855	8,383,791	£1,615
£1,776	1,674,284	2,159,899	2,734,547	3,479,166	4,158,154	5,869,442	6,743,329	7,750,536	£1,776
£1,938	1,482,976	1,901,142	2,411,780	3,092,381	3,709,382	5,357,590	6,172,804	7,117,283	£1,938
£2,207	1,166,417	1,469,896	1,873,837	2,447,739	2,961,428	4,504,505	5,221,929	6,061,859	£2,207
£2,368	977,729	1,212,927	1,551,070	2,060,954	2,512,656	3,992,653	4,651,403	5,428,605	£2,368
£2,530	789,156	957,726	1,230,255	1,674,169	2,063,884	3,480,802	4,080,878	4,795,350	£2,530
£2,691	602,680	702,524	911,913	1,288,787	1,615,111	2,968,951	3,510,352	4,162,097	£2,691
£2,960	291,885	280,450	381,343	652,982	875,459	2,115,865	2,559,477	3,106,673	£2,960
£3,229	18,908	139,897	143,660	17,583	139,538	1,267,327	1,609,494	2,051,249	£3,229
£3,498	329,702	560,246	668,008	610,767	589,206	425,821	671,579	1,005,640	£3,498
£3,767	640,496	980,594	1,192,358	1,239,119	1,317,949	405,659	266,335	35,395	£3,767
£4,306	1,262,083	1,821,291	2,241,057	2,495,820	2,775,436	2,067,651	2,140,889	2,117,465	£4,306
£4,844	1,883,671	2,661,987	3,289,756	3,752,521	4,232,924	3,729,643	3,996,847	4,181,691	£4,844
£5,382	2,505,258	3,502,684	4,338,455	5,009,223	5,689,453	5,384,262	5,852,805	6,241,709	£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	- 1,371,594	- 1,924,638	- 2,563,313	- 3,371,951	- 4,112,927	- 5,887,293	- 6,819,855	- 7,889,791	£1,615
£1,776	- 1,180,284	- 1,665,889	- 2,240,547	- 2,985,166	- 3,684,154	- 5,375,442	- 6,249,329	- 7,256,536	£1,776
£1,938	- 988,976	- 1,407,142	- 1,917,780	- 2,598,381	- 3,215,382	- 4,863,590	- 5,678,804	- 6,623,283	£1,938
£2,207	- 672,417	- 975,896	- 1,379,837	- 1,953,739	- 2,467,428	- 4,010,505	- 4,727,929	- 5,567,859	£2,207
£2,368	- 483,729	- 718,927	- 1,057,070	- 1,566,954	- 2,018,656	- 3,498,653	- 4,157,403	- 4,934,605	£2,368
£2,530	- 295,156	- 463,726	- 736,255	- 1,180,169	- 1,569,884	- 2,986,802	- 3,586,878	- 4,301,350	£2,530
£2,691	- 108,680	- 208,524	- 417,913	- 794,787	- 1,121,111	- 2,474,951	- 3,016,352	- 3,668,097	£2,691
£2,960	202,115	213,550	112,657	- 158,982	- 381,459	- 1,621,865	- 2,065,477	- 2,612,673	£2,960
£3,229	512,908	633,897	637,660	476,417	354,462	- 773,327	- 1,115,494	- 1,557,249	£3,229
£3,498	823,702	1,054,246	1,162,008	1,104,767	1,083,206	68,179	- 177,579	- 511,640	£3,498
£3,767	1,134,496	1,474,594	1,686,358	1,733,119	1,811,949	899,659	760,335	529,395	£3,767
£4,306	1,756,083	2,315,291	2,735,057	2,989,820	3,269,436	2,561,651	2,634,889	2,611,465	£4,306
£4,844	2,377,671	3,155,987	3,783,756	4,246,521	4,726,924	4,223,643	4,490,847	4,675,691	£4,844
£5,382	2,999,258	3,996,684	4,832,455	5,503,223	6,183,453	5,878,262	6,346,805	6,735,709	£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	- 1,350,594	- 1,903,638	- 2,542,313	- 3,350,951	- 4,091,927	- 5,866,293	- 6,798,855	- 7,868,791	£1,615
£1,776	- 1,159,284	- 1,644,889	- 2,219,547	- 2,964,166	- 3,643,154	- 5,354,442	- 6,228,329	- 7,235,536	£1,776
£1,938	- 967,976	- 1,386,142	- 1,896,780	- 2,577,381	- 3,194,382	- 4,842,590	- 5,657,804	- 6,602,283	£1,938
£2,207	- 651,417	- 954,896	- 1,358,837	- 1,932,739	- 2,446,428	- 3,989,505	- 4,706,929	- 5,546,859	£2,207
£2,368	- 462,729	- 697,927	- 1,036,070	- 1,545,954	- 1,997,656	- 3,477,653	- 4,136,403	- 4,913,605	£2,368
£2,530	- 274,156	- 442,726	- 715,255	- 1,159,169	- 1,548,884	- 2,965,802	- 3,565,878	- 4,280,350	£2,530
£2,691	- 87,680	- 187,524	- 396,913	- 773,787	- 1,100,111	- 2,453,951	- 2,995,352	- 3,647,097	£2,691
£2,960	223,115	234,550	133,657	- 137,982	- 360,459	- 1,600,865	- 2,044,477	- 2,591,673	£2,960
£3,229	533,908	654,897	658,660	497,417	375,462	- 752,327	- 1,094,494	- 1,536,249	£3,229
£3,498	844,702	1,075,246	1,183,008	1,125,767	1,104,206	89,179	- 156,579	- 490,640	£3,498
£3,767	1,155,496	1,495,594	1,707,358	1,754,119	1,832,949	920,659	781,335	550,395	£3,767
£4,306	1,777,083	2,336,291	2,756,057	3,010,820	3,290,436	2,582,651	2,655,889	2,632,465	£4,306
£4,844	2,398,671	3,176,987	3,804,756	4,267,521	4,747,924	4,244,643	4,511,847	4,696,691	£4,844
£5,382	3,020,258	4,017,684	4,853,455	5,524,223	6,204,453	5,899,262	6,367,805	6,756,709	£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	- 749,157	- 1,344,094	- 2,022,883	- 2,871,634	- 3,651,146	- 5,463,305	- 6,432,598	- 7,541,839	£1,615
£1,776	- 569,264	- 1,100,795	- 1,719,428	- 2,508,025	- 3,229,268	- 4,981,998	- 5,896,145	- 6,946,444	£1,776
£1,938	- 389,370	- 857,497	- 1,415,974	- 2,144,414	- 2,807,390	- 4,500,691	- 5,359,693	- 6,351,048	£1,938
£2,207	- 89,637	- 452,000	- 910,217	- 1,538,396	- 2,104,260	- 3,698,512	- 4,465,606	- 5,358,722	£2,207
£2,368	87,791	- 208,702	- 606,763	- 1,174,795	- 1,682,382	- 3,217,205	- 3,929,152	- 4,763,326	£2,368
£2,530	265,220	32,674	303,308	811,175	1,260,504	2,735,897	3,392,700	4,167,930	£2,530
£2,691	442,506	272,638	1,711	447,564	838,626	2,254,590	2,856,247	3,572,535	£2,691
£2,960	734,752	672,566	497,114	154,167	136,925	1,452,412	1,962,160	2,580,209	£2,960
£3,229	1,026,999	1,067,814	994,804	751,877	556,617	650,234	1,068,072	1,587,883	£3,229
£3,498	1,319,246	1,463,062	1,487,778	1,347,490	1,246,301	144,973	177,581	595,556	£3,498
£3,767	1,611,491	1,858,308	1,980,751	1,938,191	1,931,370	934,985	704,321	384,824	£3,767
£4,306	2,195,984	2,648,804	2,966,699	3,119,590	3,301,508	2,497,797	2,468,123	2,342,421	£4,306
£4,844	2,780,478	3,439,299	3,952,646	4,300,989	4,671,645	4,060,609	4,221,326	4,293,889	£4,844
£5,382	3,364,971	4,229,795	4,938,593	5,482,390	6,041,783	5,623,421	5,966,430	6,230,736	£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	Yes
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	- 2,601,657	- 3,196,594	- 3,875,383	- 4,724,134	- 5,503,646	- 7,315,805	- 8,285,098	- 9,394,339	£1,615
£1,776	- 2,421,764	- 2,953,295	- 3,571,928	- 4,360,525	- 5,081,768	- 6,834,498	- 7,748,645	- 8,798,944	£1,776
£1,938	- 2,241,870	- 2,709,997	- 3,268,474	- 3,996,914	- 4,659,890	- 6,353,191	- 7,212,193	- 8,203,548	£1,938
£2,207	- 1,942,137	- 2,304,500	- 2,762,717	- 3,390,696	- 3,956,760	- 5,551,012	- 6,318,106	- 7,211,222	£2,207
£2,368	- 1,764,709	- 2,061,202	- 2,459,263	- 3,027,295	- 3,534,882	- 5,069,705	- 5,781,652	- 6,615,826	£2,368
£2,530	- 1,587,280	- 1,819,826	- 2,155,808	- 2,663,675	- 3,113,004	- 4,588,397	- 5,245,200	- 6,020,430	£2,530
£2,691	- 1,409,994	- 1,579,862	- 1,854,211	- 2,300,064	- 2,691,126	- 4,107,090	- 4,708,747	- 5,425,035	£2,691
£2,960	- 1,117,748	- 1,179,934	- 1,355,386	- 1,698,333	- 1,989,425	- 3,304,912	- 3,814,660	- 4,432,709	£2,960
£3,229	- 825,501	- 784,686	- 857,696	- 1,100,623	- 1,295,883	- 2,502,734	- 2,920,572	- 3,440,383	£3,229
£3,498	- 533,254	- 389,438	- 364,722	- 505,010	- 606,199	- 1,707,527	- 2,030,081	- 2,448,056	£3,498
£3,767	- 241,009	- 5,808	128,251	85,691	78,870	917,515	1,148,179	1,467,676	£3,767
£4,306	343,484	796,304	1,114,199	1,267,090	1,449,008	645,297	615,623	489,921	£4,306
£4,844	927,978	1,586,799	2,100,146	2,448,489	2,819,145	2,208,109	2,368,826	2,441,389	£4,844
£5,382	1,512,471	2,377,295	3,086,093	3,629,890	4,189,283	3,770,921	4,113,930	4,378,236	£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	- 1,984,157	- 2,579,094	- 3,257,883	- 4,106,634	- 4,886,146	- 6,698,305	- 7,667,598	- 8,776,839	£1,615
£1,776	- 1,804,264	- 2,335,795	- 2,954,428	- 3,743,025	- 4,464,268	- 6,216,998	- 7,131,145	- 8,181,444	£1,776
£1,938	- 1,624,370	- 2,092,497	- 2,650,974	- 3,379,414	- 4,042,390	- 5,735,691	- 6,594,693	- 7,586,048	£1,938
£2,207	- 1,324,637	- 1,687,000	- 2,145,217	- 2,773,396	- 3,339,260	- 4,933,512	- 5,700,606	- 6,593,722	£2,207
£2,368	- 1,147,209	- 1,443,702	- 1,841,763	- 2,409,785	- 2,917,382	- 4,452,205	- 5,164,152	- 5,998,326	£2,368
£2,530	- 969,780	- 1,202,326	- 1,538,308	- 2,046,175	- 2,495,504	- 3,970,897	- 4,627,700	- 5,402,930	£2,530
£2,691	- 792,494	- 962,362	- 1,236,711	- 1,682,564	- 2,073,626	- 3,489,590	- 4,091,247	- 4,807,535	£2,691
£2,960	- 500,248	- 562,434	- 737,886	- 1,080,833	- 1,371,925	- 2,687,412	- 3,197,160	- 3,815,209	£2,960
£3,229	- 208,001	- 167,186	- 240,196	- 483,123	- 678,383	- 1,885,234	- 2,303,072	- 2,822,883	£3,229
£3,498	84,246	228,062	252,778	112,490	11,301	1,090,027	1,412,581	1,830,556	£3,498
£3,767	376,491	623,308	745,751	703,191	696,370	- 300,015	- 530,679	- 850,176	£3,767
£4,306	960,984	1,413,804	1,731,699	1,884,590	2,066,508	1,262,797	1,233,123	1,107,421	£4,306
£4,844	1,545,478	2,204,299	2,717,646	3,065,989	3,436,645	2,825,609	2,986,326	3,058,889	£4,844
£5,382	2,129,971	2,994,795	3,703,593	4,247,390	4,806,783	4,388,421	4,731,430	4,995,736	£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	- 1,490,157	- 2,085,094	- 2,763,883	- 3,612,634	- 4,392,146	- 6,204,305	- 7,173,598	- 8,282,839	£1,615
£1,776	- 1,310,264	- 1,841,795	- 2,460,428	- 3,249,025	- 3,970,268	- 5,722,998	- 6,637,145	- 7,887,444	£1,776
£1,938	- 1,130,370	- 1,598,497	- 2,156,974	- 2,885,414	- 3,548,390	- 5,241,691	- 6,100,693	- 7,092,048	£1,938
£2,207	- 830,637	- 1,193,000	- 1,651,217	- 2,279,396	- 2,845,260	- 4,439,512	- 5,206,606	- 6,099,722	£2,207
£2,368	- 653,209	- 949,702	- 1,347,763	- 1,915,785	- 2,423,382	- 3,958,205	- 4,670,152	- 5,504,326	£2,368
£2,530	- 475,780	- 708,326	- 1,044,308	- 1,552,175	- 2,001,504	- 3,476,897	- 4,133,700	- 4,908,930	£2,530
£2,691	- 298,494	- 468,362	- 742,711	- 1,188,564	- 1,579,626	- 2,995,590	- 3,597,247	- 4,313,535	£2,691
£2,960	- 6,248	- 68,434	- 243,886	- 586,833	- 877,925	- 2,193,412	- 2,703,160	- 3,321,209	£2,960
£3,229	285,999	326,814	253,804	10,877	184,383	1,391,234	1,809,072	2,328,883	£3,229
£3,498	578,246	722,062	746,778	606,490	505,301	596,027	918,581	1,336,556	£3,498
£3,767	870,491	1,117,308	1,239,751	1,197,191	1,190,370	193,985	36,679	356,176	£3,767
£4,306	1,454,984	1,907,804	2,225,699	2,378,590	2,560,508	1,756,797	1,727,123	1,601,421	£4,306
£4,844	2,039,478	2,698,299	3,211,646	3,559,989	3,930,645	3,319,609	3,480,326	3,552,889	£4,844
£5,382	2,623,971	3,488,795	4,197,593	4,741,390	5,300,783	4,882,421	5,225,430	5,489,736	£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	- 1,469,157	- 2,064,094	- 2,742,883	- 3,591,634	- 4,371,146	- 6,183,305	- 7,152,598	- 8,261,839	£1,615
£1,776	- 1,289,264	- 1,820,795	- 2,439,428	- 3,228,025	- 3,949,268	- 5,701,998	- 6,616,145	- 7,666,444	£1,776
£1,938	- 1,109,370	- 1,577,497	- 2,135,974	- 2,864,414	- 3,527,390	- 5,220,691	- 6,079,693	- 7,071,048	£1,938
£2,207	- 809,637	- 1,172,000	- 1,630,217	- 2,258,396	- 2,824,260	- 4,418,512	- 5,185,606	- 6,078,722	£2,207
£2,368	- 632,209	- 928,702	- 1,326,763	- 1,894,785	- 2,402,382	- 3,937,205	- 4,649,152	- 5,483,326	£2,368
£2,530	- 454,780	- 687,326	- 1,023,308	- 1,531,175	- 1,980,504	- 3,455,897	- 4,112,700	- 4,887,930	£2,530
£2,691	- 277,494	- 447,362	- 721,711	- 1,167,564	- 1,558,626	- 2,974,590	- 3,576,247	- 4,292,535	£2,691
£2,960	14,752	47,434	222,886	565,833	856,925	2,172,412	2,682,160	3,300,209	£2,960
£3,229	306,999	347,814	274,804	31,877	163,383	1,370,234	1,788,072	2,307,883	£3,229
£3,498	599,246	743,062	767,778	627,490	526,301	575,027	897,581	1,315,556	£3,498
£3,767	891,491	1,138,308	1,260,751	1,218,191	1,211,370	214,985	15,679	335,176	£3,767
£4,306	1,475,984	1,928,804	2,246,699	2,399,590	2,581,508	1,777,797	1,748,123	1,622,421	£4,306
£4,844	2,060,478	2,719,299	3,232,646	3,580,989	3,951,645	3,340,609	3,501,326	3,573,889	£4,844
£5,382	2,644,971	3,509,795	4,218,593	4,762,390	5,321,783	4,903,421	5,246,430	5,510,736	£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											
		£1,615	46,035	295,692	734,995	1,345,218	1,858,654	3,336,254	4,060,165	4,928,539	£1,615
		£1,776	219,974	57,256	437,875	989,422	1,445,886	2,864,422	3,534,465	4,345,356	£1,776
		£1,938	393,057	177,921	140,756	633,628	1,033,119	2,392,591	3,008,765	3,762,173	£1,938
		£2,207	679,543	569,192	348,532	41,249	345,172	1,606,206	2,132,599	2,790,202	£2,207
		£2,368	851,435	801,601	641,580	303,670	64,721	1,134,374	1,606,899	2,207,018	£2,368
		£2,530	1,023,327	1,034,009	931,854	660,589	471,863	662,543	1,081,199	1,623,836	£2,530
		£2,691	1,195,218	1,266,418	1,221,453	1,010,554	877,710	191,262	555,500	1,040,653	£2,691
		£2,960	1,481,704	1,653,766	1,704,118	1,588,537	1,547,970	584,456	312,450	71,959	£2,960
		£3,229	1,768,190	2,041,115	2,196,783	2,166,518	2,218,231	1,352,244	1,176,681	886,768	£3,229
		£3,498	2,054,676	2,428,462	2,669,447	2,744,500	2,888,492	2,118,256	2,040,911	1,845,496	£3,498
		£3,767	2,341,162	2,815,810	3,152,113	3,322,481	3,558,753	2,884,267	2,901,933	2,804,224	£3,767
		£4,306	2,913,242	3,590,507	4,117,442	4,478,445	4,899,274	4,416,288	4,611,964	4,703,584	£4,306
		£4,844	3,483,137	4,364,940	5,082,772	5,634,409	6,231,071	5,935,314	6,321,997	6,600,599	£4,844
		£5,382	4,053,031	5,135,475	6,048,103	6,790,372	7,561,529	7,453,821	8,028,925	8,497,614	£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	Yes
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	- 1,806,465	- 2,148,192	- 2,587,495	- 3,197,718	- 3,711,154	- 5,188,754	- 5,912,665	- 6,781,039	£1,615
	£1,776	- 1,632,526	- 1,909,756	- 2,290,375	- 2,841,922	- 3,298,386	- 4,716,922	- 5,386,965	- 6,197,856	£1,776
	£1,938	- 1,459,443	- 1,674,579	- 1,993,256	- 2,486,128	- 2,885,619	- 4,245,091	- 4,861,265	- 5,614,673	£1,938
	£2,207	- 1,172,957	- 1,283,398	- 1,503,968	- 1,893,749	- 2,197,672	- 3,458,706	- 3,985,099	- 4,842,702	£2,207
	£2,368	- 1,001,065	- 1,050,899	- 1,210,920	- 1,542,830	- 1,787,779	- 2,986,874	- 3,459,399	- 4,059,518	£2,368
	£2,530	- 829,173	- 818,491	- 920,646	- 1,191,911	- 1,380,637	- 2,515,043	- 2,933,699	- 3,476,336	£2,530
	£2,691	- 657,282	- 586,082	- 631,047	- 841,946	- 974,790	- 2,043,762	- 2,408,000	- 2,893,153	£2,691
	£2,960	- 370,796	- 198,734	- 148,382	- 263,963	- 304,530	- 1,268,044	- 1,540,050	- 1,924,459	£2,960
	£3,229	- 84,310	- 188,615	- 334,283	- 314,018	- 365,731	- 500,256	- 675,819	- 965,732	£3,229
	£3,498	202,176	575,962	816,947	892,000	1,035,992	265,756	188,411	7,004	£3,498
	£3,767	488,662	963,310	1,299,613	1,469,981	1,706,253	1,031,767	1,049,433	951,724	£3,767
	£4,306	1,060,742	1,738,007	2,264,942	2,625,945	3,046,774	2,563,788	2,759,464	2,851,084	£4,306
	£4,844	1,630,637	2,512,440	3,230,272	3,781,909	4,378,571	4,082,814	4,469,497	4,748,099	£4,844
	£5,382	2,200,531	3,282,975	4,195,603	4,937,872	5,709,029	5,601,321	6,176,425	6,645,114	£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	- 1,188,965	- 1,530,692	- 1,969,995	- 2,580,218	- 3,093,654	- 4,571,254	- 5,295,165	- 6,163,539	£1,615
	£1,776	- 1,015,026	- 1,292,256	- 1,672,876	- 2,224,422	- 2,680,886	- 4,099,422	- 4,769,465	- 5,580,356	£1,776
	£1,938	- 841,943	- 1,057,079	- 1,375,756	- 1,868,628	- 2,268,119	- 3,627,591	- 4,243,765	- 4,997,173	£1,938
	£2,207	- 555,457	- 665,808	- 886,468	- 1,276,249	- 1,580,172	- 2,841,206	- 3,367,599	- 4,025,202	£2,207
	£2,368	- 383,565	- 433,399	- 593,420	- 925,330	- 1,170,279	- 2,369,374	- 2,841,899	- 3,442,018	£2,368
	£2,530	- 211,673	- 200,991	- 303,146	- 574,411	- 763,137	- 1,897,543	- 2,316,199	- 2,858,836	£2,530
	£2,691	- 99,782	- 31,418	- 13,547	- 224,446	- 357,290	- 1,426,262	- 1,790,500	- 2,275,653	£2,691
	£2,960	246,704	418,766	469,118	353,537	312,970	650,544	922,550	1,306,959	£2,960
	£3,229	533,190	806,115	951,783	931,518	983,231	117,244	58,319	348,232	£3,229
	£3,498	819,676	1,193,462	1,434,447	1,509,500	1,653,492	883,256	805,911	610,496	£3,498
	£3,767	1,106,162	1,580,810	1,917,113	2,087,481	2,323,753	1,649,267	1,666,933	1,569,224	£3,767
	£4,306	1,678,242	2,355,507	2,882,442	3,243,445	3,664,274	3,181,288	3,376,964	3,468,584	£4,306
	£4,844	2,248,137	3,129,940	3,847,772	4,399,409	4,996,071	4,700,314	5,086,997	5,365,599	£4,844
	£5,382	2,818,031	3,900,475	4,813,103	5,555,372	6,326,529	6,218,821	6,793,925	7,262,614	£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	- 694,965	- 1,036,692	- 1,475,995	- 2,086,218	- 2,599,654	- 4,077,254	- 4,801,165	- 5,669,539	£1,615
£1,776	- 521,026	- 798,256	- 1,178,875	- 1,730,422	- 2,186,886	- 3,605,422	- 4,275,465	- 5,086,356	£1,776
£1,938	- 347,943	- 563,079	- 881,756	- 1,374,628	- 1,774,119	- 3,133,591	- 3,749,765	- 4,503,173	£1,938
£2,207	- 61,457	- 171,808	- 392,468	- 782,249	- 1,086,172	- 2,347,206	- 2,873,599	- 3,531,202	£2,207
£2,368	- 110,435	- 60,601	- 99,420	- 431,330	- 676,279	- 1,875,374	- 2,347,899	- 2,948,018	£2,368
£2,530	282,327	293,009	190,854	- 80,411	- 269,137	- 1,403,543	- 1,822,199	- 2,364,836	£2,530
£2,691	454,218	525,418	480,453	269,554	136,710	- 932,262	- 1,296,500	- 1,781,653	£2,691
£2,960	740,704	912,766	963,118	847,537	806,970	- 156,544	- 428,550	- 812,959	£2,960
£3,229	1,027,190	1,300,115	1,445,783	1,425,518	1,477,231	611,244	435,681	145,768	£3,229
£3,498	1,313,676	1,687,462	1,928,447	2,003,500	2,147,492	1,377,256	1,299,911	1,104,496	£3,498
£3,767	1,600,162	2,074,810	2,411,113	2,581,481	2,817,753	2,143,267	2,160,933	2,063,224	£3,767
£4,306	2,172,242	2,849,507	3,376,442	3,737,445	4,158,274	3,675,288	3,870,964	3,962,584	£4,306
£4,844	2,742,137	3,623,940	4,341,772	4,893,409	5,490,071	5,194,314	5,580,997	5,859,599	£4,844
£5,382	3,312,031	4,394,475	5,307,103	6,049,372	6,820,529	6,712,821	7,287,925	7,756,614	£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	- 673,965	- 1,015,692	- 1,454,995	- 2,065,218	- 2,578,654	- 4,056,254	- 4,780,165	- 5,648,539	£1,615
£1,776	- 500,026	- 777,256	- 1,157,875	- 1,709,422	- 2,165,886	- 3,584,422	- 4,254,465	- 5,065,356	£1,776
£1,938	- 326,943	- 542,079	- 860,756	- 1,353,628	- 1,753,119	- 3,112,591	- 3,728,765	- 4,482,173	£1,938
£2,207	- 40,457	- 150,808	- 371,468	- 761,249	- 1,065,172	- 2,326,206	- 2,852,599	- 3,510,202	£2,207
£2,368	131,435	81,601	- 78,420	- 410,330	- 655,279	- 1,854,374	- 2,326,899	- 2,927,018	£2,368
£2,530	303,327	314,009	211,854	- 59,411	- 248,137	- 1,382,543	- 1,801,199	- 2,343,836	£2,530
£2,691	475,218	546,418	501,453	290,554	157,710	- 911,262	- 1,275,500	- 1,760,653	£2,691
£2,960	761,704	933,766	984,118	868,537	827,970	- 135,544	- 407,550	- 791,959	£2,960
£3,229	1,048,190	1,321,115	1,466,783	1,446,518	1,498,231	632,244	456,681	166,768	£3,229
£3,498	1,334,676	1,708,462	1,949,447	2,024,500	2,168,492	1,398,256	1,320,911	1,125,496	£3,498
£3,767	1,621,162	2,095,810	2,432,113	2,602,481	2,838,753	2,164,267	2,181,933	2,084,224	£3,767
£4,306	2,193,242	2,870,507	3,397,442	3,758,445	4,179,274	3,696,288	3,891,964	3,983,584	£4,306
£4,844	2,763,137	3,644,940	4,362,772	4,914,409	5,511,071	5,215,314	5,601,997	5,880,599	£4,844
£5,382	3,333,031	4,415,475	5,328,103	6,070,372	6,841,529	6,733,821	7,308,925	7,777,614	£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	- 14,772	- 379,129	- 839,292	- 1,470,374	- 2,003,848	- 3,501,100	- 4,244,111	- 5,132,924	£1,615
£1,776	153,312	148,719	552,214	1,126,629	1,605,065	3,045,152	3,736,129	4,569,428	£1,776
£1,938	321,358	79,763	265,137	782,884	1,206,282	2,589,203	3,228,147	4,005,931	£1,938
£2,207	596,200	458,539	209,350	209,977	541,644	1,829,289	2,381,511	3,066,771	£2,207
£2,368	764,304	683,685	492,494	130,767	142,862	1,373,340	1,873,829	2,503,273	£2,368
£2,530	930,410	908,262	774,669	469,600	250,485	917,392	1,365,547	1,939,777	£2,530
£2,691	1,096,515	1,132,839	1,054,479	808,835	643,832	461,443	857,565	1,376,281	£2,691
£2,960	1,373,356	1,507,135	1,520,828	1,368,589	1,292,882	291,292	14,617	437,120	£2,960
£3,229	1,650,198	1,881,431	1,987,178	1,926,992	1,940,431	1,036,869	820,487	490,997	£3,229
£3,498	1,927,039	2,255,727	2,453,527	2,485,396	2,587,982	1,777,092	1,655,591	1,417,362	£3,498
£3,767	2,203,881	2,630,022	2,919,877	3,043,799	3,235,531	2,517,317	2,490,695	2,343,727	£3,767
£4,306	2,757,404	3,378,614	3,852,576	4,160,606	4,530,631	3,997,765	4,144,138	4,183,776	£4,306
£4,844	3,308,101	4,127,205	4,785,275	5,277,412	5,819,905	5,469,146	5,796,526	6,016,743	£4,844
£5,382	3,858,799	4,872,614	5,717,974	6,394,219	7,105,262	6,936,515	7,448,913	7,849,708	£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	Yes
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	- 1,867,272	- 2,231,629	- 2,691,792	- 3,322,874	- 3,856,348	- 5,353,600	- 6,096,611	- 6,985,424	£1,615
£1,776	- 1,699,188	- 2,001,219	- 2,404,714	- 2,979,129	- 3,457,565	- 4,897,652	- 5,588,629	- 6,421,928	£1,776
£1,938	- 1,531,142	- 1,772,717	- 2,117,637	- 2,635,384	- 3,058,782	- 4,441,703	- 5,080,647	- 5,858,431	£1,938
£2,207	- 1,254,300	- 1,393,961	- 1,643,150	- 2,062,477	- 2,394,144	- 3,681,789	- 4,234,011	- 4,919,271	£2,207
£2,368	- 1,088,196	- 1,168,815	- 1,360,006	- 1,721,793	- 1,995,363	- 3,225,840	- 3,726,029	- 4,355,723	£2,368
£2,530	- 922,090	- 944,238	- 1,077,831	- 1,382,700	- 1,602,015	- 2,769,892	- 3,218,047	- 3,792,277	£2,530
£2,691	- 755,985	- 719,661	- 798,021	- 1,043,665	- 1,208,668	- 2,313,943	- 2,710,065	- 3,228,781	£2,691
£2,960	- 479,144	- 345,365	- 331,672	- 483,911	- 559,618	- 1,561,208	- 1,867,117	- 2,289,620	£2,960
£3,229	- 202,302	- 28,931	- 134,678	- 74,492	- 87,931	- 815,631	- 1,032,013	- 1,361,503	£3,229
£3,498	- 74,539	- 403,227	- 601,027	- 632,896	- 735,482	- 75,408	- 196,909	- 435,138	£3,498
£3,767	351,381	777,522	1,067,377	1,191,299	1,383,031	664,817	638,195	491,227	£3,767
£4,306	904,904	1,526,114	2,000,076	2,308,106	2,678,131	2,145,265	2,291,638	2,331,276	£4,306
£4,844	1,455,601	2,274,705	2,932,775	3,424,912	3,967,405	3,616,646	3,944,026	4,164,243	£4,844
£5,382	2,006,299	3,020,114	3,865,474	4,541,719	5,252,762	5,084,015	5,596,413	5,997,208	£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	- 1,249,772	- 1,614,129	- 2,074,292	- 2,705,374	- 3,238,848	- 4,736,100	- 5,479,111	- 6,367,924	£1,615
£1,776	- 1,081,688	- 1,383,719	- 1,787,214	- 2,361,629	- 2,840,065	- 4,280,152	- 4,971,129	- 5,804,428	£1,776
£1,938	- 913,642	- 1,158,217	- 1,500,137	- 2,017,884	- 2,441,282	- 3,824,203	- 4,463,147	- 5,240,931	£1,938
£2,207	- 636,800	- 776,461	- 1,025,650	- 1,444,977	- 1,776,644	- 3,064,289	- 3,616,511	- 4,301,771	£2,207
£2,368	- 470,696	- 551,315	- 742,506	- 1,104,233	- 1,377,862	- 2,608,340	- 3,108,529	- 3,738,273	£2,368
£2,530	- 304,590	- 326,738	- 460,331	- 765,200	- 984,515	- 2,152,392	- 2,600,547	- 3,174,777	£2,530
£2,691	- 138,485	- 102,161	- 180,521	- 426,165	- 591,168	- 1,696,443	- 2,092,565	- 2,611,281	£2,691
£2,960	138,356	272,135	285,828	133,589	57,882	943,708	1,249,617	1,672,120	£2,960
£3,229	415,198	646,431	752,178	691,992	705,431	198,131	414,513	744,003	£3,229
£3,498	692,039	1,020,727	1,218,527	1,250,396	1,352,982	542,092	420,591	182,362	£3,498
£3,767	968,881	1,395,022	1,684,877	1,808,799	2,000,531	1,282,317	1,255,695	1,108,727	£3,767
£4,306	1,522,404	2,143,614	2,617,576	2,925,606	3,295,631	2,762,765	2,909,138	2,948,776	£4,306
£4,844	2,073,101	2,892,205	3,550,275	4,042,412	4,584,905	4,234,146	4,561,526	4,781,743	£4,844
£5,382	2,623,799	3,637,614	4,482,974	5,159,219	5,870,262	5,701,515	6,213,913	6,614,708	£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	- 755,772	- 1,120,129	- 1,580,292	- 2,211,374	- 2,744,848	- 4,242,100	- 4,985,111	- 5,873,924	£1,615
£1,776	- 597,688	- 889,719	- 1,233,214	- 1,867,629	- 2,346,065	- 3,786,152	- 4,477,129	- 5,310,428	£1,776
£1,938	- 419,642	- 661,217	- 1,006,137	- 1,523,884	- 1,947,282	- 3,330,203	- 3,969,147	- 4,746,931	£1,938
£2,207	- 142,800	- 282,461	- 531,650	- 950,977	- 1,282,644	- 2,570,289	- 3,122,511	- 3,807,771	£2,207
£2,368	- 23,304	- 57,315	- 248,506	- 610,233	- 883,862	- 2,114,340	- 2,614,529	- 3,244,273	£2,368
£2,530	189,410	167,262	33,669	- 271,200	- 490,515	- 1,658,392	- 2,106,547	- 2,680,777	£2,530
£2,691	355,515	391,839	313,479	67,835	- 97,168	- 1,202,443	- 1,598,565	- 2,117,281	£2,691
£2,960	632,356	766,135	779,828	627,589	551,882	- 449,708	- 755,617	- 1,178,120	£2,960
£3,229	909,198	1,140,431	1,246,178	1,185,992	1,199,431	295,869	79,487	- 250,003	£3,229
£3,498	1,186,039	1,514,727	1,712,527	1,744,396	1,846,982	1,036,092	914,591	676,362	£3,498
£3,767	1,462,881	1,889,022	2,178,877	2,302,799	2,494,531	1,776,317	1,749,695	1,602,727	£3,767
£4,306	2,016,404	2,637,614	3,111,576	3,419,606	3,789,631	3,256,765	3,403,138	3,442,776	£4,306
£4,844	2,567,101	3,386,205	4,044,275	4,536,412	5,078,905	4,728,146	5,055,526	5,275,743	£4,844
£5,382	3,117,799	4,131,614	4,976,974	5,653,219	6,364,262	6,195,515	6,707,913	7,108,708	£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	- 734,772	- 1,099,129	- 1,559,292	- 2,190,374	- 2,723,848	- 4,221,100	- 4,964,111	- 5,852,924	£1,615
£1,776	- 566,688	- 868,719	- 1,272,214	- 1,846,629	- 2,325,065	- 3,765,152	- 4,456,129	- 5,289,428	£1,776
£1,938	- 398,642	- 640,217	- 985,137	- 1,502,884	- 1,926,282	- 3,309,203	- 3,948,147	- 4,725,931	£1,938
£2,207	- 121,800	- 261,461	- 510,650	- 929,977	- 1,261,644	- 2,549,289	- 3,101,511	- 3,786,771	£2,207
£2,368	44,304	- 36,315	- 227,506	- 589,233	- 862,862	- 2,093,340	- 2,593,529	- 3,223,273	£2,368
£2,530	210,410	188,262	54,669	- 250,200	- 469,515	- 1,637,392	- 2,085,547	- 2,659,777	£2,530
£2,691	376,515	412,839	334,479	88,835	- 76,168	- 1,181,443	- 1,577,565	- 2,096,281	£2,691
£2,960	653,356	787,135	800,828	648,589	572,882	- 428,708	- 734,617	- 1,157,120	£2,960
£3,229	930,198	1,161,431	1,267,178	1,206,992	1,220,431	316,869	100,487	- 229,003	£3,229
£3,498	1,207,039	1,535,727	1,733,527	1,765,396	1,867,982	1,057,092	935,591	697,362	£3,498
£3,767	1,483,881	1,910,022	2,199,877	2,323,799	2,515,531	1,797,317	1,770,695	1,623,727	£3,767
£4,306	2,037,404	2,658,614	3,132,576	3,440,606	3,810,631	3,277,765	3,424,138	3,463,776	£4,306
£4,844	2,588,101	3,407,205	4,065,275	4,557,412	5,099,905	4,749,146	5,076,526	5,296,743	£4,844
£5,382	3,138,799	4,152,614	4,997,974	5,674,219	6,385,262	6,216,515	6,728,913	7,129,708	£5,382





**MODEL**

Density - units/ha -> 27

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	- 117,032	- 518,191	- 1,013,119	- 1,678,966	- 2,245,838	- 3,775,843	- 4,550,690	- 5,473,566	£1,615
£1,776	- 42,209	- 301,170	- 742,778	- 1,355,306	- 1,870,364	- 3,346,367	- 4,072,237	- 4,942,880	£1,776
£1,938	- 200,535	- 84,149	- 472,438	- 1,031,645	- 1,494,890	- 2,916,890	- 3,593,785	- 4,412,194	£1,938
£2,207	- 462,627	- 272,964	- 22,619	- 492,212	- 869,099	- 2,201,096	- 2,796,364	- 3,527,718	£2,207
£2,368	- 619,068	- 487,012	- 244,018	- 168,552	- 493,625	- 1,771,618	- 2,317,912	- 2,997,032	£2,368
£2,530	- 775,547	- 698,682	- 510,654	- 151,820	- 118,478	- 1,342,142	- 1,839,459	- 2,466,346	£2,530
£2,691	- 932,008	- 910,207	- 776,189	- 471,045	- 251,878	- 912,664	- 1,361,007	- 1,935,660	£2,691
£2,960	- 1,192,775	- 1,262,749	- 1,215,346	- 1,002,010	- 867,734	- 197,313	- 563,586	- 1,051,184	£2,960
£3,229	- 1,453,542	- 1,615,291	- 1,654,503	- 1,527,783	- 1,477,432	- 508,772	- 226,830	- 168,622	£3,229
£3,498	- 1,714,309	- 1,967,833	- 2,093,661	- 2,053,556	- 2,087,130	- 1,208,488	- 1,013,389	- 703,805	£3,498
£3,767	- 1,975,078	- 2,320,375	- 2,532,818	- 2,579,327	- 2,696,829	- 1,905,733	- 1,799,949	- 1,576,231	£3,767
£4,306	- 2,496,612	- 3,025,458	- 3,411,133	- 3,630,873	- 3,916,226	- 3,300,225	- 3,364,426	- 3,317,430	£4,306
£4,844	- 3,016,376	- 3,730,542	- 4,289,447	- 4,682,418	- 5,134,627	- 4,692,199	- 4,920,741	- 5,043,648	£4,844
£5,382	- 3,535,077	- 4,434,512	- 5,167,761	- 5,733,964	- 6,344,818	- 6,074,340	- 6,477,055	- 6,769,865	£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	Yes
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	- 1,969,532	- 2,370,691	- 2,865,619	- 3,531,466	- 4,098,338	- 5,628,343	- 6,403,190	- 7,326,066	£1,615
£1,776	- 1,810,291	- 2,153,670	- 2,595,278	- 3,207,806	- 3,722,864	- 5,198,867	- 5,924,737	- 6,795,380	£1,776
£1,938	- 1,651,965	- 1,936,649	- 2,324,938	- 2,884,145	- 3,347,390	- 4,769,390	- 5,446,285	- 6,264,694	£1,938
£2,207	- 1,389,873	- 1,579,536	- 1,875,119	- 2,344,712	- 2,721,599	- 4,053,596	- 4,648,864	- 5,380,218	£2,207
£2,368	- 1,232,412	- 1,365,488	- 1,608,482	- 2,021,052	- 2,346,125	- 3,624,118	- 4,170,412	- 4,849,532	£2,368
£2,530	- 1,076,953	- 1,153,818	- 1,341,846	- 1,700,680	- 1,970,978	- 3,194,642	- 3,691,959	- 4,318,846	£2,530
£2,691	- 920,492	- 942,293	- 1,076,311	- 1,381,455	- 1,600,622	- 2,765,164	- 3,213,507	- 3,788,160	£2,691
£2,960	- 659,725	- 589,751	- 637,154	- 850,490	- 984,766	- 2,049,813	- 2,416,086	- 2,903,684	£2,960
£3,229	- 398,958	- 237,209	- 197,997	- 324,717	- 375,068	- 1,343,728	- 1,625,670	- 2,021,122	£3,229
£3,498	- 138,191	- 115,333	- 241,161	- 201,056	- 234,630	- 644,012	- 839,111	- 1,148,695	£3,498
£3,767	- 122,578	- 467,875	- 680,318	- 726,827	- 844,329	- 53,233	- 52,551	- 276,269	£3,767
£4,306	- 644,112	- 1,172,958	- 1,558,633	- 1,778,373	- 2,063,726	- 1,447,725	- 1,511,926	- 1,464,930	£4,306
£4,844	- 1,163,876	- 1,878,042	- 2,436,947	- 2,829,918	- 3,282,127	- 2,839,699	- 3,068,241	- 3,191,148	£4,844
£5,382	- 1,682,577	- 2,582,012	- 3,315,261	- 3,881,464	- 4,492,318	- 4,221,840	- 4,624,555	- 4,917,365	£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	- 1,352,032	- 1,753,191	- 2,248,119	- 2,913,966	- 3,480,838	- 5,010,843	- 5,785,690	- 6,708,566	£1,615
£1,776	- 1,192,791	- 1,536,170	- 1,977,778	- 2,590,306	- 3,105,364	- 4,581,367	- 5,307,237	- 6,177,880	£1,776
£1,938	- 1,034,465	- 1,319,149	- 1,707,438	- 2,266,645	- 2,729,890	- 4,151,890	- 4,828,785	- 5,647,194	£1,938
£2,207	- 772,373	- 962,036	- 1,257,619	- 1,727,212	- 2,104,099	- 3,436,096	- 4,031,364	- 4,762,718	£2,207
£2,368	- 615,912	- 747,988	- 990,982	- 1,403,552	- 1,728,625	- 3,006,618	- 3,552,912	- 4,232,032	£2,368
£2,530	- 459,453	- 536,318	- 724,346	- 1,083,180	- 1,353,478	- 2,577,142	- 3,074,459	- 3,701,346	£2,530
£2,691	- 302,992	- 324,793	- 458,811	- 763,955	- 983,122	- 2,147,664	- 2,596,007	- 3,170,660	£2,691
£2,960	- 42,225	- 27,749	- 19,654	- 232,990	- 367,266	- 1,432,313	- 1,798,586	- 2,286,184	£2,960
£3,229	- 218,542	- 380,291	- 419,503	- 292,783	- 242,432	- 726,228	- 1,008,170	- 1,403,622	£3,229
£3,498	- 479,309	- 732,833	- 858,661	- 818,556	- 852,130	- 26,512	- 221,611	- 531,195	£3,498
£3,767	- 740,078	- 1,085,375	- 1,297,818	- 1,344,327	- 1,461,829	- 670,733	- 564,949	- 341,231	£3,767
£4,306	- 1,261,612	- 1,790,458	- 2,176,133	- 2,395,873	- 2,681,226	- 2,065,225	- 2,129,426	- 2,082,430	£4,306
£4,844	- 1,781,376	- 2,495,542	- 3,054,447	- 3,447,418	- 3,899,627	- 3,457,199	- 3,685,741	- 3,808,648	£4,844
£5,382	- 2,300,077	- 3,199,512	- 3,932,761	- 4,498,964	- 5,109,818	- 4,839,340	- 5,242,055	- 5,534,865	£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	- 858,032	- 1,259,191	- 1,754,119	- 2,419,966	- 2,986,838	- 4,516,843	- 5,291,690	- 6,214,566	£1,615
£1,776	- 696,791	- 1,042,170	- 1,483,778	- 2,096,306	- 2,611,364	- 4,087,367	- 4,813,237	- 5,683,880	£1,776
£1,938	- 540,465	- 825,149	- 1,213,438	- 1,772,645	- 2,235,890	- 3,657,890	- 4,334,785	- 5,153,194	£1,938
£2,207	- 278,373	- 468,036	- 763,619	- 1,233,212	- 1,610,099	- 2,942,096	- 3,537,364	- 4,268,718	£2,207
£2,368	- 121,912	- 253,988	- 496,982	- 909,552	- 1,234,625	- 2,512,618	- 3,058,912	- 3,738,032	£2,368
£2,530	- 34,547	- 42,318	- 230,346	- 589,180	- 859,478	- 2,083,142	- 2,580,459	- 3,207,346	£2,530
£2,691	191,008	169,207	35,189	- 269,955	- 489,122	- 1,653,664	- 2,102,007	- 2,676,660	£2,691
£2,960	451,775	521,749	474,346	261,010	126,734	- 938,313	- 1,304,586	- 1,792,184	£2,960
£3,229	712,542	874,291	913,503	786,783	736,432	- 232,228	- 514,170	- 909,622	£3,229
£3,498	973,309	1,226,833	1,352,661	1,312,556	1,346,130	467,488	272,389	- 37,195	£3,498
£3,767	1,234,078	1,579,375	1,791,818	1,838,327	1,955,829	1,164,733	1,058,949	835,231	£3,767
£4,306	1,755,612	2,284,458	2,670,133	2,889,873	3,175,226	2,559,225	2,623,426	2,576,430	£4,306
£4,844	2,275,376	2,989,542	3,548,447	3,941,418	4,393,627	3,951,199	4,179,741	4,302,648	£4,844
£5,382	2,794,077	3,693,512	4,426,761	4,992,964	5,603,818	5,333,340	5,736,055	6,028,865	£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	- 837,032	- 1,238,191	- 1,733,119	- 2,398,966	- 2,965,838	- 4,495,843	- 5,270,690	- 6,193,566	£1,615
£1,776	- 677,791	- 1,021,170	- 1,462,778	- 2,075,306	- 2,590,364	- 4,066,367	- 4,792,237	- 5,662,880	£1,776
£1,938	- 519,465	- 804,149	- 1,192,438	- 1,751,645	- 2,214,890	- 3,636,890	- 4,313,785	- 5,132,194	£1,938
£2,207	- 257,373	- 447,036	- 742,619	- 1,212,212	- 1,589,099	- 2,921,096	- 3,516,364	- 4,247,718	£2,207
£2,368	- 100,912	- 232,988	- 475,982	- 888,552	- 1,213,625	- 2,491,618	- 3,037,912	- 3,717,032	£2,368
£2,530	55,547	- 21,318	- 209,346	- 568,180	- 838,478	- 2,062,142	- 2,559,459	- 3,186,346	£2,530
£2,691	212,008	190,207	56,189	- 248,955	- 468,122	- 1,632,664	- 2,081,007	- 2,655,660	£2,691
£2,960	472,775	542,749	495,346	282,010	147,734	- 917,313	- 1,283,586	- 1,771,184	£2,960
£3,229	733,542	895,291	934,503	807,783	757,432	- 211,228	- 493,170	- 888,622	£3,229
£3,498	994,309	1,247,833	1,373,661	1,333,556	1,367,130	488,488	293,389	- 16,195	£3,498
£3,767	1,255,078	1,600,375	1,812,818	1,859,327	1,976,829	1,185,733	1,079,949	856,231	£3,767
£4,306	1,776,612	2,305,458	2,691,133	2,910,873	3,196,226	2,580,225	2,644,426	2,597,430	£4,306
£4,844	2,296,376	3,010,542	3,569,447	3,962,418	4,414,627	3,972,199	4,200,741	4,323,648	£4,844
£5,382	2,815,077	3,714,512	4,447,761	5,013,964	5,624,818	5,354,340	5,757,055	6,049,865	£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	- 258,721	- 698,591	- 1,238,618	- 1,949,567	- 2,572,880	- 4,162,962	- 4,990,212	- 5,961,924	£1,615
£1,776	- 82,367	- 460,147	- 941,499	- 1,593,771	- 2,160,112	- 3,691,131	- 4,464,512	- 5,378,742	£1,776
£1,938	- 31,738	- 221,702	- 644,380	- 1,237,976	- 1,747,344	- 3,219,299	- 3,938,812	- 4,795,559	£1,938
£2,207	381,294	172,219	149,180	644,984	1,059,397	2,432,914	3,062,646	3,823,587	£2,207
£2,368	553,186	407,398	144,498	283,189	646,629	1,961,082	2,536,946	3,240,405	£2,368
£2,530	725,078	641,583	437,547	64,092	233,862	1,489,251	2,011,246	2,657,221	£2,530
£2,691	896,970	873,992	730,596	415,010	173,931	1,017,419	1,485,547	2,074,038	£2,691
£2,960	1,183,456	1,261,340	1,213,585	999,876	852,057	231,802	609,380	1,102,066	£2,960
£3,229	1,469,942	1,648,688	1,696,250	1,577,878	1,522,318	543,915	258,391	133,553	£3,229
£3,498	1,756,428	2,036,036	2,178,915	2,155,860	2,192,578	1,312,458	1,122,621	825,174	£3,498
£3,767	2,042,914	2,423,384	2,661,579	2,733,842	2,862,839	2,078,468	1,986,852	1,783,902	£3,767
£4,306	2,615,886	3,198,080	3,626,910	3,889,806	4,203,361	3,610,490	3,705,442	3,696,336	£4,306
£4,844	3,188,817	3,972,776	4,592,239	5,045,769	5,543,882	5,139,984	5,415,474	5,593,351	£4,844
£5,382	3,768,711	4,747,472	5,557,569	6,201,733	6,874,782	6,658,491	7,125,505	7,490,366	£5,382

Aff Hsg	35%
% SR	70%
% SO	30%
S106 (private)	£10,000 per unit
S106 (affordable)	£10,000 per unit
CIL	
CSH (average unit cost)	£9,192 per unit
Grant	Yes
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	- 2,111,221	- 2,551,091	- 3,091,118	- 3,802,067	- 4,425,380	- 6,015,462	- 6,842,712	- 7,814,424	£1,615
£1,776	- 1,934,867	- 2,312,647	- 2,793,999	- 3,446,271	- 4,012,612	- 5,543,631	- 6,317,012	- 7,231,242	£1,776
£1,938	- 1,760,762	- 2,074,202	- 2,496,880	- 3,090,476	- 3,599,844	- 5,071,799	- 5,791,312	- 6,648,059	£1,938
£2,207	- 1,471,206	- 1,690,281	- 2,001,680	- 2,497,484	- 2,911,897	- 4,285,414	- 4,915,146	- 5,676,087	£2,207
£2,368	- 1,299,314	- 1,445,102	- 1,708,002	- 2,141,589	- 2,499,129	- 3,813,582	- 4,389,446	- 5,092,905	£2,368
£2,530	- 1,127,422	- 1,210,917	- 1,414,953	- 1,788,408	- 2,086,362	- 3,341,751	- 3,863,746	- 4,509,721	£2,530
£2,691	- 955,530	- 978,508	- 1,121,904	- 1,437,490	- 1,678,569	- 2,869,919	- 3,338,047	- 3,926,538	£2,691
£2,960	- 669,044	- 591,160	- 638,915	- 852,624	- 1,000,443	- 2,084,302	- 2,461,880	- 2,954,566	£2,960
£3,229	- 382,558	- 203,812	- 156,250	- 274,622	- 330,182	- 1,308,585	- 1,594,109	- 1,986,053	£3,229
£3,498	- 96,072	- 183,536	- 326,415	- 303,360	- 340,078	- 540,042	- 729,879	- 1,027,326	£3,498
£3,767	190,414	570,884	809,079	881,342	1,010,339	225,968	134,352	68,598	£3,767
£4,306	763,386	1,345,580	1,774,410	2,037,306	2,350,861	1,757,990	1,852,942	1,843,836	£4,306
£4,844	1,336,317	2,120,276	2,739,739	3,193,269	3,691,382	3,287,484	3,562,974	3,740,851	£4,844
£5,382	1,906,211	2,894,972	3,705,069	4,349,233	5,022,282	4,805,991	5,273,005	5,637,866	£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	- 1,493,721	- 1,933,591	- 2,473,618	- 3,184,567	- 3,807,880	- 5,397,962	- 6,225,212	- 7,196,924	£1,615
£1,776	- 1,317,367	- 1,695,147	- 2,176,499	- 2,828,771	- 3,395,112	- 4,926,131	- 5,699,512	- 6,613,742	£1,776
£1,938	- 1,143,262	- 1,456,702	- 1,879,380	- 2,472,976	- 2,982,344	- 4,454,299	- 5,173,812	- 6,030,559	£1,938
£2,207	- 853,706	- 1,062,781	- 1,384,180	- 1,879,984	- 2,294,397	- 3,667,914	- 4,297,646	- 5,058,587	£2,207
£2,368	- 681,814	- 827,602	- 1,090,502	- 1,524,189	- 1,881,629	- 3,196,082	- 3,771,946	- 4,475,405	£2,368
£2,530	- 509,922	- 593,417	- 797,453	- 1,170,908	- 1,468,862	- 2,724,251	- 3,246,246	- 3,892,221	£2,530
£2,691	- 338,030	- 361,008	- 504,404	- 819,990	- 1,061,069	- 2,252,419	- 2,720,547	- 3,309,038	£2,691
£2,960	- 51,544	- 26,340	- 21,415	- 235,124	- 382,943	- 1,466,802	- 1,844,380	- 2,337,066	£2,960
£3,229	234,942	413,688	461,250	342,878	287,318	691,085	976,609	1,368,553	£3,229
£3,498	521,428	801,036	943,915	920,860	957,578	77,458	112,379	409,826	£3,498
£3,767	807,914	1,188,384	1,426,579	1,498,842	1,627,839	843,468	751,852	548,902	£3,767
£4,306	1,380,886	1,963,080	2,391,910	2,654,806	2,968,361	2,375,490	2,470,442	2,461,336	£4,306
£4,844	1,953,817	2,737,776	3,357,239	3,810,769	4,308,882	3,904,984	4,180,474	4,358,351	£4,844
£5,382	2,523,711	3,512,472	4,322,569	4,966,733	5,639,782	5,423,491	5,890,505	6,255,366	£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	- 999,721	- 1,439,591	- 1,979,618	- 2,690,567	- 3,313,880	- 4,903,962	- 5,731,212	- 6,702,924	£1,615
£1,776	- 823,367	- 1,201,147	- 1,682,499	- 2,334,771	- 2,901,112	- 4,432,131	- 5,205,512	- 6,119,742	£1,776
£1,938	- 649,262	- 962,702	- 1,365,390	- 1,978,976	- 2,488,344	- 3,960,299	- 4,679,812	- 5,536,559	£1,938
£2,207	- 359,706	- 568,781	- 890,180	- 1,385,984	- 1,800,397	- 3,173,914	- 3,803,646	- 4,564,587	£2,207
£2,368	- 187,814	- 333,602	- 596,502	- 1,030,189	- 1,387,629	- 2,702,082	- 3,277,946	- 3,981,405	£2,368
£2,530	- 15,922	- 99,417	- 303,453	- 676,908	- 974,862	- 2,230,251	- 2,752,246	- 3,398,221	£2,530
£2,691	155,970	132,992	10,404	325,990	567,069	1,758,419	2,226,547	2,815,038	£2,691
£2,960	442,456	520,340	472,585	258,876	111,057	972,802	1,350,380	1,843,066	£2,960
£3,229	728,942	907,688	955,250	836,878	781,318	197,085	482,609	874,553	£3,229
£3,498	1,015,428	1,295,036	1,437,915	1,414,860	1,451,578	571,458	381,621	84,174	£3,498
£3,767	1,301,914	1,682,384	1,920,579	1,992,842	2,121,839	1,337,468	1,245,852	1,042,902	£3,767
£4,306	1,874,886	2,457,080	2,885,910	3,148,806	3,462,361	2,869,490	2,964,442	2,955,336	£4,306
£4,844	2,447,817	3,231,776	3,851,239	4,304,769	4,802,882	4,398,984	4,674,474	4,852,351	£4,844
£5,382	3,017,711	4,006,472	4,816,569	5,460,733	6,133,782	5,917,491	6,384,505	6,749,366	£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	- 978,721	- 1,418,591	- 1,958,618	- 2,669,567	- 3,292,880	- 4,882,962	- 5,710,212	- 6,681,924	£1,615
£1,776	- 802,367	- 1,180,147	- 1,661,499	- 2,313,771	- 2,880,112	- 4,411,131	- 5,184,512	- 6,098,742	£1,776
£1,938	- 628,262	- 941,702	- 1,364,380	- 1,957,976	- 2,467,344	- 3,939,299	- 4,658,812	- 5,515,559	£1,938
£2,207	- 338,706	- 547,781	- 869,180	- 1,364,984	- 1,779,397	- 3,152,914	- 3,782,646	- 4,543,587	£2,207
£2,368	- 166,814	- 312,602	- 575,502	- 1,009,189	- 1,366,629	- 2,681,082	- 3,256,946	- 3,960,405	£2,368
£2,530	5,078	78,417	282,453	655,908	953,862	2,209,251	2,731,246	3,377,221	£2,530
£2,691	176,970	153,992	10,596	304,990	546,069	1,737,419	2,205,547	2,794,038	£2,691
£2,960	463,456	541,340	493,585	279,876	132,057	951,802	1,329,380	1,822,066	£2,960
£3,229	749,942	928,688	976,250	857,878	802,318	176,085	461,609	853,553	£3,229
£3,498	1,036,428	1,316,036	1,458,915	1,435,860	1,472,578	592,458	402,621	105,174	£3,498
£3,767	1,322,914	1,703,384	1,941,579	2,013,842	2,142,839	1,358,468	1,266,852	1,063,902	£3,767
£4,306	1,895,886	2,478,080	2,906,910	3,169,806	3,483,361	2,890,490	2,985,442	2,976,336	£4,306
£4,844	2,468,817	3,252,776	3,872,239	4,325,769	4,823,882	4,419,984	4,685,474	4,873,351	£4,844
£5,382	3,038,711	4,027,472	4,837,569	5,481,733	6,154,782	5,938,491	6,405,505	6,770,366	£5,382





**MODEL**

Density - units/ha ->	29	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	320,374	782,028	1,342,915	2,074,722	2,718,074	4,327,808	5,174,158	6,166,310	£1,615
		£1,776	149,956	551,618	1,055,838	1,730,978	2,319,291	3,871,860	4,666,177	5,602,813	£1,776
		£1,938	19,221	321,208	768,760	1,387,233	1,920,508	3,415,911	4,158,195	5,039,317	£1,938
		£2,207	299,362	60,874	290,298	814,326	1,255,870	2,655,997	3,311,558	4,100,156	£2,207
		£2,368	466,056	288,129	4,587	470,581	857,087	2,200,049	2,803,576	3,536,660	£2,368
		£2,530	632,161	515,383	278,557	128,636	458,305	1,744,100	2,295,594	2,973,162	£2,530
		£2,691	798,265	740,413	561,701	212,337	61,242	1,288,152	1,787,611	2,409,666	£2,691
		£2,960	1,075,107	1,114,709	1,030,296	777,393	594,337	528,237	940,975	1,470,505	£2,960
		£3,229	1,351,948	1,489,004	1,496,645	1,338,353	1,244,518	224,640	97,803	531,345	£3,229
		£3,498	1,628,791	1,863,300	1,962,995	1,896,756	1,892,068	971,294	737,301	397,040	£3,498
		£3,767	1,905,632	2,237,596	2,429,344	2,455,159	2,539,617	1,711,519	1,572,405	1,323,405	£3,767
		£4,306	2,459,315	2,986,187	3,362,044	3,571,966	3,834,718	3,191,967	3,237,615	3,176,135	£4,306
		£4,844	3,012,998	3,734,779	4,294,743	4,688,773	5,129,817	4,672,415	4,890,003	5,009,495	£4,844
		£5,382	3,564,478	4,483,370	5,227,441	5,805,579	6,418,515	6,141,186	6,542,390	6,842,460	£5,382

Aff Hsg	35%
% SR	70%
% SO	30%
S106 (private)	£10,000 per unit
S106 (affordable)	£10,000 per unit
CIL	
CSH (average unit cost)	£9,192 per unit
Grant	Yes
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	2,172,874	2,634,528	3,195,415	3,927,222	4,570,574	6,180,308	7,026,658	8,018,810	£1,615
	£1,776	2,002,456	2,404,118	2,908,338	3,583,478	4,171,791	5,724,360	6,518,677	7,455,313	£1,776
	£1,938	1,833,279	2,173,708	2,621,260	3,239,733	3,773,008	5,268,411	6,010,695	6,891,817	£1,938
	£2,207	1,553,138	1,791,626	2,142,739	2,666,826	3,108,370	4,508,497	5,164,058	5,952,656	£2,207
	£2,368	1,386,444	1,564,371	1,857,087	2,323,081	2,709,587	4,052,549	4,656,076	5,389,160	£2,368
	£2,530	1,220,339	1,337,117	1,573,943	1,979,336	2,310,805	3,596,600	4,148,094	4,825,682	£2,530
	£2,691	1,054,235	1,112,087	1,290,799	1,640,163	1,913,742	3,140,652	3,640,111	4,262,166	£2,691
	£2,960	777,393	737,791	822,204	1,075,107	1,258,163	2,380,737	2,793,475	3,323,005	£2,960
	£3,229	500,552	363,496	355,855	514,147	607,982	1,627,860	1,950,303	2,383,845	£3,229
	£3,498	223,709	10,800	110,495	44,256	39,568	881,206	1,115,199	1,455,460	£3,498
	£3,767	53,132	385,096	576,844	602,659	687,117	140,981	280,095	529,095	£3,767
	£4,306	606,815	1,133,687	1,509,544	1,719,466	1,982,218	1,339,467	1,385,115	1,323,635	£4,306
	£4,844	1,160,498	1,882,279	2,442,243	2,836,273	3,277,317	2,819,915	3,037,503	3,156,995	£4,844
	£5,382	1,711,978	2,630,870	3,374,941	3,953,079	4,566,015	4,288,686	4,689,890	4,989,960	£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	1,555,374	2,017,028	2,577,915	3,309,722	3,953,074	5,562,808	6,409,158	7,401,310	£1,615
	£1,776	1,384,956	1,786,618	2,290,838	2,965,978	3,554,291	5,106,860	5,901,177	6,837,813	£1,776
	£1,938	1,215,779	1,556,208	2,003,760	2,622,233	3,155,508	4,650,911	5,393,195	6,274,317	£1,938
	£2,207	935,638	1,174,126	1,525,298	2,049,326	2,490,870	3,890,997	4,546,558	5,335,156	£2,207
	£2,368	768,944	946,871	1,239,587	1,705,581	2,092,087	3,435,049	4,038,576	4,771,660	£2,368
	£2,530	602,839	719,617	956,443	1,361,836	1,693,305	2,979,100	3,530,594	4,208,162	£2,530
	£2,691	436,735	494,587	673,299	1,022,663	1,296,242	2,523,152	3,022,611	3,644,666	£2,691
	£2,960	159,893	120,291	204,704	457,607	640,663	1,763,237	2,175,975	2,705,505	£2,960
	£3,229	116,948	254,004	261,645	103,353	9,518	1,010,360	1,332,803	1,766,345	£3,229
	£3,498	393,791	628,300	727,995	661,756	657,068	263,706	497,699	837,960	£3,498
	£3,767	670,632	1,002,596	1,194,344	1,220,159	1,304,617	476,519	337,405	88,405	£3,767
	£4,306	1,224,315	1,751,187	2,127,044	2,336,966	2,599,718	1,956,967	2,002,615	1,941,135	£4,306
	£4,844	1,777,998	2,499,779	3,059,743	3,453,773	3,894,817	3,437,415	3,655,003	3,774,495	£4,844
	£5,382	2,329,478	3,248,370	3,992,441	4,570,579	5,183,515	4,906,186	5,307,390	5,607,460	£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	- 1,061,374	- 1,523,028	- 2,083,915	- 2,815,722	- 3,459,074	- 5,068,808	- 5,915,158	- 6,907,310	£1,615
£1,776	- 890,956	- 1,292,618	- 1,796,838	- 2,471,978	- 3,080,291	- 4,612,860	- 5,407,177	- 6,343,813	£1,776
£1,938	- 721,779	- 1,062,208	- 1,509,760	- 2,128,233	- 2,661,508	- 4,156,911	- 4,899,195	- 5,780,317	£1,938
£2,207	- 441,638	- 680,126	- 1,031,298	- 1,555,326	- 1,996,870	- 3,396,997	- 4,052,558	- 4,841,156	£2,207
£2,368	- 274,944	- 452,871	- 745,587	- 1,211,581	- 1,598,087	- 2,941,049	- 3,544,576	- 4,277,660	£2,368
£2,530	- 108,839	- 225,617	- 462,443	- 867,836	- 1,199,305	- 2,485,100	- 3,036,594	- 3,714,162	£2,530
£2,691	57,265	587	- 179,299	- 528,663	- 802,242	- 2,029,152	- 2,528,611	- 3,150,666	£2,691
£2,960	334,107	373,709	289,296	36,393	146,663	1,269,237	1,681,975	2,211,505	£2,960
£3,229	610,948	748,004	755,645	597,353	503,518	516,360	838,803	1,272,345	£3,229
£3,498	887,791	1,122,300	1,221,995	1,155,756	1,151,068	230,294	3,699	343,960	£3,498
£3,767	1,164,632	1,496,596	1,688,344	1,714,159	1,798,617	970,519	831,405	582,405	£3,767
£4,306	1,718,315	2,245,187	2,621,044	2,830,966	3,093,718	2,450,967	2,496,615	2,435,135	£4,306
£4,844	2,271,998	2,993,779	3,553,743	3,947,773	4,388,817	3,931,415	4,149,003	4,268,495	£4,844
£5,382	2,823,478	3,742,370	4,486,441	5,064,579	5,677,515	5,400,186	5,801,390	6,101,460	£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	- 1,040,374	- 1,502,028	- 2,062,915	- 2,794,722	- 3,438,074	- 5,047,808	- 5,894,158	- 6,886,310	£1,615
£1,776	- 869,956	- 1,271,618	- 1,775,838	- 2,450,978	- 3,039,291	- 4,591,860	- 5,386,177	- 6,322,813	£1,776
£1,938	- 700,779	- 1,041,208	- 1,488,760	- 2,107,233	- 2,640,508	- 4,135,911	- 4,878,195	- 5,759,317	£1,938
£2,207	- 420,638	- 659,126	- 1,010,298	- 1,534,326	- 1,975,870	- 3,375,997	- 4,031,558	- 4,820,156	£2,207
£2,368	- 253,944	- 431,871	- 724,587	- 1,190,581	- 1,577,087	- 2,920,049	- 3,523,576	- 4,256,660	£2,368
£2,530	- 87,839	- 204,617	- 441,443	- 846,836	- 1,178,305	- 2,464,100	- 3,015,594	- 3,693,162	£2,530
£2,691	78,265	20,413	- 158,299	- 507,663	- 781,242	- 2,008,152	- 2,507,611	- 3,129,666	£2,691
£2,960	355,107	394,709	310,296	57,393	- 125,663	- 1,248,237	- 1,660,975	- 2,190,505	£2,960
£3,229	631,948	769,004	776,645	618,353	524,518	- 495,360	- 817,803	- 1,251,345	£3,229
£3,498	908,791	1,143,300	1,242,995	1,176,756	1,172,068	251,294	17,301	322,960	£3,498
£3,767	1,185,632	1,517,596	1,709,344	1,735,159	1,819,617	991,519	852,405	603,405	£3,767
£4,306	1,739,315	2,266,187	2,642,044	2,851,966	3,114,718	2,471,967	2,517,615	2,456,135	£4,306
£4,844	2,292,998	3,014,779	3,574,743	3,968,773	4,409,817	3,952,415	4,170,003	4,289,495	£4,844
£5,382	2,844,478	3,763,370	4,507,441	5,085,579	5,698,515	5,421,186	5,822,390	6,122,460	£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										Sales value per sm								
£1,615	-	423,129	-	921,090	-	1,516,743	-	2,283,315	-	2,960,064	-	4,602,553	-	5,480,736	-	6,506,951	-	£1,615
£1,776	-	262,605	-	704,069	-	1,246,402	-	1,959,654	-	2,584,589	-	4,173,075	-	5,002,284	-	5,976,265	-	£1,776
£1,938	-	102,082	-	487,048	-	976,061	-	1,635,994	-	2,209,115	-	3,743,599	-	4,523,831	-	5,445,580	-	£1,938
£2,207	-	162,237	-	125,347	-	525,494	-	1,096,561	-	1,583,325	-	3,027,804	-	3,726,411	-	4,561,103	-	£2,207
£2,368	-	320,563	-	89,348	-	255,154	-	772,901	-	1,207,850	-	2,598,326	-	3,247,959	-	4,030,417	-	£2,368
£2,530	-	477,299	-	303,395	-	13,573	-	449,241	-	832,375	-	2,168,850	-	2,769,506	-	3,499,732	-	£2,530
£2,691	-	633,760	-	517,444	-	280,210	-	125,581	-	456,901	-	1,739,372	-	2,291,054	-	2,969,047	-	£2,691
£2,960	-	894,527	-	870,322	-	724,603	-	406,588	-	164,067	-	1,023,578	-	1,493,633	-	2,084,570	-	£2,960
£3,229	-	1,155,294	-	1,222,865	-	1,163,971	-	938,629	-	781,327	-	307,783	-	696,212	-	1,200,094	-	£3,229
£3,498	-	1,416,061	-	1,575,407	-	1,603,127	-	1,464,915	-	1,391,217	-	398,600	-	95,099	-	316,517	-	£3,498
£3,767	-	1,676,828	-	1,927,948	-	2,042,285	-	1,990,688	-	2,000,915	-	1,099,935	-	881,659	-	555,909	-	£3,767
£4,306	-	2,198,363	-	2,633,032	-	2,920,599	-	3,042,234	-	3,220,312	-	2,494,426	-	2,454,778	-	2,300,763	-	£4,306
£4,844	-	2,719,898	-	3,338,115	-	3,798,914	-	4,093,778	-	4,439,709	-	3,888,918	-	4,014,218	-	4,036,400	-	£4,844
£5,382	-	3,240,757	-	4,043,200	-	4,677,228	-	5,145,323	-	5,658,072	-	5,279,009	-	5,570,532	-	5,762,618	-	£5,382

Aff Hsg	35%
% SR	70%
% SO	30%
S106 (private)	£10,000 per unit
S106 (affordable)	£10,000 per unit
CIL	
CSH (average unit cost)	£9,192 per unit
Grant	Yes
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	-	2,275,629	-	2,773,590	-	3,369,243	-	4,135,815	-	4,812,564	-	6,455,053	-	7,333,236	-	8,359,451	-	£1,615
£1,776	-	2,115,105	-	2,556,569	-	3,098,902	-	3,812,154	-	4,437,089	-	6,025,575	-	6,854,784	-	7,828,765	-	£1,776
£1,938	-	1,954,582	-	2,339,548	-	2,828,561	-	3,488,494	-	4,061,615	-	5,596,099	-	6,376,331	-	7,298,080	-	£1,938
£2,207	-	1,690,263	-	1,977,847	-	2,377,994	-	2,949,061	-	3,435,825	-	4,880,304	-	5,578,911	-	6,413,603	-	£2,207
£2,368	-	1,531,937	-	1,763,152	-	2,107,654	-	2,625,401	-	3,060,350	-	4,450,926	-	5,100,459	-	5,882,917	-	£2,368
£2,530	-	1,375,201	-	1,549,105	-	1,838,927	-	2,301,741	-	2,684,875	-	4,021,350	-	4,622,006	-	5,352,232	-	£2,530
£2,691	-	1,218,740	-	1,335,056	-	1,572,290	-	1,978,081	-	2,309,401	-	3,591,872	-	4,143,554	-	4,821,547	-	£2,691
£2,960	-	957,973	-	982,178	-	1,127,897	-	1,445,912	-	1,688,433	-	2,876,078	-	3,346,133	-	3,937,070	-	£2,960
£3,229	-	697,206	-	629,635	-	688,529	-	913,871	-	1,071,173	-	2,160,283	-	2,548,712	-	3,052,594	-	£3,229
£3,498	-	436,439	-	277,093	-	249,373	-	387,585	-	461,283	-	1,453,900	-	1,757,401	-	2,169,017	-	£3,498
£3,767	-	175,672	-	75,448	-	189,785	-	138,188	-	148,415	-	752,565	-	970,841	-	1,296,591	-	£3,767
£4,306	-	345,863	-	780,532	-	1,068,099	-	1,189,734	-	1,367,812	-	641,926	-	602,278	-	448,263	-	£4,306
£4,844	-	867,398	-	1,485,615	-	1,946,414	-	2,241,278	-	2,587,209	-	2,036,418	-	2,161,718	-	2,183,900	-	£4,844
£5,382	-	1,388,257	-	2,190,700	-	2,824,728	-	3,292,823	-	3,805,572	-	3,426,509	-	3,718,032	-	3,910,118	-	£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	-	1,658,129	-	2,156,090	-	2,751,743	-	3,518,315	-	4,195,064	-	5,837,553	-	6,715,736	-	7,741,951	-	£1,615
£1,776	-	1,497,605	-	1,939,069	-	2,481,402	-	3,194,654	-	3,819,589	-	5,408,075	-	6,237,284	-	7,211,265	-	£1,776
£1,938	-	1,337,082	-	1,722,048	-	2,211,061	-	2,870,994	-	3,444,115	-	4,978,599	-	5,758,831	-	6,680,580	-	£1,938
£2,207	-	1,072,763	-	1,360,347	-	1,760,494	-	2,331,561	-	2,818,325	-	4,262,804	-	4,961,411	-	5,796,103	-	£2,207
£2,368	-	914,437	-	1,145,652	-	1,490,154	-	2,007,901	-	2,442,850	-	3,833,326	-	4,482,959	-	5,265,417	-	£2,368
£2,530	-	757,701	-	931,605	-	1,221,427	-	1,684,241	-	2,067,375	-	3,403,850	-	4,004,506	-	4,734,732	-	£2,530
£2,691	-	601,240	-	717,556	-	954,790	-	1,360,581	-	1,691,901	-	2,974,372	-	3,526,054	-	4,204,047	-	£2,691
£2,960	-	340,473	-	364,678	-	510,397	-	828,412	-	1,070,933	-	2,258,578	-	2,728,633	-	3,319,570	-	£2,960
£3,229	-	79,706	-	12,135	-	71,029	-	296,371	-	453,673	-	1,542,783	-	1,931,212	-	2,435,094	-	£3,229
£3,498	-	181,061	-	340,407	-	368,127	-	229,915	-	156,217	-	836,400	-	1,139,901	-	1,551,517	-	£3,498
£3,767	-	441,828	-	692,948	-	807,285	-	755,688	-	765,915	-	135,065	-	353,341	-	679,091	-	£3,767
£4,306	-	963,363	-	1,398,032	-	1,685,599	-	1,807,234	-	1,985,312	-	1,259,426	-	1,219,778	-	1,065,763	-	£4,306
£4,844	-	1,484,898	-	2,103,115	-	2,563,914	-	2,858,778	-	3,204,709	-	2,653,918	-	2,779,218	-	2,801,400	-	£4,844
£5,382	-	2,005,757	-	2,808,200	-	3,442,228	-	3,910,323	-	4,423,072	-	4,044,009	-	4,335,532	-	4,527,618	-	£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	-	1,164,129	-	1,662,090	-	2,257,743	-	3,024,315	-	3,701,064	-	5,343,553	-	6,221,736	-	7,247,951	-	£1,615
£1,776	-	1,003,605	-	1,445,069	-	1,987,402	-	2,700,654	-	3,325,589	-	4,914,075	-	5,743,284	-	6,717,265	-	£1,776
£1,938	-	843,082	-	1,228,048	-	1,717,061	-	2,376,994	-	2,950,115	-	4,484,599	-	5,284,831	-	6,186,580	-	£1,938
£2,207	-	578,763	-	866,347	-	1,266,494	-	1,837,561	-	2,324,325	-	3,768,804	-	4,467,411	-	5,302,103	-	£2,207
£2,368	-	420,437	-	651,652	-	996,154	-	1,513,901	-	1,948,850	-	3,339,326	-	3,988,959	-	4,771,417	-	£2,368
£2,530	-	263,701	-	437,605	-	727,427	-	1,190,241	-	1,573,375	-	2,909,850	-	3,510,506	-	4,240,732	-	£2,530
£2,691	-	107,240	-	223,556	-	460,790	-	866,581	-	1,197,901	-	2,480,372	-	3,032,054	-	3,710,047	-	£2,691
£2,960	-	153,527	-	129,322	-	16,397	-	334,412	-	576,933	-	1,764,578	-	2,234,633	-	2,825,570	-	£2,960
£3,229	-	414,294	-	481,865	-	422,971	-	197,629	-	40,327	-	1,048,783	-	1,437,212	-	1,941,094	-	£3,229
£3,498	-	675,061	-	834,407	-	862,127	-	723,915	-	650,217	-	342,400	-	645,901	-	1,057,517	-	£3,498
£3,767	-	935,828	-	1,186,948	-	1,301,285	-	1,249,688	-	1,259,915	-	358,935	-	140,659	-	185,091	-	£3,767
£4,306	-	1,457,363	-	1,892,032	-	2,179,599	-	2,301,234	-	2,479,312	-	1,753,426	-	1,713,778	-	1,559,763	-	£4,306
£4,844	-	1,976,898	-	2,597,115	-	3,057,914	-	3,352,778	-	3,698,709	-	3,147,918	-	3,273,218	-	3,295,400	-	£4,844
£5,382	-	2,499,757	-	3,302,200	-	3,936,228	-	4,404,323	-	4,917,072	-	4,538,009	-	4,829,532	-	5,021,618	-	£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	-	1,143,129	-	1,641,090	-	2,236,743	-	3,003,315	-	3,680,064	-	5,322,553	-	6,200,736	-	7,226,951	-	£1,615
£1,776	-	982,605	-	1,424,069	-	1,966,402	-	2,679,654	-	3,304,589	-	4,893,075	-	5,722,284	-	6,696,265	-	£1,776
£1,938	-	822,082	-	1,207,048	-	1,696,061	-	2,355,994	-	2,929,115	-	4,463,599	-	5,243,831	-	6,165,580	-	£1,938
£2,207	-	557,763	-	845,347	-	1,245,494	-	1,816,561	-	2,303,325	-	3,747,804	-	4,446,411	-	5,281,103	-	£2,207
£2,368	-	399,437	-	630,652	-	975,154	-	1,492,901	-	1,927,850	-	3,318,326	-	3,967,959	-	4,750,417	-	£2,368
£2,530	-	242,701	-	416,605	-	706,427	-	1,169,241	-	1,552,375	-	2,888,850	-	3,489,506	-	4,219,732	-	£2,530
£2,691	-	86,240	-	202,556	-	439,790	-	845,581	-	1,176,901	-	2,459,372	-	3,011,054	-	3,689,047	-	£2,691
£2,960	-	174,527	-	150,322	-	4,603	-	313,412	-	555,933	-	1,743,578	-	2,213,633	-	2,804,570	-	£2,960
£3,229	-	435,294	-	502,865	-	443,971	-	218,629	-	61,327	-	1,027,783	-	1,416,212	-	1,920,094	-	£3,229
£3,498	-	696,061	-	855,407	-	883,127	-	744,915	-	671,217	-	321,400	-	624,901	-	1,036,517	-	£3,498
£3,767	-	956,828	-	1,207,948	-	1,322,285	-	1,270,688	-	1,280,915	-	379,935	-	161,659	-	164,091	-	£3,767
£4,306	-	1,478,363	-	1,913,032	-	2,200,599	-	2,322,234	-	2,500,312	-	1,774,426	-	1,734,778	-	1,580,763	-	£4,306
£4,844	-	1,999,898	-	2,618,115	-	3,078,914	-	3,373,778	-	3,719,709	-	3,168,918	-	3,294,218	-	3,316,400	-	£4,844
£5,382	-	2,520,757	-	3,323,200	-	3,957,228	-	4,425,323	-	4,938,072	-	4,559,009	-	4,850,532	-	5,042,618	-	£5,382





**MODEL**

Density - units/ha -> 31

	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	35%
% SR	70%
% SO	30%
S106 (private)	£15,000 per unit
S106 (affordable)	£15,000 per unit
CIL	
CSH (average unit cost)	£9,192 per unit
Grant	Yes
Developer's profit	17%

	30 uph	40 uph	50 uph	60 uph	70 uph	80 uph	90 uph	100 uph
Sales value per sq m	£1,615	2,264,269	2,752,540	3,342,931	4,104,241	4,782,492	6,428,816	7,307,735
£1,615	-	411,769	900,040	1,490,431	2,251,741	2,929,992	4,576,316	5,455,235
£1,776	-	235,416	661,596	1,193,312	1,895,945	2,517,224	4,104,485	4,929,536
£1,938	-	59,349	423,152	896,191	1,540,151	2,104,456	3,632,653	4,403,836
£2,207	-	230,549	26,613	400,991	947,159	1,416,511	2,846,268	3,527,669
£2,368	-	404,062	208,565	104,042	591,363	1,003,743	2,374,436	3,001,970
£2,530	-	575,953	443,742	189,006	235,568	590,975	1,902,605	2,476,270
£2,691	-	747,845	677,779	482,055	116,762	178,607	1,430,773	1,950,570
£2,960	-	1,034,332	1,065,127	968,318	701,627	499,962	644,388	1,074,404
£3,229	-	1,320,818	1,452,474	1,450,983	1,283,559	1,174,361	135,796	200,753
£3,498	-	1,607,304	1,839,823	1,933,648	1,861,540	1,844,621	909,559	663,477
£3,767	-	1,893,790	2,227,171	2,416,313	2,439,522	2,514,882	1,675,569	1,527,708
£4,306	-	2,466,762	3,001,867	3,381,643	3,595,486	3,855,404	3,207,591	3,252,180
£4,844	-	3,039,734	3,776,563	4,346,973	4,751,449	5,195,925	4,739,613	4,962,213
£5,382	-	3,611,551	4,551,259	5,312,302	5,907,413	6,531,409	6,260,826	6,672,244

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

	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	2,264,269	2,752,540	3,342,931	4,104,241	4,782,492	6,428,816	7,307,735
£1,776	-	2,087,916	2,514,096	3,045,812	3,748,445	4,369,724	5,956,985	6,782,036
£1,938	-	1,911,849	2,275,652	2,748,691	3,392,651	3,956,956	5,485,153	6,256,336
£2,207	-	1,621,951	1,879,113	2,253,491	2,799,659	3,269,011	4,698,768	5,390,169
£2,368	-	1,448,438	1,649,935	1,956,542	2,443,893	2,856,243	4,226,936	4,854,470
£2,530	-	1,276,547	1,408,758	1,663,494	2,088,068	2,443,475	3,755,105	4,328,770
£2,691	-	1,104,655	1,174,721	1,370,445	1,735,738	2,031,107	3,283,273	3,803,070
£2,960	-	818,168	787,373	884,182	1,150,873	1,352,538	2,496,888	2,926,904
£3,229	-	531,682	400,026	401,517	568,941	678,139	1,716,714	2,053,253
£3,498	-	245,196	12,677	81,148	9,040	7,879	942,941	1,189,023
£3,767	-	41,290	374,671	563,813	587,022	662,382	176,931	324,792
£4,306	-	614,262	1,149,367	1,529,143	1,742,986	2,002,904	1,355,091	1,399,680
£4,844	-	1,187,234	1,924,063	2,494,473	2,896,949	3,343,425	2,887,113	3,109,713
£5,382	-	1,759,051	2,698,759	3,459,802	4,054,913	4,678,909	4,408,326	4,819,744

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

	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	1,646,769	2,135,040	2,725,431	3,486,741	4,164,992	5,811,316	6,680,235
£1,776	-	1,470,416	1,896,596	2,428,312	3,130,945	3,752,224	5,339,485	6,164,536
£1,938	-	1,294,349	1,658,152	2,131,191	2,775,151	3,339,456	4,867,653	5,638,836
£2,207	-	1,004,451	1,261,613	1,635,991	2,182,159	2,651,511	4,081,268	4,762,669
£2,368	-	830,938	1,026,435	1,339,042	1,826,363	2,238,743	3,609,436	4,236,970
£2,530	-	659,047	791,258	1,045,994	1,470,568	1,825,975	3,137,605	3,711,270
£2,691	-	487,155	557,221	752,945	1,118,238	1,413,607	2,665,773	3,185,570
£2,960	-	200,668	169,873	266,682	533,373	735,038	1,879,388	2,309,404
£3,229	-	85,818	217,474	215,983	48,559	60,639	1,099,214	1,435,753
£3,498	-	372,304	604,823	698,648	626,540	609,621	325,441	571,523
£3,767	-	658,790	992,171	1,181,313	1,204,522	1,279,882	440,569	292,708
£4,306	-	1,231,762	1,766,867	2,146,643	2,360,486	2,620,404	1,972,591	2,017,180
£4,844	-	1,804,734	2,541,563	3,111,973	3,516,449	3,960,925	3,504,613	3,727,213
£5,382	-	2,376,551	3,316,259	4,077,302	4,672,413	5,296,409	5,025,826	5,437,244

**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	- 1,152,769	- 1,641,040	- 2,231,431	- 2,992,741	- 3,670,992	- 5,317,316	- 6,196,235	- 7,219,617	£1,615
£1,776	- 976,416	- 1,402,596	- 1,934,312	- 2,636,945	- 3,258,224	- 4,845,495	- 5,670,536	- 6,636,435	£1,776
£1,938	- 800,349	- 1,164,152	- 1,637,191	- 2,281,151	- 2,845,456	- 4,373,653	- 5,144,836	- 6,053,251	£1,938
£2,207	- 510,451	- 767,613	- 1,141,991	- 1,688,159	- 2,157,511	- 3,587,268	- 4,268,669	- 5,081,279	£2,207
£2,368	- 336,938	- 532,435	- 845,042	- 1,332,363	- 1,744,743	- 3,115,436	- 3,742,970	- 4,498,097	£2,368
£2,530	- 165,047	- 297,258	- 551,994	- 976,568	- 1,331,975	- 2,643,605	- 3,217,270	- 3,914,914	£2,530
£2,691	- 6,845	- 63,221	- 258,945	- 624,238	- 919,607	- 2,171,773	- 2,691,570	- 3,331,731	£2,691
£2,960	293,332	324,127	227,318	39,373	241,038	1,385,388	1,815,404	2,359,760	£2,960
£3,229	579,818	711,474	709,983	542,559	433,361	605,214	941,753	1,387,788	£3,229
£3,498	866,304	1,098,823	1,192,648	1,120,540	1,103,621	168,559	77,523	425,987	£3,498
£3,767	1,152,790	1,486,171	1,675,313	1,698,522	1,773,882	934,569	786,708	532,741	£3,767
£4,306	1,725,762	2,260,867	2,640,643	2,854,486	3,114,404	2,466,591	2,511,180	2,450,197	£4,306
£4,844	2,298,734	3,035,563	3,605,973	4,010,449	4,454,925	3,998,613	4,221,213	4,348,727	£4,844
£5,382	2,870,551	3,810,259	4,571,302	5,166,413	5,790,409	5,519,826	5,931,244	6,245,743	£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	- 1,131,769	- 1,620,040	- 2,210,431	- 2,971,741	- 3,649,992	- 5,296,316	- 6,175,235	- 7,198,617	£1,615
£1,776	- 955,416	- 1,381,596	- 1,913,312	- 2,615,945	- 3,237,224	- 4,824,485	- 5,649,536	- 6,615,435	£1,776
£1,938	- 779,349	- 1,143,152	- 1,616,191	- 2,260,151	- 2,824,456	- 4,352,653	- 5,123,836	- 6,032,251	£1,938
£2,207	- 489,451	- 746,613	- 1,120,991	- 1,667,159	- 2,136,511	- 3,566,268	- 4,247,669	- 5,060,279	£2,207
£2,368	- 315,938	- 511,435	- 824,042	- 1,311,363	- 1,723,743	- 3,094,436	- 3,721,970	- 4,477,097	£2,368
£2,530	- 144,047	- 276,258	- 530,994	- 955,568	- 1,310,975	- 2,622,605	- 3,196,270	- 3,893,914	£2,530
£2,691	27,845	42,221	237,945	603,238	898,607	2,150,773	2,670,570	3,310,731	£2,691
£2,960	314,332	345,127	248,318	18,373	220,038	1,364,388	1,794,404	2,338,760	£2,960
£3,229	600,818	732,474	730,983	563,559	454,361	584,214	920,753	1,366,788	£3,229
£3,498	887,304	1,119,823	1,213,648	1,141,540	1,124,621	189,559	56,523	404,987	£3,498
£3,767	1,173,790	1,507,171	1,696,313	1,719,522	1,794,882	955,569	807,708	553,741	£3,767
£4,306	1,746,762	2,281,867	2,661,643	2,875,486	3,135,404	2,487,591	2,532,180	2,471,197	£4,306
£4,844	2,319,734	3,056,563	3,626,973	4,031,449	4,475,925	4,019,613	4,242,213	4,369,727	£4,844
£5,382	2,891,551	3,831,259	4,592,302	5,187,413	5,811,409	5,540,826	5,952,244	6,266,743	£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	- 473,422	- 983,478	- 1,594,727	- 2,376,896	- 3,075,186	- 4,741,162	- 5,639,182	- 6,683,003	£1,615
£1,776	- 303,004	- 753,067	- 1,307,650	- 2,033,152	- 2,676,403	- 4,285,214	- 5,131,200	- 6,119,505	£1,776
£1,938	- 132,587	- 522,657	- 1,020,572	- 1,689,407	- 2,277,621	- 3,829,265	- 4,623,218	- 5,556,009	£1,938
£2,207	- 148,274	- 138,639	- 542,109	- 1,116,500	- 1,612,983	- 3,069,352	- 3,776,581	- 4,616,849	£2,207
£2,368	316,359	89,236	255,032	772,755	1,214,200	2,613,404	3,268,599	4,053,352	£2,368
£2,530	483,036	316,550	30,016	429,011	815,417	2,157,455	2,760,617	3,489,855	£2,530
£2,691	649,141	543,805	313,160	85,912	416,634	1,701,507	2,252,635	2,926,359	£2,691
£2,960	925,983	918,495	785,029	479,144	241,800	941,592	1,405,999	1,987,198	£2,960
£3,229	1,202,824	1,292,791	1,251,379	1,044,033	896,561	183,489	559,361	1,048,037	£3,229
£3,498	1,479,666	1,667,086	1,717,728	1,602,436	1,544,111	566,116	278,156	113,121	£3,498
£3,767	1,756,507	2,041,382	2,184,078	2,160,840	2,191,660	1,308,619	1,113,260	813,244	£3,767
£4,306	2,310,191	2,789,973	3,116,777	3,277,646	3,486,761	2,789,068	2,783,467	2,665,973	£4,306
£4,844	2,863,874	3,538,565	4,049,476	4,394,452	4,781,860	4,269,516	4,436,741	4,505,871	£4,844
£5,382	3,417,318	4,287,156	4,982,175	5,511,259	6,075,142	5,743,521	6,089,129	6,338,837	£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	Yes
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	- 2,325,922	- 2,835,978	- 3,447,227	- 4,229,396	- 4,927,686	- 6,593,662	- 7,491,682	- 8,535,503	£1,615
£1,776	- 2,155,504	- 2,605,567	- 3,160,150	- 3,885,652	- 4,528,903	- 6,137,714	- 6,983,700	- 7,972,005	£1,776
£1,938	- 1,985,087	- 2,375,157	- 2,873,072	- 3,541,907	- 4,130,121	- 5,681,765	- 6,475,718	- 7,408,509	£1,938
£2,207	- 1,704,226	- 1,991,139	- 2,394,609	- 2,969,000	- 3,465,483	- 4,921,852	- 5,629,081	- 6,463,349	£2,207
£2,368	- 1,536,141	- 1,763,204	- 2,107,532	- 2,625,255	- 3,066,700	- 4,465,904	- 5,121,099	- 5,905,852	£2,368
£2,530	- 1,369,464	- 1,538,950	- 1,822,484	- 2,281,511	- 2,667,917	- 4,009,955	- 4,613,117	- 5,342,355	£2,530
£2,691	- 1,203,359	- 1,308,695	- 1,539,340	- 1,938,412	- 2,269,134	- 3,554,007	- 4,105,135	- 4,778,859	£2,691
£2,960	- 926,517	- 934,005	- 1,067,471	- 1,373,356	- 1,610,700	- 2,794,092	- 3,258,499	- 3,839,698	£2,960
£3,229	- 649,676	- 559,709	- 601,121	- 808,467	- 955,939	- 2,035,989	- 2,411,861	- 2,900,537	£3,229
£3,498	- 372,834	- 188,414	- 134,772	- 250,064	- 308,389	- 1,286,384	- 1,574,344	- 1,965,621	£3,498
£3,767	- 95,993	188,882	331,578	308,340	339,160	543,881	739,240	1,039,256	£3,767
£4,306	457,691	937,473	1,264,277	1,425,146	1,634,261	936,568	930,967	813,473	£4,306
£4,844	1,011,374	1,686,065	2,196,976	2,541,952	2,929,360	2,417,016	2,584,241	2,653,371	£4,844
£5,382	1,564,818	2,434,656	3,129,675	3,658,759	4,222,642	3,891,021	4,236,629	4,486,337	£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	- 1,708,422	- 2,218,478	- 2,829,727	- 3,611,896	- 4,310,186	- 5,976,162	- 6,874,182	- 7,918,003	£1,615
£1,776	- 1,538,004	- 1,988,067	- 2,542,650	- 3,268,152	- 3,911,403	- 5,520,214	- 6,366,200	- 7,354,505	£1,776
£1,938	- 1,367,587	- 1,757,657	- 2,255,572	- 2,924,407	- 3,512,621	- 5,064,265	- 5,858,218	- 6,791,009	£1,938
£2,207	- 1,086,726	- 1,373,639	- 1,777,109	- 2,351,500	- 2,847,983	- 4,304,352	- 5,011,581	- 5,851,849	£2,207
£2,368	- 918,641	- 1,145,704	- 1,490,032	- 2,007,755	- 2,449,200	- 3,848,404	- 4,503,599	- 5,288,352	£2,368
£2,530	- 751,964	- 918,450	- 1,204,984	- 1,664,011	- 2,050,417	- 3,392,455	- 3,995,617	- 4,724,855	£2,530
£2,691	- 585,859	- 691,195	- 921,840	- 1,320,912	- 1,651,634	- 2,936,507	- 3,487,635	- 4,161,359	£2,691
£2,960	- 309,017	- 316,505	- 449,971	- 755,856	- 993,200	- 2,176,592	- 2,640,999	- 3,222,198	£2,960
£3,229	- 32,176	- 57,791	- 16,379	- 190,967	- 338,439	- 1,418,489	- 1,794,361	- 2,283,037	£3,229
£3,498	244,666	432,086	482,728	367,436	309,111	668,884	956,844	1,348,121	£3,498
£3,767	521,507	806,382	949,078	925,840	956,660	73,619	121,740	421,756	£3,767
£4,306	1,075,191	1,554,973	1,881,777	2,042,646	2,251,761	1,554,068	1,548,467	1,430,973	£4,306
£4,844	1,628,874	2,303,565	2,814,476	3,159,452	3,546,860	3,034,516	3,201,741	3,270,871	£4,844
£5,382	2,182,318	3,052,156	3,747,175	4,276,259	4,840,142	4,508,521	4,854,129	5,103,837	£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	- 1,214,422	- 1,724,478	- 2,335,727	- 3,117,896	- 3,816,186	- 5,482,162	- 6,380,182	- 7,424,003	£1,615
£1,776	- 1,044,004	- 1,494,067	- 2,048,650	- 2,774,152	- 3,417,403	- 5,026,214	- 5,872,200	- 6,860,505	£1,776
£1,938	- 873,567	- 1,263,657	- 1,761,572	- 2,430,407	- 3,018,621	- 4,570,265	- 5,364,218	- 6,297,009	£1,938
£2,207	- 592,726	- 879,639	- 1,283,109	- 1,857,500	- 2,353,983	- 3,810,352	- 4,517,581	- 5,357,849	£2,207
£2,368	- 424,641	- 651,704	- 996,032	- 1,513,755	- 1,955,200	- 3,354,404	- 4,009,599	- 4,794,352	£2,368
£2,530	- 257,964	- 424,450	- 710,984	- 1,170,011	- 1,556,417	- 2,898,455	- 3,501,617	- 4,230,855	£2,530
£2,691	- 91,859	- 197,195	- 427,840	- 826,912	- 1,157,634	- 2,442,507	- 2,993,635	- 3,667,359	£2,691
£2,960	184,983	177,495	44,029	261,856	499,200	1,682,592	2,146,999	2,728,198	£2,960
£3,229	461,824	551,791	510,379	303,033	155,561	924,489	1,300,361	1,789,037	£3,229
£3,498	738,666	926,086	976,728	861,436	803,111	174,884	462,844	854,121	£3,498
£3,767	1,015,507	1,300,382	1,443,078	1,419,840	1,450,660	567,619	372,260	72,244	£3,767
£4,306	1,569,191	2,048,973	2,375,777	2,536,646	2,745,761	2,048,068	2,042,467	1,924,973	£4,306
£4,844	2,122,874	2,797,565	3,308,476	3,653,452	4,040,860	3,528,516	3,695,741	3,764,871	£4,844
£5,382	2,676,318	3,546,156	4,241,175	4,770,259	5,334,142	5,002,521	5,348,129	5,597,837	£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	- 1,193,422	- 1,703,478	- 2,314,727	- 3,096,896	- 3,795,186	- 5,461,162	- 6,359,182	- 7,403,003	£1,615
£1,776	- 1,023,004	- 1,473,067	- 2,027,650	- 2,753,152	- 3,396,403	- 5,005,214	- 5,851,200	- 6,839,505	£1,776
£1,938	- 852,587	- 1,242,657	- 1,740,572	- 2,409,407	- 2,997,621	- 4,549,265	- 5,343,218	- 6,276,009	£1,938
£2,207	- 571,726	- 858,639	- 1,262,109	- 1,836,500	- 2,332,983	- 3,789,352	- 4,496,581	- 5,336,849	£2,207
£2,368	- 403,641	- 630,704	- 975,032	- 1,492,755	- 1,934,200	- 3,333,404	- 3,988,599	- 4,773,352	£2,368
£2,530	- 236,964	- 403,450	- 689,984	- 1,149,011	- 1,535,417	- 2,877,455	- 3,480,617	- 4,209,855	£2,530
£2,691	- 70,859	- 176,195	- 406,840	- 805,912	- 1,136,634	- 2,421,507	- 2,972,635	- 3,646,359	£2,691
£2,960	205,983	198,495	65,029	240,856	478,200	1,661,592	2,125,999	2,707,198	£2,960
£3,229	482,824	572,791	531,379	324,033	176,561	903,489	1,279,361	1,768,037	£3,229
£3,498	759,666	947,086	997,728	882,436	824,111	153,884	441,844	833,121	£3,498
£3,767	1,036,507	1,321,382	1,464,078	1,440,840	1,471,660	588,619	393,260	93,244	£3,767
£4,306	1,590,191	2,069,973	2,396,777	2,557,646	2,766,761	2,069,068	2,063,467	1,945,973	£4,306
£4,844	2,143,874	2,818,565	3,329,476	3,674,452	4,061,860	3,549,516	3,716,741	3,785,871	£4,844
£5,382	2,697,318	3,567,156	4,262,175	4,791,259	5,355,142	5,023,521	5,369,129	5,618,837	£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	- 576,177	- 1,122,539	- 1,768,554	- 2,585,489	- 3,317,177	- 5,015,907	- 5,945,759	- 7,023,644	£1,615
£1,776	- 415,654	- 905,518	- 1,498,214	- 2,261,828	- 2,941,702	- 4,586,429	- 5,467,308	- 6,492,959	£1,776
£1,938	- 255,130	- 688,498	- 1,227,873	- 1,938,168	- 2,566,228	- 4,156,953	- 4,988,855	- 5,962,273	£1,938
£2,207	- 11,150	- 326,797	- 777,305	- 1,396,735	- 1,940,437	- 3,441,158	- 4,191,434	- 5,077,796	£2,207
£2,368	169,476	- 109,776	- 506,965	- 1,075,075	- 1,564,963	- 3,011,681	- 3,712,982	- 4,547,110	£2,368
£2,530	327,801	104,564	- 236,625	- 751,415	- 1,189,489	- 2,582,204	- 3,234,530	- 4,016,425	£2,530
£2,691	484,635	318,611	- 31,669	- 427,755	- 814,014	- 2,152,727	- 2,756,077	- 3,485,739	£2,691
£2,960	745,403	674,110	476,063	108,339	- 188,471	- 1,436,933	- 1,958,656	- 2,601,262	£2,960
£3,229	1,006,170	1,026,651	918,704	640,381	428,790	- 721,137	- 1,161,236	- 1,716,786	£3,229
£3,498	1,266,937	1,379,193	1,357,862	1,170,595	1,043,260	- 9,529	- 364,045	- 832,309	£3,498
£3,767	1,527,704	1,731,735	1,797,019	1,696,368	1,652,958	696,557	422,514	45,749	£3,767
£4,306	2,049,239	2,436,819	2,675,332	2,747,913	2,872,355	2,091,527	1,995,633	1,790,602	£4,306
£4,844	2,570,773	3,141,903	3,553,647	3,799,459	4,091,753	3,486,019	3,560,956	3,532,777	£4,844
£5,382	3,092,308	3,846,986	4,431,961	4,851,003	5,311,150	4,880,511	5,117,271	5,258,994	£5,382

Aff Hsg	35%
% SR	70%
% SO	30%
S106 (private)	£15,000 per unit
S106 (affordable)	£15,000 per unit
CIL	
CSH (average unit cost)	£9,192 per unit
Grant	Yes
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	- 2,428,677	- 2,975,039	- 3,621,054	- 4,437,989	- 5,169,677	- 6,868,407	- 7,798,259	- 8,876,144	£1,615
£1,776	- 2,268,154	- 2,758,018	- 3,350,714	- 4,114,328	- 4,794,202	- 6,438,929	- 7,319,808	- 8,345,459	£1,776
£1,938	- 2,107,630	- 2,540,998	- 3,080,373	- 3,790,668	- 4,418,728	- 6,009,453	- 6,841,355	- 7,814,773	£1,938
£2,207	- 1,841,350	- 2,179,297	- 2,629,805	- 3,251,235	- 3,792,937	- 5,293,658	- 6,043,934	- 6,930,296	£2,207
£2,368	- 1,683,024	- 1,992,276	- 2,359,465	- 2,927,575	- 3,417,463	- 4,864,181	- 5,565,482	- 6,399,610	£2,368
£2,530	- 1,524,699	- 1,747,936	- 2,089,125	- 2,603,915	- 3,041,989	- 4,434,704	- 5,087,030	- 5,868,925	£2,530
£2,691	- 1,367,865	- 1,533,889	- 1,820,831	- 2,280,255	- 2,666,514	- 4,005,227	- 4,608,577	- 5,338,239	£2,691
£2,960	- 1,107,097	- 1,178,390	- 1,376,437	- 1,744,161	- 2,040,971	- 3,289,433	- 3,811,156	- 4,453,762	£2,960
£3,229	- 846,330	- 825,849	- 933,796	- 1,212,119	- 1,423,710	- 2,573,637	- 3,013,736	- 3,569,286	£3,229
£3,498	- 585,563	- 473,307	- 494,638	- 681,905	- 809,240	- 1,862,029	- 2,216,545	- 2,684,809	£3,498
£3,767	- 324,796	- 120,765	- 55,481	- 156,132	- 199,542	- 1,155,943	- 1,429,986	- 1,806,751	£3,767
£4,306	196,739	584,319	822,832	895,413	1,019,855	239,027	143,133	61,898	£4,306
£4,844	718,273	1,289,403	1,701,147	1,946,959	2,239,253	1,633,519	1,708,456	1,680,277	£4,844
£5,382	1,239,808	1,994,486	2,579,461	2,998,503	3,458,650	3,028,011	3,264,771	3,406,494	£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	- 1,811,177	- 2,357,539	- 3,003,554	- 3,820,489	- 4,552,177	- 6,250,907	- 7,180,759	- 8,258,644	£1,615
£1,776	- 1,650,654	- 2,140,518	- 2,733,214	- 3,496,828	- 4,176,702	- 5,821,429	- 6,702,308	- 7,727,959	£1,776
£1,938	- 1,490,130	- 1,923,498	- 2,462,873	- 3,173,168	- 3,801,228	- 5,391,953	- 6,223,855	- 7,197,273	£1,938
£2,207	- 1,223,850	- 1,561,797	- 2,012,305	- 2,633,735	- 3,175,437	- 4,676,158	- 5,426,434	- 6,312,796	£2,207
£2,368	- 1,065,524	- 1,344,776	- 1,741,965	- 2,310,075	- 2,799,963	- 4,246,681	- 4,947,982	- 5,782,110	£2,368
£2,530	- 907,199	- 1,130,436	- 1,471,625	- 1,986,415	- 2,424,489	- 3,817,204	- 4,469,530	- 5,251,425	£2,530
£2,691	- 750,365	- 916,389	- 1,203,331	- 1,662,755	- 2,049,014	- 3,387,727	- 3,991,077	- 4,720,739	£2,691
£2,960	- 489,597	- 560,890	- 758,937	- 1,126,661	- 1,423,471	- 2,671,933	- 3,193,656	- 3,836,262	£2,960
£3,229	- 228,830	- 208,349	- 316,296	- 594,619	- 806,210	- 1,956,137	- 2,396,236	- 2,951,786	£3,229
£3,498	31,937	144,193	122,862	64,405	191,740	1,244,529	1,599,045	2,067,309	£3,498
£3,767	292,704	496,735	562,019	461,368	417,958	538,443	812,486	1,189,251	£3,767
£4,306	814,239	1,201,819	1,440,332	1,512,913	1,637,355	856,527	760,633	555,602	£4,306
£4,844	1,335,773	1,906,903	2,318,647	2,564,459	2,856,753	2,251,019	2,325,956	2,297,777	£4,844
£5,382	1,857,308	2,611,986	3,196,961	3,616,003	4,076,150	3,645,511	3,882,271	4,023,994	£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	- 1,317,177	- 1,863,539	- 2,509,554	- 3,326,489	- 4,058,177	- 5,756,907	- 6,686,759	- 7,764,644	£1,615
£1,776	- 1,156,654	- 1,646,518	- 2,239,214	- 3,002,828	- 3,682,702	- 5,327,429	- 6,208,308	- 7,233,959	£1,776
£1,938	- 996,130	- 1,429,498	- 1,968,873	- 2,679,168	- 3,307,228	- 4,897,953	- 5,729,855	- 6,703,273	£1,938
£2,207	- 729,850	- 1,067,797	- 1,518,305	- 2,139,735	- 2,681,437	- 4,182,158	- 4,932,434	- 5,818,796	£2,207
£2,368	- 571,524	- 850,776	- 1,247,965	- 1,816,075	- 2,305,963	- 3,752,681	- 4,453,982	- 5,288,110	£2,368
£2,530	- 413,199	- 636,436	- 977,625	- 1,492,415	- 1,930,489	- 3,323,204	- 3,975,530	- 4,757,425	£2,530
£2,691	- 256,365	- 422,389	- 709,331	- 1,168,755	- 1,555,014	- 2,893,727	- 3,497,077	- 4,226,739	£2,691
£2,960	- 4,403	- 66,890	- 264,937	- 632,661	- 929,471	- 2,177,933	- 2,699,656	- 3,342,262	£2,960
£3,229	265,170	285,651	177,704	100,619	312,210	1,462,137	1,902,236	2,457,786	£3,229
£3,498	525,937	638,193	616,862	429,595	302,260	750,529	1,105,045	1,573,309	£3,498
£3,767	786,704	990,735	1,056,019	955,368	911,958	44,443	318,486	695,251	£3,767
£4,306	1,308,239	1,695,819	1,934,332	2,006,913	2,131,355	1,350,527	1,254,633	1,049,602	£4,306
£4,844	1,829,773	2,400,903	2,812,647	3,058,459	3,350,753	2,745,019	2,819,956	2,791,777	£4,844
£5,382	2,351,308	3,105,986	3,690,961	4,110,003	4,570,150	4,139,511	4,376,271	4,517,994	£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	- 1,296,177	- 1,842,539	- 2,488,554	- 3,305,489	- 4,037,177	- 5,735,907	- 6,665,759	- 7,743,644	£1,615
£1,776	- 1,135,654	- 1,625,518	- 2,218,214	- 2,981,828	- 3,661,702	- 5,306,429	- 6,187,308	- 7,212,959	£1,776
£1,938	- 975,130	- 1,408,498	- 1,947,873	- 2,658,168	- 3,286,228	- 4,876,953	- 5,708,855	- 6,682,273	£1,938
£2,207	- 708,850	- 1,046,797	- 1,497,305	- 2,118,735	- 2,660,437	- 4,161,158	- 4,911,434	- 5,797,796	£2,207
£2,368	- 550,524	- 829,776	- 1,226,965	- 1,795,075	- 2,284,963	- 3,731,681	- 4,432,982	- 5,267,110	£2,368
£2,530	- 392,199	- 615,436	- 956,625	- 1,471,415	- 1,909,489	- 3,302,204	- 3,954,530	- 4,736,425	£2,530
£2,691	- 235,365	- 401,389	- 688,331	- 1,147,755	- 1,534,014	- 2,872,727	- 3,476,077	- 4,205,739	£2,691
£2,960	25,403	45,890	243,937	611,661	908,471	2,156,933	2,678,656	3,321,262	£2,960
£3,229	286,170	306,651	198,704	79,619	291,210	1,441,137	1,881,236	2,436,786	£3,229
£3,498	546,937	659,193	637,862	450,595	323,260	729,529	1,084,045	1,552,309	£3,498
£3,767	807,704	1,011,735	1,077,019	976,368	932,958	23,443	297,486	674,251	£3,767
£4,306	1,329,239	1,716,819	1,955,332	2,027,913	2,152,355	1,371,527	1,275,633	1,070,602	£4,306
£4,844	1,850,773	2,421,903	2,833,647	3,079,459	3,371,753	2,766,019	2,840,956	2,812,777	£4,844
£5,382	2,372,308	3,126,986	3,711,961	4,131,003	4,591,150	4,160,511	4,397,271	4,538,994	£5,382





**MODEL**

Density - units/ha ->	34	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	564,818	1,101,490	1,742,242	2,553,915	3,287,105	4,989,670	5,920,259	6,995,310	£1,615
		£1,776	388,464	863,046	1,445,123	2,198,120	2,874,338	4,517,839	5,394,559	6,412,127	£1,776
		£1,938	212,111	624,602	1,148,004	1,842,325	2,461,570	4,046,008	4,868,859	5,828,944	£1,938
		£2,207	79,462	227,194	652,804	1,249,333	1,773,623	3,259,622	3,992,693	4,856,972	£2,207
		£2,368	253,401	9,732	355,683	893,537	1,360,855	2,787,791	3,466,983	4,273,790	£2,368
		£2,530	426,829	244,911	59,534	537,742	948,087	2,315,959	2,941,294	3,690,607	£2,530
		£2,691	598,721	480,088	233,515	181,947	535,319	1,844,128	2,415,594	3,107,423	£2,691
		£2,960	885,207	868,913	721,929	403,378	147,426	1,057,742	1,539,428	2,135,452	£2,960
		£3,229	1,171,693	1,256,262	1,205,717	988,243	825,994	272,342	663,261	1,163,480	£3,229
		£3,498	1,458,179	1,643,610	1,688,381	1,567,220	1,496,665	503,375	204,332	195,147	£3,498
		£3,767	1,744,666	2,030,957	2,171,047	2,145,203	2,166,925	1,272,670	1,068,562	763,580	£3,767
		£4,306	2,317,638	2,805,654	3,136,376	3,301,166	3,507,447	2,804,692	2,797,023	2,681,035	£4,306
		£4,844	2,890,610	3,580,349	4,101,706	4,457,130	4,847,968	4,336,714	4,508,951	4,586,104	£4,844
		£5,382	3,463,582	4,355,046	5,067,036	5,613,093	6,188,036	5,863,161	6,218,983	6,483,119	£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	Yes
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	2,417,318	2,953,990	3,594,742	4,406,415	5,139,605	6,842,170	7,772,759	8,847,810	£1,615
	£1,776	2,240,964	2,715,546	3,297,623	4,050,620	4,726,838	6,370,339	7,247,059	8,264,627	£1,776
	£1,938	2,064,611	2,477,102	3,000,504	3,694,825	4,314,070	5,898,508	6,721,359	7,681,444	£1,938
	£2,207	1,773,038	2,079,694	2,505,304	3,101,833	3,626,123	5,112,122	5,845,193	6,709,472	£2,207
	£2,368	1,599,098	1,842,768	2,208,183	2,746,037	3,213,355	4,640,291	5,319,493	6,126,290	£2,368
	£2,530	1,425,671	1,607,589	1,912,034	2,390,242	2,800,587	4,168,459	4,793,794	5,543,107	£2,530
	£2,691	1,253,779	1,372,412	1,618,985	2,034,447	2,387,819	3,696,628	4,268,094	4,959,923	£2,691
	£2,960	967,293	983,587	1,130,571	1,449,122	1,705,074	2,910,242	3,391,928	3,987,952	£2,960
	£3,229	680,807	596,238	646,783	864,257	1,026,506	2,124,842	2,515,761	3,015,980	£3,229
	£3,498	394,321	208,890	164,119	285,280	355,835	1,349,125	1,648,168	2,047,647	£3,498
	£3,767	107,834	178,457	318,547	292,703	314,425	579,830	783,938	1,088,920	£3,767
	£4,306	465,138	953,154	1,283,876	1,448,666	1,654,947	952,192	944,523	828,535	£4,306
	£4,844	1,038,110	1,727,489	2,249,206	2,604,630	2,995,468	2,484,214	2,656,451	2,733,604	£4,844
	£5,382	1,611,082	2,502,546	3,214,536	3,760,593	4,335,536	4,010,661	4,366,483	4,630,619	£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	1,799,818	2,336,490	2,977,242	3,798,915	4,522,105	6,224,670	7,155,259	8,230,310	£1,615
	£1,776	1,623,464	2,098,046	2,680,123	3,433,120	4,109,338	5,752,839	6,629,559	7,647,127	£1,776
	£1,938	1,447,111	1,859,602	2,383,004	3,077,325	3,696,570	5,281,008	6,103,859	7,063,944	£1,938
	£2,207	1,155,538	1,462,194	1,887,804	2,484,333	3,008,623	4,494,622	5,227,693	6,091,972	£2,207
	£2,368	981,599	1,225,268	1,590,683	2,128,537	2,595,855	4,022,791	4,701,993	5,508,790	£2,368
	£2,530	808,171	990,089	1,294,534	1,772,742	2,183,087	3,550,959	4,176,294	4,925,607	£2,530
	£2,691	636,279	754,912	1,001,485	1,416,947	1,770,319	3,079,128	3,650,594	4,342,423	£2,691
	£2,960	349,793	366,087	513,071	831,622	1,087,574	2,292,742	2,774,428	3,370,452	£2,960
	£3,229	63,307	21,262	29,283	246,757	409,006	1,507,342	1,898,261	2,398,480	£3,229
	£3,498	223,179	408,610	453,381	332,220	261,665	731,625	1,030,668	1,430,147	£3,498
	£3,767	509,666	795,957	936,047	910,203	931,925	37,670	166,438	471,420	£3,767
	£4,306	1,082,638	1,570,654	1,901,376	2,066,166	2,272,447	1,569,692	1,562,023	1,446,035	£4,306
	£4,844	1,655,610	2,345,349	2,866,706	3,222,130	3,612,968	3,101,714	3,273,951	3,351,104	£4,844
	£5,382	2,228,582	3,120,046	3,832,036	4,378,093	4,953,036	4,628,161	4,983,983	5,248,119	£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	- 1,305,818	- 1,842,490	- 2,483,242	- 3,294,915	- 4,028,105	- 5,730,670	- 6,661,259	- 7,736,310	£1,615
£1,776	- 1,129,464	- 1,604,046	- 2,186,123	- 2,933,120	- 3,615,338	- 5,259,839	- 6,135,559	- 7,153,127	£1,776
£1,938	- 953,111	- 1,365,602	- 1,869,004	- 2,583,325	- 3,202,570	- 4,787,008	- 5,609,859	- 6,569,944	£1,938
£2,207	- 661,538	- 968,194	- 1,393,804	- 1,990,333	- 2,514,623	- 4,000,622	- 4,733,693	- 5,597,972	£2,207
£2,368	- 487,599	- 731,268	- 1,096,683	- 1,634,537	- 2,101,855	- 3,528,791	- 4,207,993	- 5,014,790	£2,368
£2,530	- 314,171	- 496,089	- 800,534	- 1,278,742	- 1,689,087	- 3,056,959	- 3,682,294	- 4,431,607	£2,530
£2,691	- 142,279	- 260,912	- 507,485	- 922,947	- 1,276,319	- 2,585,128	- 3,156,594	- 3,848,423	£2,691
£2,960	144,207	127,913	19,071	337,622	593,574	1,798,742	2,280,428	2,876,452	£2,960
£3,229	430,693	515,262	464,717	247,243	84,994	1,013,342	1,404,261	1,904,480	£3,229
£3,498	717,179	902,610	947,381	826,220	755,665	237,625	536,668	936,147	£3,498
£3,767	1,003,666	1,289,957	1,430,047	1,404,203	1,425,925	531,670	327,562	22,580	£3,767
£4,306	1,576,638	2,064,654	2,395,376	2,560,166	2,766,447	2,063,692	2,056,023	1,940,035	£4,306
£4,844	2,149,610	2,839,349	3,360,706	3,716,130	4,106,968	3,595,714	3,767,951	3,845,104	£4,844
£5,382	2,722,582	3,614,046	4,326,036	4,872,093	5,447,036	5,122,161	5,477,983	5,742,119	£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	- 1,284,818	- 1,821,490	- 2,462,242	- 3,273,915	- 4,007,105	- 5,709,670	- 6,640,259	- 7,715,310	£1,615
£1,776	- 1,108,464	- 1,583,046	- 2,165,123	- 2,918,120	- 3,594,338	- 5,237,839	- 6,114,559	- 7,132,127	£1,776
£1,938	- 932,111	- 1,344,602	- 1,868,004	- 2,562,325	- 3,181,570	- 4,766,008	- 5,588,859	- 6,548,944	£1,938
£2,207	- 640,538	- 947,194	- 1,372,804	- 1,969,333	- 2,493,623	- 3,979,622	- 4,712,693	- 5,576,972	£2,207
£2,368	- 466,599	- 710,268	- 1,075,683	- 1,613,537	- 2,080,855	- 3,507,791	- 4,186,993	- 4,993,790	£2,368
£2,530	- 293,171	- 475,089	- 779,534	- 1,257,742	- 1,668,087	- 3,035,959	- 3,661,294	- 4,410,607	£2,530
£2,691	- 121,279	- 239,912	- 486,485	- 901,947	- 1,255,319	- 2,564,128	- 3,135,594	- 3,827,423	£2,691
£2,960	165,207	148,913	1,929	316,622	572,574	1,777,742	2,259,428	2,855,452	£2,960
£3,229	451,693	536,262	485,717	268,243	105,994	992,342	1,383,261	1,883,480	£3,229
£3,498	738,179	923,610	968,381	847,220	776,665	216,625	515,668	915,147	£3,498
£3,767	1,024,666	1,310,957	1,451,047	1,425,203	1,446,925	552,670	348,562	43,580	£3,767
£4,306	1,597,638	2,085,654	2,416,376	2,581,166	2,787,447	2,084,692	2,077,023	1,961,035	£4,306
£4,844	2,170,610	2,860,349	3,381,706	3,737,130	4,127,968	3,616,714	3,788,951	3,866,104	£4,844
£5,382	2,743,582	3,635,046	4,347,036	4,893,093	5,468,036	5,143,161	5,498,983	5,763,119	£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	- 626,470	- 1,184,927	- 1,846,539	- 2,679,070	- 3,432,299	- 5,154,517	- 6,104,206	- 7,199,695	£1,615
£1,776	- 456,053	- 954,517	- 1,559,461	- 2,335,326	- 3,033,516	- 4,698,569	- 5,596,224	- 6,636,199	£1,776
£1,938	- 285,636	- 724,107	- 1,272,383	- 1,991,582	- 2,634,733	- 4,242,620	- 5,088,242	- 6,072,702	£1,938
£2,207	- 2,812	- 340,089	- 793,921	- 1,418,674	- 1,970,095	- 3,482,706	- 4,241,604	- 5,133,541	£2,207
£2,368	- 165,271	- 109,679	- 506,844	- 1,074,930	- 1,571,312	- 3,026,758	- 3,733,622	- 4,570,045	£2,368
£2,530	- 333,355	- 117,718	- 219,766	- 731,195	- 1,172,530	- 2,570,809	- 3,225,641	- 4,006,549	£2,530
£2,691	- 500,017	- 344,972	- 64,620	- 387,440	- 773,747	- 2,114,861	- 2,717,659	- 3,443,051	£2,691
£2,960	- 776,858	- 722,282	- 536,526	- 180,895	- 110,737	- 1,354,946	- 1,871,022	- 2,503,891	£2,960
£3,229	- 1,053,700	- 1,096,578	- 1,006,112	- 745,951	- 544,841	- 595,032	- 1,024,385	- 1,564,730	£3,229
£3,498	- 1,330,541	- 1,470,873	- 1,472,461	- 1,308,116	- 1,196,154	- 157,988	- 180,989	- 625,569	£3,498
£3,767	- 1,607,383	- 1,845,169	- 1,938,811	- 1,866,519	- 1,843,703	- 905,720	- 654,115	- 303,083	£3,767
£4,306	- 2,161,067	- 2,593,761	- 2,871,510	- 2,983,326	- 3,138,804	- 2,386,168	- 2,324,323	- 2,155,812	£4,306
£4,844	- 2,714,750	- 3,342,352	- 3,804,209	- 4,100,133	- 4,433,904	- 3,866,617	- 3,983,480	- 4,002,247	£4,844
£5,382	- 3,268,433	- 4,090,944	- 4,736,908	- 5,216,939	- 5,729,003	- 5,345,855	- 5,635,867	- 5,835,214	£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	Yes
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	- 2,478,970	- 3,037,427	- 3,699,039	- 4,531,570	- 5,284,799	- 7,007,017	- 7,956,706	- 9,052,195	£1,615
£1,776	- 2,308,553	- 2,807,017	- 3,411,961	- 4,187,826	- 4,886,016	- 6,551,069	- 7,448,724	- 8,488,699	£1,776
£1,938	- 2,138,136	- 2,576,607	- 3,124,883	- 3,844,082	- 4,487,233	- 6,095,120	- 6,940,742	- 7,925,202	£1,938
£2,207	- 1,855,312	- 2,192,589	- 2,646,421	- 3,271,174	- 3,822,595	- 5,335,206	- 6,094,104	- 6,986,041	£2,207
£2,368	- 1,687,229	- 1,962,179	- 2,359,344	- 2,927,490	- 3,493,812	- 4,879,258	- 5,586,122	- 6,422,545	£2,368
£2,530	- 1,519,145	- 1,734,782	- 2,072,266	- 2,583,685	- 3,025,030	- 4,423,309	- 5,078,141	- 5,859,049	£2,530
£2,691	- 1,352,483	- 1,507,528	- 1,787,880	- 2,239,940	- 2,626,247	- 3,967,361	- 4,570,159	- 5,295,551	£2,691
£2,960	- 1,075,642	- 1,130,218	- 1,315,974	- 1,671,605	- 1,963,237	- 3,207,446	- 3,723,522	- 4,356,391	£2,960
£3,229	- 798,800	- 755,922	- 846,388	- 1,106,549	- 1,307,659	- 2,447,532	- 2,876,885	- 3,417,230	£3,229
£3,498	- 521,959	- 381,627	- 380,039	- 544,384	- 656,346	- 1,694,512	- 2,033,489	- 2,478,069	£3,498
£3,767	- 245,117	- 7,331	- 86,311	- 14,019	- 8,797	- 946,780	- 1,198,385	- 1,549,417	£3,767
£4,306	- 308,567	- 741,261	- 1,019,010	- 1,130,826	- 1,286,304	- 533,668	- 471,823	- 303,312	£4,306
£4,844	- 862,250	- 1,489,852	- 1,951,709	- 2,247,633	- 2,581,404	- 2,014,117	- 2,130,980	- 2,149,747	£4,844
£5,382	- 1,415,933	- 2,238,444	- 2,884,408	- 3,364,439	- 3,876,503	- 3,493,355	- 3,783,367	- 3,982,714	£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	- 1,861,470	- 2,419,927	- 3,081,539	- 3,914,070	- 4,667,299	- 6,389,517	- 7,339,206	- 8,434,695	£1,615
£1,776	- 1,691,053	- 2,189,517	- 2,794,461	- 3,570,326	- 4,268,516	- 5,933,569	- 6,831,224	- 7,871,199	£1,776
£1,938	- 1,520,636	- 1,959,107	- 2,507,383	- 3,226,582	- 3,869,733	- 5,477,620	- 6,323,242	- 7,307,702	£1,938
£2,207	- 1,237,812	- 1,575,089	- 2,028,921	- 2,653,674	- 3,205,095	- 4,717,706	- 5,476,604	- 6,368,541	£2,207
£2,368	- 1,069,729	- 1,344,679	- 1,741,844	- 2,309,930	- 2,806,312	- 4,261,758	- 4,968,622	- 5,805,045	£2,368
£2,530	- 901,645	- 1,117,282	- 1,454,766	- 1,966,185	- 2,407,530	- 3,805,809	- 4,460,641	- 5,241,549	£2,530
£2,691	- 734,983	- 890,028	- 1,170,380	- 1,622,440	- 2,008,747	- 3,349,861	- 3,952,659	- 4,678,051	£2,691
£2,960	- 458,142	- 512,718	- 698,474	- 1,054,105	- 1,345,737	- 2,589,946	- 3,106,022	- 3,738,891	£2,960
£3,229	- 181,300	- 138,422	- 228,888	- 489,049	- 690,159	- 1,830,032	- 2,259,385	- 2,799,730	£3,229
£3,498	- 95,541	- 235,873	- 237,461	- 73,116	- 38,846	- 1,077,012	- 1,415,989	- 1,860,569	£3,498
£3,767	- 372,383	- 610,169	- 703,811	- 631,519	- 608,703	- 329,280	- 580,885	- 931,917	£3,767
£4,306	- 926,067	- 1,358,761	- 1,636,510	- 1,748,326	- 1,903,804	- 1,151,168	- 1,089,323	- 920,812	£4,306
£4,844	- 1,479,750	- 2,107,352	- 2,569,209	- 2,865,133	- 3,198,904	- 2,631,617	- 2,748,480	- 2,767,247	£4,844
£5,382	- 2,033,433	- 2,855,944	- 3,501,908	- 3,981,939	- 4,494,003	- 4,110,855	- 4,400,867	- 4,600,214	£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	- 1,367,470	- 1,925,927	- 2,587,539	- 3,420,070	- 4,173,299	- 5,895,517	- 6,845,206	- 7,940,695	£1,615
£1,776	- 1,197,053	- 1,695,517	- 2,300,461	- 3,076,326	- 3,774,516	- 5,439,569	- 6,337,224	- 7,377,199	£1,776
£1,938	- 1,026,636	- 1,465,107	- 2,013,383	- 2,732,582	- 3,375,733	- 4,983,620	- 5,829,242	- 6,813,702	£1,938
£2,207	- 743,812	- 1,081,089	- 1,534,921	- 2,159,674	- 2,711,095	- 4,223,706	- 4,982,604	- 5,874,541	£2,207
£2,368	- 575,729	- 850,679	- 1,247,844	- 1,815,930	- 2,312,312	- 3,767,758	- 4,474,622	- 5,311,045	£2,368
£2,530	- 407,645	- 623,282	- 960,766	- 1,472,185	- 1,913,530	- 3,311,809	- 3,966,641	- 4,747,549	£2,530
£2,691	- 240,983	- 396,028	- 676,380	- 1,128,440	- 1,514,747	- 2,855,861	- 3,458,659	- 4,184,051	£2,691
£2,960	- 35,858	- 18,718	- 204,474	- 560,105	- 851,737	- 2,095,946	- 2,612,022	- 3,244,891	£2,960
£3,229	- 312,700	- 355,578	- 265,112	- 4,951	- 196,159	- 1,336,032	- 1,765,385	- 2,305,730	£3,229
£3,498	- 589,541	- 729,873	- 731,461	- 567,116	- 455,154	- 583,012	- 921,989	- 1,366,569	£3,498
£3,767	- 866,383	- 1,104,169	- 1,197,811	- 1,125,519	- 1,102,703	- 164,720	- 86,885	- 437,917	£3,767
£4,306	- 1,420,067	- 1,852,761	- 2,130,510	- 2,242,326	- 2,397,804	- 1,645,168	- 1,583,323	- 1,414,812	£4,306
£4,844	- 1,973,750	- 2,601,352	- 3,063,209	- 3,359,133	- 3,692,904	- 3,125,617	- 3,242,480	- 3,261,247	£4,844
£5,382	- 2,527,433	- 3,349,944	- 3,995,908	- 4,475,939	- 4,988,003	- 4,604,855	- 4,894,867	- 5,094,214	£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	- 1,346,470	- 1,904,927	- 2,566,539	- 3,399,070	- 4,152,299	- 5,874,517	- 6,824,206	- 7,919,695	£1,615
£1,776	- 1,176,053	- 1,674,517	- 2,279,461	- 3,055,326	- 3,753,516	- 5,418,569	- 6,316,224	- 7,356,199	£1,776
£1,938	- 1,005,636	- 1,444,107	- 1,992,383	- 2,711,582	- 3,354,733	- 4,962,620	- 5,808,242	- 6,792,702	£1,938
£2,207	- 722,812	- 1,060,089	- 1,513,921	- 2,138,674	- 2,690,095	- 4,202,706	- 4,961,604	- 5,853,541	£2,207
£2,368	- 554,729	- 829,679	- 1,226,844	- 1,794,930	- 2,291,312	- 3,746,758	- 4,453,622	- 5,290,045	£2,368
£2,530	- 386,645	- 602,282	- 939,766	- 1,451,185	- 1,892,530	- 3,290,809	- 3,945,641	- 4,726,549	£2,530
£2,691	- 219,983	- 375,028	- 655,380	- 1,107,440	- 1,493,747	- 2,834,861	- 3,437,659	- 4,163,051	£2,691
£2,960	- 56,858	- 2,282	- 183,474	- 539,105	- 830,737	- 2,074,946	- 2,591,022	- 3,223,891	£2,960
£3,229	- 333,700	- 376,578	- 286,112	- 25,951	- 175,159	- 1,315,032	- 1,744,385	- 2,284,730	£3,229
£3,498	- 610,541	- 750,873	- 752,461	- 588,116	- 476,154	- 562,012	- 900,989	- 1,345,569	£3,498
£3,767	- 887,383	- 1,125,169	- 1,218,811	- 1,146,519	- 1,123,703	- 185,720	- 65,885	- 416,917	£3,767
£4,306	- 1,441,067	- 1,873,761	- 2,151,510	- 2,263,326	- 2,418,804	- 1,666,168	- 1,604,323	- 1,435,812	£4,306
£4,844	- 1,994,750	- 2,622,352	- 3,084,209	- 3,380,133	- 3,713,904	- 3,146,617	- 3,263,480	- 3,282,247	£4,844
£5,382	- 2,548,433	- 3,370,944	- 4,016,908	- 4,496,939	- 5,009,003	- 4,625,855	- 4,915,867	- 5,115,214	£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	- 729,225	- 1,323,989	- 2,020,366	- 2,887,664	- 3,674,289	- 5,429,261	- 6,410,783	- 7,540,337	£1,615
£1,776	- 568,702	- 1,106,968	- 1,750,026	- 2,564,003	- 3,298,815	- 4,999,783	- 5,932,331	- 7,009,651	£1,776
£1,938	- 408,178	- 889,947	- 1,479,685	- 2,240,343	- 2,923,340	- 4,570,307	- 5,453,878	- 6,478,966	£1,938
£2,207	- 140,639	- 529,246	- 1,029,118	- 1,700,909	- 2,297,550	- 3,854,512	- 4,656,458	- 5,594,489	£2,207
£2,368	- 18,388	- 311,225	- 758,778	- 1,377,249	- 1,922,075	- 3,425,036	- 4,178,005	- 5,063,804	£2,368
£2,530	176,714	94,269	488,436	1,053,589	1,546,601	2,995,598	3,699,553	4,533,118	£2,530
£2,691	335,040	119,779	218,096	729,929	1,171,127	2,566,082	3,221,100	4,002,432	£2,691
£2,960	596,278	476,526	227,522	190,495	545,336	1,850,287	2,423,680	3,117,955	£2,960
£3,229	857,045	830,438	671,917	342,132	76,254	1,134,492	1,626,259	2,233,479	£3,229
£3,498	1,117,813	1,182,980	1,112,595	874,173	693,515	418,697	828,839	1,349,003	£3,498
£3,767	1,378,580	1,535,522	1,551,752	1,402,049	1,305,002	288,429	36,631	464,526	£3,767
£4,306	1,900,114	2,240,605	2,430,067	2,453,593	2,524,399	1,688,628	1,536,488	1,280,441	£4,306
£4,844	2,421,649	2,945,689	3,308,380	3,505,139	3,743,796	3,083,120	3,107,695	3,025,294	£4,844
£5,382	2,943,183	3,650,773	4,186,695	4,556,684	4,963,193	4,477,611	4,664,008	4,755,371	£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	Yes
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	- 2,581,725	- 3,176,489	- 3,872,866	- 4,740,164	- 5,526,789	- 7,281,761	- 8,263,283	- 9,392,837	£1,615
£1,776	- 2,421,202	- 2,959,468	- 3,602,526	- 4,416,503	- 5,151,315	- 6,852,283	- 7,784,831	- 8,862,151	£1,776
£1,938	- 2,260,678	- 2,742,447	- 3,332,185	- 4,092,843	- 4,775,840	- 6,422,807	- 7,306,378	- 8,331,466	£1,938
£2,207	- 1,993,139	- 2,380,746	- 2,881,618	- 3,553,409	- 4,150,050	- 5,707,012	- 6,508,958	- 7,446,989	£2,207
£2,368	- 1,834,112	- 2,163,725	- 2,611,278	- 3,229,749	- 3,774,575	- 5,277,536	- 6,030,505	- 6,916,304	£2,368
£2,530	- 1,675,786	- 1,946,769	- 2,340,936	- 2,906,089	- 3,399,101	- 4,848,058	- 5,552,053	- 6,385,618	£2,530
£2,691	- 1,517,460	- 1,732,721	- 2,070,596	- 2,582,429	- 3,023,627	- 4,418,582	- 5,073,600	- 5,854,932	£2,691
£2,960	- 1,256,222	- 1,375,974	- 1,624,978	- 2,042,995	- 2,397,836	- 3,702,787	- 4,276,180	- 4,970,455	£2,960
£3,229	- 995,455	- 1,022,062	- 1,180,583	- 1,510,368	- 1,776,246	- 2,986,992	- 3,478,759	- 4,085,979	£3,229
£3,498	- 734,687	- 669,520	- 739,905	- 978,327	- 1,158,985	- 2,271,197	- 2,681,339	- 3,201,503	£3,498
£3,767	- 473,920	- 316,978	- 300,748	- 450,451	- 547,498	- 1,564,071	- 1,889,131	- 2,317,026	£3,767
£4,306	47,614	388,105	577,567	601,093	671,899	163,872	316,012	572,069	£4,306
£4,844	569,149	1,093,189	1,455,880	1,652,639	1,891,296	1,230,620	1,255,195	1,172,794	£4,844
£5,382	1,090,683	1,798,273	2,334,195	2,704,184	3,110,693	2,625,111	2,811,508	2,902,871	£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	- 1,964,225	- 2,558,989	- 3,255,366	- 4,122,664	- 4,909,289	- 6,664,261	- 7,645,783	- 8,775,337	£1,615
£1,776	- 1,803,702	- 2,341,968	- 2,985,026	- 3,799,003	- 4,533,815	- 6,234,783	- 7,167,331	- 8,244,651	£1,776
£1,938	- 1,643,178	- 2,124,947	- 2,714,685	- 3,475,343	- 4,158,340	- 5,805,307	- 6,688,878	- 7,713,966	£1,938
£2,207	- 1,375,639	- 1,763,246	- 2,264,118	- 2,935,909	- 3,532,550	- 5,089,512	- 5,891,458	- 6,829,489	£2,207
£2,368	- 1,216,612	- 1,546,225	- 1,993,778	- 2,612,249	- 3,157,075	- 4,660,036	- 5,413,005	- 6,298,804	£2,368
£2,530	- 1,058,286	- 1,329,269	- 1,723,436	- 2,288,589	- 2,781,601	- 4,230,558	- 4,934,553	- 5,768,118	£2,530
£2,691	- 899,960	- 1,115,221	- 1,453,096	- 1,964,929	- 2,406,127	- 3,801,082	- 4,456,100	- 5,237,432	£2,691
£2,960	- 638,722	- 758,474	- 1,007,478	- 1,425,495	- 1,780,336	- 3,085,287	- 3,658,680	- 4,352,955	£2,960
£3,229	- 377,955	- 404,562	- 563,083	- 892,868	- 1,158,746	- 2,369,492	- 2,861,259	- 3,468,479	£3,229
£3,498	- 117,187	- 52,020	- 122,405	- 360,827	- 541,485	- 1,653,697	- 2,063,839	- 2,584,003	£3,498
£3,767	143,580	300,522	316,752	167,049	70,002	946,571	1,271,631	1,699,526	£3,767
£4,306	665,114	1,005,605	1,195,067	1,218,593	1,289,399	453,628	301,488	45,441	£4,306
£4,844	1,186,649	1,710,689	2,073,380	2,270,139	2,508,796	1,848,120	1,872,695	1,790,294	£4,844
£5,382	1,708,183	2,415,773	2,951,695	3,321,684	3,728,193	3,242,611	3,429,008	3,520,371	£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	- 1,470,225	- 2,064,989	- 2,761,366	- 3,628,664	- 4,415,289	- 6,170,261	- 7,151,783	- 8,281,337	£1,615
£1,776	- 1,309,702	- 1,847,968	- 2,491,028	- 3,305,003	- 4,039,815	- 5,740,783	- 6,673,331	- 7,750,651	£1,776
£1,938	- 1,149,178	- 1,630,947	- 2,220,685	- 2,981,343	- 3,664,340	- 5,311,307	- 6,194,878	- 7,219,966	£1,938
£2,207	- 881,639	- 1,269,246	- 1,770,118	- 2,441,909	- 3,038,550	- 4,595,512	- 5,397,458	- 6,335,489	£2,207
£2,368	- 722,612	- 1,052,225	- 1,499,778	- 2,118,249	- 2,663,075	- 4,166,036	- 4,919,005	- 5,804,804	£2,368
£2,530	- 564,286	- 835,269	- 1,229,436	- 1,794,589	- 2,287,601	- 3,736,558	- 4,440,553	- 5,274,118	£2,530
£2,691	- 405,960	- 621,221	- 959,096	- 1,470,929	- 1,912,127	- 3,307,082	- 3,962,100	- 4,743,432	£2,691
£2,960	- 144,722	- 264,474	- 513,478	- 931,495	- 1,286,336	- 2,591,287	- 3,164,680	- 3,858,955	£2,960
£3,229	- 116,045	- 89,438	- 69,083	- 398,868	- 664,746	- 1,875,492	- 2,367,259	- 2,974,479	£3,229
£3,498	- 376,813	- 441,980	- 371,595	- 133,173	- 47,485	- 1,159,697	- 1,569,839	- 2,090,003	£3,498
£3,767	- 637,580	- 794,522	- 810,752	- 661,049	- 564,002	- 452,571	- 777,631	- 1,205,526	£3,767
£4,306	- 1,159,114	- 1,499,605	- 1,689,067	- 1,712,593	- 1,783,399	- 947,628	- 795,488	- 539,441	£4,306
£4,844	- 1,680,649	- 2,204,689	- 2,567,380	- 2,764,139	- 3,002,796	- 2,342,120	- 2,366,695	- 2,284,294	£4,844
£5,382	- 2,202,183	- 2,909,773	- 3,445,695	- 3,815,684	- 4,222,193	- 3,736,611	- 3,923,008	- 4,014,371	£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	- 1,449,225	- 2,043,989	- 2,740,366	- 3,607,664	- 4,394,289	- 6,149,261	- 7,130,783	- 8,260,337	£1,615
£1,776	- 1,288,702	- 1,826,968	- 2,470,026	- 3,284,003	- 4,018,815	- 5,719,783	- 6,652,331	- 7,729,651	£1,776
£1,938	- 1,128,178	- 1,609,947	- 2,199,685	- 2,960,343	- 3,643,340	- 5,290,307	- 6,173,878	- 7,198,966	£1,938
£2,207	- 860,639	- 1,248,246	- 1,749,118	- 2,420,909	- 3,017,550	- 4,574,512	- 5,376,458	- 6,314,489	£2,207
£2,368	- 701,612	- 1,031,225	- 1,478,778	- 2,097,249	- 2,642,075	- 4,145,036	- 4,898,005	- 5,783,804	£2,368
£2,530	- 543,286	- 814,269	- 1,208,436	- 1,773,589	- 2,266,601	- 3,715,558	- 4,419,553	- 5,253,118	£2,530
£2,691	- 384,960	- 600,221	- 938,096	- 1,449,929	- 1,891,127	- 3,286,082	- 3,941,100	- 4,722,432	£2,691
£2,960	- 123,722	- 243,474	- 492,478	- 910,495	- 1,265,336	- 2,570,287	- 3,143,680	- 3,837,955	£2,960
£3,229	- 137,045	- 110,438	- 48,083	- 377,868	- 643,746	- 1,854,492	- 2,346,259	- 2,953,479	£3,229
£3,498	- 397,813	- 462,980	- 392,595	- 154,173	- 26,485	- 1,138,697	- 1,548,839	- 2,069,003	£3,498
£3,767	- 658,580	- 815,522	- 831,752	- 682,049	- 585,002	- 431,571	- 756,631	- 1,184,526	£3,767
£4,306	- 1,180,114	- 1,520,605	- 1,710,067	- 1,733,593	- 1,804,399	- 968,628	- 816,488	- 560,441	£4,306
£4,844	- 1,701,649	- 2,225,689	- 2,588,380	- 2,785,139	- 3,023,796	- 2,363,120	- 2,387,695	- 2,305,294	£4,844
£5,382	- 2,223,183	- 2,930,773	- 3,466,695	- 3,836,684	- 4,243,193	- 3,757,611	- 3,944,008	- 4,035,371	£5,382





**MODEL**

Density - units/ha -> 37

	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	43,435	302,756	755,131	1,378,905	1,900,009	3,353,046	4,086,990	4,969,713	£1,615
£1,776	206,621	79,097	476,628	1,045,557	1,513,312	2,910,388	3,593,925	4,422,923	£1,776
£1,938	368,924	141,831	198,125	712,209	1,126,615	2,467,730	3,100,860	3,876,134	£1,938
£2,207	637,692	509,064	261,389	156,628	482,119	1,729,966	2,279,085	2,964,818	£2,207
£2,368	796,953	727,054	536,076	173,170	95,993	1,287,308	1,786,019	2,418,027	£2,368
£2,530	950,213	945,045	808,889	501,950	285,435	844,650	1,292,954	1,871,238	£2,530
£2,691	1,121,474	1,163,036	1,080,335	830,731	666,862	401,991	799,888	1,324,448	£2,691
£2,960	1,390,242	1,526,353	1,532,745	1,372,739	1,295,516	328,210	17,897	413,132	£2,960
£3,229	1,659,010	1,889,671	1,985,155	1,914,241	1,923,433	1,051,287	828,482	487,338	£3,229
£3,498	1,927,778	2,252,989	2,437,565	2,455,743	2,551,949	1,769,929	1,639,067	1,386,241	£3,498
£3,767	2,196,546	2,616,306	2,889,975	2,997,245	3,179,266	2,488,570	2,449,652	2,285,145	£3,767
£4,306	2,732,640	3,342,942	3,794,794	4,080,249	4,435,101	3,925,853	4,053,579	4,069,903	£4,306
£4,844	3,267,217	4,068,766	4,699,614	5,163,253	5,683,798	5,352,833	5,657,392	5,848,465	£4,844
£5,382	3,801,792	4,791,400	5,604,434	6,246,258	6,930,088	6,777,324	7,260,382	7,627,028	£5,382

Aff Hsg	40%
% SR	70%
% SO	30%
S106 (private)	£0 per unit
S106 (affordable)	£0 per unit
CIL	
CSH (average unit cost)	£9,580 per unit
Grant	Yes
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	- 1,809,065	- 2,155,256	- 2,607,631	- 3,231,405	- 3,752,509	- 5,205,546	- 5,939,490	- 6,822,213	£1,615
£1,776	- 1,645,879	- 1,931,597	- 2,329,128	- 2,898,057	- 3,365,812	- 4,762,888	- 5,446,425	- 6,275,423	£1,776
£1,938	- 1,483,576	- 1,710,669	- 2,050,625	- 2,564,709	- 2,979,115	- 4,320,230	- 4,953,360	- 5,728,634	£1,938
£2,207	- 1,214,808	- 1,345,436	- 1,591,111	- 2,009,128	- 2,334,619	- 3,582,466	- 4,131,585	- 4,817,318	£2,207
£2,368	- 1,053,547	- 1,125,446	- 1,316,424	- 1,679,390	- 1,948,493	- 3,139,908	- 3,639,519	- 4,270,527	£2,368
£2,530	- 892,287	- 907,455	- 1,043,611	- 1,350,550	- 1,567,065	- 2,697,150	- 3,145,454	- 3,723,738	£2,530
£2,691	- 731,026	- 689,464	- 772,165	- 1,021,769	- 1,185,638	- 2,254,491	- 2,652,388	- 3,176,948	£2,691
£2,960	- 462,258	- 326,147	- 319,755	- 479,761	- 556,984	- 1,524,290	- 1,834,603	- 2,265,632	£2,960
£3,229	- 193,490	- 37,171	- 132,655	- 61,741	- 70,933	- 801,213	- 1,024,018	- 1,365,162	£3,229
£3,498	- 75,278	- 400,489	- 585,065	- 603,243	- 698,849	- 82,571	- 213,433	- 466,259	£3,498
£3,767	- 344,046	- 763,806	- 1,037,475	- 1,144,745	- 1,326,766	- 636,070	- 597,152	- 432,645	£3,767
£4,306	- 880,140	- 1,490,442	- 1,942,294	- 2,227,749	- 2,582,601	- 2,073,353	- 2,201,079	- 2,217,403	£4,306
£4,844	- 1,414,717	- 2,216,266	- 2,847,114	- 3,310,753	- 3,831,298	- 3,500,333	- 3,804,892	- 3,995,965	£4,844
£5,382	- 1,949,292	- 2,938,900	- 3,751,934	- 4,393,758	- 5,077,588	- 4,924,824	- 5,407,882	- 5,774,528	£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	- 1,191,565	- 1,537,756	- 1,990,131	- 2,613,905	- 3,135,009	- 4,588,046	- 5,321,990	- 6,204,713	£1,615
£1,776	- 1,028,379	- 1,314,097	- 1,711,628	- 2,280,557	- 2,748,312	- 4,145,388	- 4,828,925	- 5,657,923	£1,776
£1,938	- 866,076	- 1,093,169	- 1,433,125	- 1,947,209	- 2,361,615	- 3,702,730	- 4,335,860	- 5,111,134	£1,938
£2,207	- 597,308	- 725,936	- 973,611	- 1,391,628	- 1,717,119	- 2,964,966	- 3,514,085	- 4,199,818	£2,207
£2,368	- 436,047	- 507,946	- 698,924	- 1,061,830	- 1,330,993	- 2,522,308	- 3,021,019	- 3,653,027	£2,368
£2,530	- 274,787	- 289,955	- 426,111	- 733,050	- 949,565	- 2,079,650	- 2,527,954	- 3,106,238	£2,530
£2,691	- 113,526	- 71,964	- 154,665	- 404,269	- 568,138	- 1,636,991	- 2,034,888	- 2,559,448	£2,691
£2,960	- 155,242	- 291,353	- 297,745	- 137,739	- 60,516	- 906,790	- 1,217,103	- 1,648,132	£2,960
£3,229	- 424,010	- 654,671	- 750,155	- 679,241	- 688,433	- 183,713	- 406,518	- 747,662	£3,229
£3,498	- 692,778	- 1,017,989	- 1,202,565	- 1,220,743	- 1,316,349	- 534,929	- 404,067	- 151,241	£3,498
£3,767	- 961,546	- 1,381,306	- 1,654,975	- 1,762,245	- 1,944,266	- 1,253,570	- 1,214,652	- 1,050,145	£3,767
£4,306	- 1,497,640	- 2,107,942	- 2,559,794	- 2,845,249	- 3,200,101	- 2,690,853	- 2,818,579	- 2,834,903	£4,306
£4,844	- 2,032,217	- 2,838,766	- 3,464,614	- 3,928,253	- 4,448,798	- 4,117,833	- 4,422,392	- 4,613,465	£4,844
£5,382	- 2,566,792	- 3,556,400	- 4,369,434	- 5,011,258	- 5,695,088	- 5,542,324	- 6,025,382	- 6,392,028	£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	-	697,565	-	1,043,756	-	1,496,131	-	2,119,905	-	2,641,009	-	4,094,046	-	4,827,990	-	5,710,713	-	£1,615
£1,776	-	534,379	-	820,097	-	1,217,628	-	1,786,557	-	2,254,312	-	3,651,388	-	4,334,925	-	5,163,923	-	£1,776
£1,938	-	372,076	-	599,169	-	939,125	-	1,453,209	-	1,867,615	-	3,208,730	-	3,841,860	-	4,617,134	-	£1,938
£2,207	-	103,308	-	231,936	-	479,611	-	897,628	-	1,223,119	-	2,470,966	-	3,020,085	-	3,705,818	-	£2,207
£2,368	-	57,953	-	13,946	-	204,924	-	567,830	-	836,993	-	2,028,308	-	2,527,019	-	3,159,027	-	£2,368
£2,530	-	219,213	-	204,045	-	67,889	-	239,050	-	455,565	-	1,585,650	-	2,033,954	-	2,612,238	-	£2,530
£2,691	-	380,474	-	422,036	-	339,335	-	89,731	-	74,138	-	1,142,991	-	1,540,888	-	2,065,448	-	£2,691
£2,960	-	649,242	-	785,353	-	791,745	-	631,739	-	554,516	-	412,790	-	723,103	-	1,154,132	-	£2,960
£3,229	-	918,010	-	1,148,671	-	1,244,155	-	1,173,241	-	1,182,433	-	310,287	-	87,482	-	253,662	-	£3,229
£3,498	-	1,186,778	-	1,511,989	-	1,696,565	-	1,714,743	-	1,810,349	-	1,028,929	-	898,067	-	645,241	-	£3,498
£3,767	-	1,455,546	-	1,875,306	-	2,148,975	-	2,256,245	-	2,438,266	-	1,747,570	-	1,708,652	-	1,544,145	-	£3,767
£4,306	-	1,991,640	-	2,601,942	-	3,053,794	-	3,339,249	-	3,694,101	-	3,184,853	-	3,312,579	-	3,328,903	-	£4,306
£4,844	-	2,526,217	-	3,327,766	-	3,958,614	-	4,422,253	-	4,942,798	-	4,611,833	-	4,916,392	-	5,107,465	-	£4,844
£5,382	-	3,060,792	-	4,050,400	-	4,863,434	-	5,505,258	-	6,189,088	-	6,036,324	-	6,519,382	-	6,886,028	-	£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	-	676,565	-	1,022,756	-	1,475,131	-	2,098,905	-	2,620,009	-	4,073,046	-	4,806,990	-	5,689,713	-	£1,615
£1,776	-	513,379	-	799,097	-	1,196,628	-	1,765,557	-	2,233,312	-	3,630,388	-	4,313,925	-	5,142,923	-	£1,776
£1,938	-	351,076	-	578,169	-	918,125	-	1,432,209	-	1,846,615	-	3,187,730	-	3,820,860	-	4,596,134	-	£1,938
£2,207	-	82,308	-	210,936	-	458,611	-	876,628	-	1,202,119	-	2,449,966	-	2,999,085	-	3,684,818	-	£2,207
£2,368	-	78,953	-	7,054	-	183,924	-	546,830	-	815,993	-	2,007,308	-	2,506,019	-	3,138,027	-	£2,368
£2,530	-	240,213	-	225,045	-	88,889	-	218,050	-	434,565	-	1,564,650	-	2,012,954	-	2,591,238	-	£2,530
£2,691	-	401,474	-	443,036	-	360,335	-	110,731	-	53,138	-	1,121,991	-	1,519,888	-	2,044,448	-	£2,691
£2,960	-	670,242	-	806,353	-	812,745	-	652,739	-	575,516	-	391,790	-	702,103	-	1,133,132	-	£2,960
£3,229	-	939,010	-	1,169,671	-	1,265,155	-	1,194,241	-	1,203,433	-	331,287	-	108,482	-	232,662	-	£3,229
£3,498	-	1,207,778	-	1,532,989	-	1,717,565	-	1,735,743	-	1,831,349	-	1,049,929	-	919,067	-	666,241	-	£3,498
£3,767	-	1,476,546	-	1,896,306	-	2,169,975	-	2,277,245	-	2,459,266	-	1,768,570	-	1,729,652	-	1,565,145	-	£3,767
£4,306	-	2,012,640	-	2,622,942	-	3,074,794	-	3,360,249	-	3,715,101	-	3,205,853	-	3,333,579	-	3,349,903	-	£4,306
£4,844	-	2,547,217	-	3,348,766	-	3,979,614	-	4,443,253	-	4,963,798	-	4,632,833	-	4,937,392	-	5,128,465	-	£4,844
£5,382	-	3,081,792	-	4,071,400	-	4,884,434	-	5,526,258	-	6,210,088	-	6,057,324	-	6,540,382	-	6,907,028	-	£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	- 12,695	- 379,774	- 851,405	- 1,494,433	- 2,034,035	- 3,505,212	- 4,256,787	- 5,158,376	£1,615
£1,776	- 145,087	- 163,532	- 582,171	- 1,172,209	- 1,660,247	- 3,077,215	- 3,780,077	- 4,629,759	£1,776
£1,938	- 302,739	- 51,241	- 312,938	- 849,984	- 1,286,459	- 2,649,218	- 3,303,366	- 4,101,141	£1,938
£2,207	- 562,605	- 406,709	- 132,914	- 312,944	- 663,479	- 1,935,889	- 2,508,849	- 3,220,112	£2,207
£2,368	- 718,524	- 618,208	- 398,459	- 8,029	- 289,691	- 1,507,893	- 2,032,138	- 2,691,493	£2,368
£2,530	- 874,444	- 828,970	- 663,796	- 325,638	- 81,086	- 1,079,896	- 1,565,428	- 2,162,876	£2,530
£2,691	- 1,030,363	- 1,039,732	- 926,205	- 643,647	- 449,781	- 651,898	- 1,078,718	- 1,634,258	£2,691
£2,960	- 1,290,228	- 1,391,001	- 1,363,555	- 1,169,710	- 1,060,500	- 57,597	- 284,201	- 753,229	£2,960
£3,229	- 1,550,094	- 1,742,271	- 1,800,904	- 1,693,140	- 1,667,003	- 760,171	- 499,687	- 122,011	£3,229
£3,498	- 1,809,959	- 2,093,540	- 2,238,254	- 2,216,570	- 2,273,956	- 1,455,009	- 1,283,386	- 991,041	£3,498
£3,767	- 2,069,824	- 2,444,809	- 2,675,604	- 2,739,999	- 2,880,909	- 2,149,847	- 2,067,084	- 1,860,071	£3,767
£4,306	- 2,588,790	- 3,147,349	- 3,550,302	- 3,786,858	- 4,094,815	- 3,539,523	- 3,621,739	- 3,590,081	£4,306
£4,844	- 3,105,646	- 3,849,887	- 4,425,002	- 4,833,718	- 5,304,260	- 4,922,524	- 5,172,342	- 5,309,521	£4,844
£5,382	- 3,622,502	- 4,548,759	- 5,299,701	- 5,880,577	- 6,508,919	- 6,299,812	- 6,722,944	- 7,028,960	£5,382

Aff Hsg	40%
% SR	70%
% SO	30%
S106 (private)	£0 per unit
S106 (affordable)	£0 per unit
CIL	
CSH (average unit cost)	£9,580 per unit
Grant	Yes
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	- 1,865,195	- 2,232,274	- 2,703,905	- 3,346,933	- 3,886,535	- 5,357,712	- 6,109,287	- 7,010,876	£1,615
£1,776	- 1,707,413	- 2,016,032	- 2,434,671	- 3,024,709	- 3,512,747	- 4,929,715	- 5,632,577	- 6,482,259	£1,776
£1,938	- 1,549,761	- 1,801,259	- 2,165,438	- 2,702,484	- 3,138,959	- 4,501,718	- 5,155,866	- 5,953,641	£1,938
£2,207	- 1,289,895	- 1,445,791	- 1,719,596	- 2,165,444	- 2,515,979	- 3,793,389	- 4,361,349	- 5,072,612	£2,207
£2,368	- 1,133,976	- 1,234,292	- 1,454,041	- 1,844,471	- 2,142,191	- 3,360,393	- 3,884,639	- 4,543,993	£2,368
£2,530	- 978,056	- 1,023,530	- 1,188,704	- 1,526,662	- 1,771,414	- 2,932,396	- 3,407,928	- 4,015,376	£2,530
£2,691	- 822,137	- 812,768	- 926,295	- 1,208,853	- 1,402,719	- 2,504,398	- 2,931,218	- 3,486,758	£2,691
£2,960	- 562,272	- 461,499	- 488,945	- 682,790	- 792,450	- 1,794,903	- 2,136,701	- 2,605,729	£2,960
£3,229	- 302,406	- 110,229	- 51,596	- 159,360	- 185,497	- 1,092,329	- 1,362,813	- 1,730,489	£3,229
£3,498	- 42,541	- 241,040	- 385,754	- 364,070	- 421,456	- 397,491	- 569,114	- 861,459	£3,498
£3,767	- 217,324	- 592,309	- 823,104	- 887,499	- 1,028,409	- 297,347	- 214,584	- 7,571	£3,767
£4,306	- 736,290	- 1,294,849	- 1,697,802	- 1,934,358	- 2,242,315	- 1,687,023	- 1,769,239	- 1,737,581	£4,306
£4,844	- 1,263,146	- 1,997,387	- 2,572,502	- 2,981,218	- 3,451,760	- 3,070,024	- 3,319,842	- 3,457,021	£4,844
£5,382	- 1,770,002	- 2,696,259	- 3,447,201	- 4,028,077	- 4,656,419	- 4,447,312	- 4,870,444	- 5,176,460	£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	- 1,247,695	- 1,614,774	- 2,086,405	- 2,729,433	- 3,269,035	- 4,740,212	- 5,491,787	- 6,393,376	£1,615
£1,776	- 1,089,913	- 1,398,532	- 1,817,171	- 2,407,209	- 2,895,247	- 4,312,215	- 5,015,077	- 5,864,759	£1,776
£1,938	- 932,261	- 1,183,759	- 1,547,938	- 2,084,984	- 2,521,459	- 3,884,218	- 4,538,366	- 5,336,141	£1,938
£2,207	- 672,395	- 828,291	- 1,102,086	- 1,547,944	- 1,898,479	- 3,170,889	- 3,743,849	- 4,455,112	£2,207
£2,368	- 516,476	- 616,792	- 836,541	- 1,226,971	- 1,524,691	- 2,742,893	- 3,267,138	- 3,926,493	£2,368
£2,530	- 360,556	- 406,030	- 571,204	- 909,162	- 1,153,914	- 2,314,896	- 2,790,428	- 3,397,876	£2,530
£2,691	- 204,637	- 195,268	- 308,795	- 591,353	- 785,219	- 1,886,898	- 2,313,718	- 2,869,258	£2,691
£2,960	- 55,228	- 156,001	- 128,555	- 65,290	- 174,950	- 1,177,403	- 1,519,201	- 1,988,229	£2,960
£3,229	- 315,094	- 507,271	- 565,904	- 458,140	- 432,003	- 474,829	- 735,313	- 1,112,989	£3,229
£3,498	- 574,959	- 858,540	- 1,003,254	- 981,570	- 1,038,956	- 220,009	- 48,386	- 243,959	£3,498
£3,767	- 834,824	- 1,209,809	- 1,440,604	- 1,504,999	- 1,645,909	- 914,847	- 832,084	- 625,071	£3,767
£4,306	- 1,353,790	- 1,912,349	- 2,315,302	- 2,551,858	- 2,859,815	- 2,304,523	- 2,386,739	- 2,355,081	£4,306
£4,844	- 1,870,646	- 2,614,887	- 3,190,002	- 3,598,718	- 4,069,260	- 3,687,524	- 3,937,342	- 4,074,521	£4,844
£5,382	- 2,387,502	- 3,313,759	- 4,064,701	- 4,645,577	- 5,273,919	- 5,064,812	- 5,487,944	- 5,793,960	£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 mSales value  
per sq m

£1,615	- 753,695	- 1,120,774	- 1,592,405	- 2,235,433	- 2,775,035	- 4,246,212	- 4,997,787	- 5,899,376	£1,615
£1,776	- 595,913	- 904,532	- 1,323,171	- 1,913,209	- 2,401,247	- 3,818,215	- 4,521,077	- 5,370,759	£1,776
£1,938	- 438,261	- 689,759	- 1,053,938	- 1,590,984	- 2,027,459	- 3,390,218	- 4,044,366	- 4,842,141	£1,938
£2,207	- 178,395	- 334,291	- 608,086	- 1,053,944	- 1,404,479	- 2,676,889	- 3,249,849	- 3,961,112	£2,207
£2,368	- 22,476	- 122,792	- 342,541	- 732,971	- 1,030,691	- 2,248,893	- 2,773,138	- 3,432,493	£2,368
£2,530	133,444	87,970	77,204	415,162	659,914	1,820,896	2,296,428	2,903,876	£2,530
£2,691	289,363	298,732	185,205	97,353	291,219	1,392,898	1,819,718	2,375,258	£2,691
£2,960	549,228	650,001	622,555	428,710	319,050	683,403	1,025,201	1,494,229	£2,960
£3,229	809,094	1,001,271	1,059,904	952,140	926,003	19,171	241,313	618,989	£3,229
£3,498	1,068,959	1,352,540	1,497,254	1,475,570	1,532,956	714,009	542,386	250,041	£3,498
£3,767	1,328,824	1,703,809	1,934,604	1,998,999	2,139,909	1,408,847	1,326,084	1,119,071	£3,767
£4,306	1,847,790	2,406,349	2,809,302	3,045,858	3,353,815	2,798,523	2,880,739	2,849,081	£4,306
£4,844	2,364,646	3,108,887	3,684,002	4,092,718	4,563,260	4,181,524	4,431,342	4,568,521	£4,844
£5,382	2,881,502	3,807,759	4,558,701	5,139,577	5,767,919	5,558,812	5,981,944	6,287,960	£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	- 732,695	- 1,099,774	- 1,571,405	- 2,214,433	- 2,754,035	- 4,225,212	- 4,976,787	- 5,878,376	£1,615
£1,776	- 574,913	- 883,532	- 1,302,171	- 1,892,209	- 2,380,247	- 3,797,215	- 4,500,077	- 5,349,759	£1,776
£1,938	- 417,261	- 668,759	- 1,032,938	- 1,569,984	- 2,006,459	- 3,369,218	- 4,023,366	- 4,821,141	£1,938
£2,207	- 157,395	- 313,291	- 587,086	- 1,032,944	- 1,383,479	- 2,655,889	- 3,228,849	- 3,940,112	£2,207
£2,368	- 1,476	- 101,792	- 321,541	- 711,971	- 1,009,691	- 2,227,893	- 2,752,138	- 3,411,493	£2,368
£2,530	154,444	108,970	56,204	394,162	638,914	1,799,896	2,275,428	2,882,876	£2,530
£2,691	310,363	319,732	206,205	76,353	270,219	1,371,898	1,798,718	2,354,258	£2,691
£2,960	570,228	671,001	643,555	449,710	340,050	662,403	1,004,201	1,473,229	£2,960
£3,229	830,094	1,022,271	1,080,904	973,140	947,003	40,171	220,313	597,989	£3,229
£3,498	1,089,959	1,373,540	1,518,254	1,496,570	1,553,956	735,009	563,386	271,041	£3,498
£3,767	1,349,824	1,724,809	1,955,604	2,019,999	2,160,909	1,429,847	1,347,084	1,140,071	£3,767
£4,306	1,868,790	2,427,349	2,830,302	3,066,858	3,374,815	2,819,523	2,901,739	2,870,081	£4,306
£4,844	2,385,646	3,129,887	3,705,002	4,113,718	4,584,260	4,202,524	4,452,342	4,589,521	£4,844
£5,382	2,902,502	3,828,759	4,579,701	5,160,577	5,788,919	5,579,812	6,002,944	6,308,960	£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	107,066	508,139	1,011,860	1,686,980	2,257,410	3,758,822	4,539,782	5,472,815	£1,615
£1,776	42,530	304,257	758,076	1,383,295	1,905,137	3,355,260	4,090,329	4,974,484	£1,776
£1,938	191,305	100,374	504,293	1,079,610	1,552,865	2,951,698	3,640,877	4,476,153	£1,938
£2,207	437,461	235,408	81,321	573,469	965,744	2,279,095	2,891,791	3,645,601	£2,207
£2,368	584,477	436,499	169,096	269,784	619,471	1,875,534	2,442,338	3,147,270	£2,368
£2,530	731,494	635,512	419,403	32,317	261,199	1,471,972	1,992,886	2,649,940	£2,530
£2,691	878,511	834,226	669,322	331,841	87,978	1,068,410	1,543,433	2,150,609	£2,691
£2,960	1,123,538	1,165,414	1,081,572	831,048	667,099	395,807	794,347	1,320,058	£2,960
£3,229	1,368,566	1,496,603	1,493,820	1,324,639	1,239,618	270,060	48,304	489,506	£3,229
£3,498	1,613,594	1,827,792	1,906,070	1,817,948	1,811,632	930,143	690,585	332,373	£3,498
£3,767	1,858,621	2,158,981	2,318,318	2,311,257	2,383,646	1,585,309	1,429,474	1,151,613	£3,767
£4,306	2,348,676	2,821,360	3,142,816	3,297,874	3,527,672	2,895,640	2,902,006	2,790,095	£4,306
£4,844	2,836,360	3,483,737	3,967,314	4,284,493	4,671,696	4,205,342	4,363,925	4,411,280	£4,844
£5,382	3,323,682	4,144,357	4,791,811	5,271,110	5,806,972	5,503,957	5,825,844	6,032,183	£5,382

Aff Hsg	40%
% SR	70%
% SO	30%
S106 (private)	£0 per unit
S106 (affordable)	£0 per unit
CIL	
CSH (average unit cost)	£9,580 per unit
Grant	Yes
Developer's profit	25%

**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	1,959,566	2,360,639	2,864,360	3,539,480	4,109,910	5,611,322	6,392,282	7,325,315	£1,615
£1,776	1,809,970	2,156,757	2,610,576	3,235,795	3,757,637	5,207,760	5,942,829	6,826,984	£1,776
£1,938	1,661,195	1,952,874	2,356,793	2,932,110	3,405,365	4,804,198	5,493,377	6,328,653	£1,938
£2,207	1,415,039	1,617,032	1,933,821	2,425,969	2,818,244	4,131,595	4,744,291	5,498,101	£2,207
£2,368	1,266,023	1,416,001	1,683,404	2,122,284	2,465,971	3,728,034	4,294,839	4,999,770	£2,368
£2,530	1,121,006	1,216,988	1,433,097	1,820,183	2,113,699	3,324,472	3,845,386	4,501,440	£2,530
£2,691	973,989	1,018,274	1,183,178	1,520,659	1,764,522	2,920,910	3,395,933	4,003,109	£2,691
£2,960	728,962	687,086	770,928	1,021,452	1,185,401	2,248,307	2,646,847	3,172,558	£2,960
£3,229	483,934	355,897	358,680	527,861	612,882	1,582,440	1,900,804	2,342,006	£3,229
£3,498	238,906	24,708	53,570	34,552	40,868	922,357	1,161,915	1,520,127	£3,498
£3,767	6,121	306,481	465,818	458,757	531,146	267,191	423,026	700,887	£3,767
£4,306	496,176	968,860	1,290,316	1,445,374	1,675,172	1,043,140	1,049,506	937,595	£4,306
£4,844	983,860	1,631,237	2,114,814	2,431,993	2,819,196	2,352,842	2,511,425	2,558,780	£4,844
£5,382	1,471,182	2,291,857	2,939,311	3,418,610	3,954,472	3,651,457	3,973,344	4,179,683	£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	1,342,066	1,743,139	2,246,860	2,821,980	3,492,410	4,993,822	5,774,782	6,707,815	£1,615
£1,776	1,192,470	1,539,257	1,993,076	2,618,295	3,140,137	4,590,260	5,325,329	6,209,484	£1,776
£1,938	1,043,695	1,335,374	1,739,293	2,314,510	2,787,865	4,186,698	4,875,877	5,711,153	£1,938
£2,207	797,539	999,592	1,316,321	1,808,469	2,200,744	3,514,095	4,126,791	4,880,601	£2,207
£2,368	650,523	798,501	1,065,904	1,504,784	1,848,471	3,110,534	3,677,338	4,382,270	£2,368
£2,530	503,506	599,488	815,597	1,202,683	1,496,199	2,706,972	3,227,886	3,883,940	£2,530
£2,691	356,489	400,774	565,678	903,159	1,147,022	2,303,410	2,778,433	3,385,609	£2,691
£2,960	111,462	69,586	153,428	403,952	567,901	1,630,807	2,029,347	2,555,058	£2,960
£3,229	133,566	261,603	258,820	89,639	4,618	964,940	1,283,304	1,724,506	£3,229
£3,498	378,594	592,792	671,070	582,948	576,632	304,857	544,415	902,627	£3,498
£3,767	623,621	923,981	1,083,318	1,076,257	1,148,646	350,309	194,474	83,387	£3,767
£4,306	1,113,676	1,586,360	1,907,816	2,062,874	2,292,672	1,660,640	1,667,006	1,555,095	£4,306
£4,844	1,601,360	2,248,737	2,732,314	3,049,493	3,436,696	2,970,342	3,128,925	3,176,280	£4,844
£5,382	2,088,682	2,909,357	3,556,811	4,036,110	4,571,972	4,268,957	4,590,844	4,797,183	£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	- 848,066	- 1,249,139	- 1,752,860	- 2,427,980	- 2,998,410	- 4,499,822	- 5,280,782	- 6,213,815	£1,615
£1,776	- 698,470	- 1,045,257	- 1,499,076	- 2,124,295	- 2,646,137	- 4,096,260	- 4,831,329	- 5,715,484	£1,776
£1,938	- 549,695	- 841,374	- 1,245,293	- 1,820,610	- 2,293,865	- 3,692,698	- 4,381,877	- 5,217,153	£1,938
£2,207	- 303,539	- 505,592	- 822,321	- 1,314,469	- 1,706,744	- 3,020,095	- 3,632,791	- 4,386,601	£2,207
£2,368	- 156,523	- 304,501	- 571,904	- 1,010,784	- 1,354,471	- 2,616,534	- 3,183,338	- 3,888,270	£2,368
£2,530	- 9,506	- 105,488	- 321,597	- 708,683	- 1,002,199	- 2,212,972	- 2,733,886	- 3,389,940	£2,530
£2,691	137,511	93,226	- 71,678	- 409,159	- 653,022	- 1,809,410	- 2,284,433	- 2,891,609	£2,691
£2,960	382,538	424,414	340,572	90,048	73,901	1,136,807	1,535,347	2,061,058	£2,960
£3,229	627,566	755,603	752,820	583,639	498,618	470,940	789,304	1,230,506	£3,229
£3,498	872,594	1,086,792	1,165,070	1,076,948	1,070,632	189,143	50,415	408,627	£3,498
£3,767	1,117,621	1,417,981	1,577,318	1,570,257	1,642,646	844,309	688,474	410,613	£3,767
£4,306	1,607,676	2,080,360	2,401,816	2,556,874	2,786,672	2,154,640	2,161,006	2,049,095	£4,306
£4,844	2,095,360	2,742,737	3,226,314	3,543,493	3,930,696	3,464,342	3,622,925	3,670,280	£4,844
£5,382	2,582,682	3,403,357	4,050,811	4,530,110	5,065,972	4,762,957	5,084,844	5,291,183	£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	- 827,066	- 1,228,139	- 1,731,860	- 2,406,980	- 2,977,410	- 4,478,822	- 5,259,782	- 6,192,815	£1,615
£1,776	- 677,470	- 1,024,257	- 1,478,076	- 2,103,295	- 2,625,137	- 4,075,260	- 4,810,329	- 5,694,484	£1,776
£1,938	- 528,695	- 820,374	- 1,224,293	- 1,799,610	- 2,272,865	- 3,671,698	- 4,360,877	- 5,196,153	£1,938
£2,207	- 282,539	- 484,592	- 801,321	- 1,293,469	- 1,685,744	- 2,999,095	- 3,611,791	- 4,365,601	£2,207
£2,368	- 135,523	- 283,501	- 550,904	- 989,784	- 1,333,471	- 2,595,534	- 3,162,338	- 3,867,270	£2,368
£2,530	11,494	- 84,488	- 300,597	- 687,683	- 981,199	- 2,191,972	- 2,712,886	- 3,368,940	£2,530
£2,691	158,511	114,226	- 50,678	- 388,159	- 632,022	- 1,788,410	- 2,263,433	- 2,870,609	£2,691
£2,960	403,538	445,414	361,572	111,048	- 52,901	- 1,115,807	- 1,514,347	- 2,040,058	£2,960
£3,229	648,566	776,603	773,820	604,639	519,618	449,940	768,304	1,209,506	£3,229
£3,498	893,594	1,107,792	1,186,070	1,097,948	1,091,632	210,143	29,415	387,627	£3,498
£3,767	1,138,621	1,438,981	1,598,318	1,591,257	1,663,646	865,309	709,474	431,613	£3,767
£4,306	1,628,676	2,101,360	2,422,816	2,577,874	2,807,672	2,175,640	2,182,006	2,070,095	£4,306
£4,844	2,116,360	2,763,737	3,247,314	3,564,493	3,951,696	3,485,342	3,643,925	3,691,280	£4,844
£5,382	2,603,682	3,424,357	4,071,811	4,551,110	5,086,972	4,783,957	5,105,844	5,312,183	£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	261,401	705,654	1,258,755	1,983,254	2,614,235	4,179,755	5,017,037	6,003,098	£1,615
£1,776	95,950	481,996	980,252	1,649,906	2,227,537	3,737,096	4,523,972	5,456,309	£1,776
£1,938	67,633	258,339	701,749	1,316,558	1,840,840	3,294,438	4,030,907	4,909,519	£1,938
£2,207	339,442	111,824	237,578	760,977	1,196,344	2,556,675	3,209,131	3,998,203	£2,207
£2,368	500,703	332,418	38,995	427,629	809,647	2,114,016	2,716,066	3,451,413	£2,368
£2,530	661,964	552,619	313,683	94,547	422,950	1,671,358	2,223,000	2,904,623	£2,530
£2,691	823,226	770,609	588,370	234,233	38,211	1,228,700	1,729,935	2,357,833	£2,691
£2,960	1,091,994	1,133,926	1,042,212	782,201	597,502	490,936	908,160	1,446,517	£2,960
£3,229	1,360,762	1,497,244	1,494,622	1,325,601	1,227,520	239,711	89,808	535,201	£3,229
£3,498	1,629,530	1,860,562	1,947,032	1,867,103	1,855,436	964,130	720,777	365,920	£3,498
£3,767	1,898,298	2,223,880	2,399,442	2,408,605	2,483,353	1,682,772	1,531,362	1,264,823	£3,767
£4,306	2,435,834	2,950,516	3,304,262	3,491,609	3,739,187	3,120,055	3,147,057	3,062,629	£4,306
£4,844	2,972,897	3,677,151	4,209,082	4,574,613	4,995,020	4,557,337	4,750,869	4,841,218	£4,844
£5,382	3,507,473	4,403,787	5,113,901	5,657,617	6,243,342	5,981,995	6,354,681	6,619,780	£5,382

Aff Hsg	40%
% SR	70%
% SO	30%
S106 (private)	£10,000 per unit
S106 (affordable)	£10,000 per unit
CIL	
CSH (average unit cost)	£9,580 per unit
Grant	Yes
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	2,113,901	2,558,154	3,111,255	3,835,754	4,466,735	6,032,255	6,869,537	7,855,598	£1,615
£1,776	1,948,450	2,334,496	2,832,752	3,502,406	4,080,037	5,589,596	6,376,472	7,308,809	£1,776
£1,938	1,784,867	2,110,839	2,554,249	3,169,058	3,693,340	5,146,938	5,883,407	6,762,019	£1,938
£2,207	1,513,058	1,740,676	2,090,078	2,613,477	3,048,844	4,403,175	5,061,631	5,850,703	£2,207
£2,368	1,351,797	1,520,082	1,813,505	2,280,129	2,662,147	3,965,516	4,568,566	5,303,913	£2,368
£2,530	1,190,536	1,298,881	1,538,817	1,947,047	2,275,450	3,523,858	4,075,500	4,757,123	£2,530
£2,691	1,029,274	1,081,891	1,264,130	1,618,267	1,890,711	3,081,200	3,582,435	4,210,333	£2,691
£2,960	760,506	718,574	810,288	1,070,299	1,254,998	2,343,436	2,760,660	3,299,017	£2,960
£3,229	491,738	355,256	357,878	526,899	624,980	1,612,789	1,942,308	2,387,701	£3,229
£3,498	222,970	8,062	94,532	14,603	2,936	888,370	1,131,723	1,486,580	£3,498
£3,767	45,798	371,380	546,942	556,105	630,853	169,728	321,138	587,677	£3,767
£4,306	583,334	1,098,016	1,451,762	1,639,109	1,886,687	1,267,555	1,294,557	1,210,129	£4,306
£4,844	1,120,397	1,824,651	2,356,582	2,722,113	3,142,520	2,704,837	2,898,369	2,988,718	£4,844
£5,382	1,654,973	2,551,287	3,261,401	3,805,117	4,390,842	4,129,495	4,502,181	4,767,280	£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	1,496,401	1,940,654	2,493,755	3,218,254	3,849,235	5,414,755	6,252,037	7,238,098	£1,615
£1,776	1,330,950	1,716,996	2,215,252	2,884,906	3,462,537	4,972,096	5,758,972	6,691,309	£1,776
£1,938	1,167,367	1,493,339	1,936,749	2,551,558	3,075,840	4,529,438	5,265,907	6,144,519	£1,938
£2,207	895,558	1,123,176	1,472,578	1,995,977	2,431,344	3,791,675	4,444,131	5,233,203	£2,207
£2,368	734,297	902,582	1,196,005	1,662,629	2,044,647	3,349,016	3,951,066	4,686,413	£2,368
£2,530	573,036	682,381	921,317	1,329,547	1,657,950	2,906,358	3,458,000	4,139,623	£2,530
£2,691	411,774	464,391	646,630	1,000,767	1,273,211	2,463,700	2,964,935	3,592,833	£2,691
£2,960	143,006	101,074	192,788	452,799	637,498	1,725,936	2,143,160	2,681,517	£2,960
£3,229	125,762	262,244	259,622	90,601	7,480	995,289	1,324,808	1,770,201	£3,229
£3,498	394,530	625,562	712,032	632,103	620,436	270,870	514,223	869,080	£3,498
£3,767	663,298	988,880	1,164,442	1,173,605	1,248,353	447,772	296,362	29,823	£3,767
£4,306	1,200,834	1,715,516	2,069,262	2,256,609	2,504,187	1,885,055	1,912,057	1,827,629	£4,306
£4,844	1,737,897	2,442,151	2,974,082	3,339,613	3,760,020	3,322,337	3,515,869	3,606,218	£4,844
£5,382	2,272,473	3,168,787	3,878,901	4,422,617	5,008,342	4,746,995	5,119,681	5,384,780	£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	-	1,002,401	-	1,446,654	-	1,999,755	-	2,724,254	-	3,355,235	-	4,920,755	-	5,758,037	-	6,744,098	-	£1,615
£1,776	-	836,950	-	1,222,996	-	1,721,252	-	2,390,906	-	2,968,537	-	4,478,096	-	5,264,972	-	6,197,309	-	£1,776
£1,938	-	673,367	-	999,339	-	1,442,749	-	2,057,558	-	2,581,840	-	4,035,438	-	4,771,907	-	5,650,519	-	£1,938
£2,207	-	401,558	-	629,176	-	978,578	-	1,501,977	-	1,937,344	-	3,297,675	-	3,950,131	-	4,739,203	-	£2,207
£2,368	-	240,297	-	408,582	-	702,005	-	1,168,629	-	1,550,647	-	2,855,016	-	3,457,066	-	4,192,413	-	£2,368
£2,530	-	79,036	-	188,381	-	427,317	-	835,547	-	1,163,950	-	2,412,358	-	2,964,000	-	3,645,623	-	£2,530
£2,691	-	82,226	-	29,609	-	152,630	-	506,767	-	779,211	-	1,969,700	-	2,470,935	-	3,098,833	-	£2,691
£2,960	-	350,994	-	392,926	-	301,212	-	41,201	-	143,498	-	1,231,936	-	1,649,160	-	2,187,517	-	£2,960
£3,229	-	619,762	-	756,244	-	753,622	-	584,601	-	486,520	-	501,289	-	830,808	-	1,276,201	-	£3,229
£3,498	-	888,530	-	1,119,562	-	1,206,032	-	1,126,103	-	1,114,436	-	223,130	-	20,223	-	375,080	-	£3,498
£3,767	-	1,157,298	-	1,482,880	-	1,658,442	-	1,667,605	-	1,742,353	-	941,772	-	790,362	-	523,823	-	£3,767
£4,306	-	1,694,834	-	2,209,516	-	2,563,262	-	2,750,609	-	2,998,187	-	2,379,055	-	2,406,057	-	2,321,629	-	£4,306
£4,844	-	2,231,897	-	2,936,151	-	3,468,082	-	3,833,613	-	4,254,020	-	3,816,337	-	4,009,869	-	4,100,218	-	£4,844
£5,382	-	2,766,473	-	3,662,787	-	4,372,901	-	4,916,617	-	5,502,342	-	5,240,995	-	5,613,681	-	5,878,780	-	£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	-	981,401	-	1,425,654	-	1,978,755	-	2,703,254	-	3,334,235	-	4,899,755	-	5,737,037	-	6,723,098	-	£1,615
£1,776	-	815,950	-	1,201,996	-	1,700,252	-	2,369,906	-	2,947,537	-	4,457,096	-	5,243,972	-	6,176,309	-	£1,776
£1,938	-	652,367	-	978,339	-	1,421,749	-	2,036,558	-	2,560,840	-	4,014,438	-	4,750,907	-	5,629,519	-	£1,938
£2,207	-	380,558	-	608,176	-	957,578	-	1,480,977	-	1,916,344	-	3,276,675	-	3,929,131	-	4,718,203	-	£2,207
£2,368	-	219,297	-	387,582	-	681,005	-	1,147,629	-	1,529,647	-	2,834,016	-	3,436,066	-	4,171,413	-	£2,368
£2,530	-	58,036	-	167,381	-	406,317	-	814,547	-	1,142,950	-	2,391,358	-	2,943,000	-	3,624,623	-	£2,530
£2,691	-	103,226	-	50,609	-	131,630	-	485,767	-	758,211	-	1,948,700	-	2,449,935	-	3,077,833	-	£2,691
£2,960	-	371,994	-	413,926	-	322,212	-	62,201	-	122,498	-	1,210,936	-	1,628,160	-	2,166,517	-	£2,960
£3,229	-	640,762	-	777,244	-	774,622	-	605,601	-	507,520	-	480,289	-	809,808	-	1,255,201	-	£3,229
£3,498	-	909,530	-	1,140,562	-	1,227,032	-	1,147,103	-	1,135,436	-	244,130	-	777	-	354,080	-	£3,498
£3,767	-	1,178,298	-	1,503,880	-	1,679,442	-	1,688,605	-	1,763,353	-	962,772	-	811,362	-	544,823	-	£3,767
£4,306	-	1,715,834	-	2,230,516	-	2,584,262	-	2,771,609	-	3,019,187	-	2,400,055	-	2,427,057	-	2,342,629	-	£4,306
£4,844	-	2,252,897	-	2,957,151	-	3,489,082	-	3,854,613	-	4,275,020	-	3,837,337	-	4,030,869	-	4,121,218	-	£4,844
£5,382	-	2,787,473	-	3,683,787	-	4,393,901	-	4,937,617	-	5,523,342	-	5,261,995	-	5,634,681	-	5,899,780	-	£5,382





**MODEL**

Density - units/ha ->

41

	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	-	318,311	-	782,674	-	1,355,028	-	2,098,782	-	2,748,260	-	4,331,920	-	5,186,834	-	6,191,761	-	£1,615
£1,776	-	158,341	-	566,431	-	1,085,795	-	1,776,558	-	2,374,472	-	3,903,924	-	4,710,124	-	5,663,144	-	£1,776
£1,938	-	695	-	350,190	-	816,562	-	1,454,333	-	2,000,683	-	3,475,927	-	4,233,413	-	5,134,526	-	£1,938
£2,207	-	263,663	-	9,043	-	367,840	-	917,293	-	1,377,704	-	2,762,598	-	3,438,896	-	4,253,497	-	£2,207
£2,368	-	420,276	-	222,324	-	38,622	-	595,068	-	1,003,915	-	2,334,601	-	2,962,186	-	3,724,879	-	£2,368
£2,530	-	576,195	-	435,605	-	166,922	-	272,843	-	630,127	-	1,906,604	-	2,485,475	-	3,196,262	-	£2,530
£2,691	-	732,114	-	647,305	-	432,467	-	47,150	-	256,339	-	1,478,606	-	2,008,764	-	2,667,644	-	£2,691
£2,960	-	991,979	-	998,575	-	873,022	-	576,832	-	359,198	-	765,278	-	1,214,247	-	1,786,614	-	£2,960
£3,229	-	1,251,845	-	1,349,844	-	1,310,372	-	1,104,501	-	971,089	-	55,005	-	419,730	-	905,585	-	£3,229
£3,498	-	1,511,711	-	1,701,114	-	1,747,721	-	1,627,930	-	1,578,042	-	648,650	-	365,096	-	29,282	-	£3,498
£3,767	-	1,771,576	-	2,052,383	-	2,185,070	-	2,151,360	-	2,184,995	-	1,344,049	-	1,148,794	-	839,749	-	£3,767
£4,306	-	2,291,306	-	2,754,922	-	3,059,770	-	3,198,219	-	3,398,901	-	2,733,725	-	2,715,216	-	2,577,808	-	£4,306
£4,844	-	2,811,037	-	3,457,461	-	3,934,468	-	4,245,078	-	4,612,807	-	4,123,401	-	4,265,819	-	4,302,273	-	£4,844
£5,382	-	3,328,181	-	4,160,000	-	4,809,168	-	5,291,938	-	5,822,173	-	5,504,482	-	5,816,421	-	6,021,713	-	£5,382

Aff Hsg	40%
% SR	70%
% SO	30%
£106 (private)	£10,000 per unit
£106 (affordable)	£10,000 per unit
CIL	
CSH (average unit cost)	£9,580 per unit
Grant	Yes
Developer's profit	20%

**RLVs less existing use value**

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

**Town Centres (1)**

Density - units/ha ->

41

	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	-	2,170,811	-	2,635,174	-	3,207,528	-	3,951,282	-	4,600,760	-	6,184,420	-	7,039,334	-	8,044,261	-	£1,615
£1,776	-	2,010,841	-	2,418,931	-	2,938,295	-	3,629,058	-	4,226,972	-	5,756,424	-	6,562,624	-	7,515,644	-	£1,776
£1,938	-	1,851,805	-	2,202,690	-	2,669,062	-	3,306,833	-	3,853,183	-	5,328,427	-	6,085,913	-	6,987,026	-	£1,938
£2,207	-	1,588,837	-	1,845,457	-	2,220,340	-	2,769,793	-	3,230,204	-	4,615,098	-	5,291,396	-	6,105,997	-	£2,207
£2,368	-	1,439,224	-	1,630,178	-	1,951,122	-	2,447,568	-	2,856,415	-	4,187,101	-	4,814,686	-	5,577,379	-	£2,368
£2,530	-	1,276,305	-	1,416,895	-	1,685,578	-	2,125,343	-	2,482,627	-	3,759,104	-	4,337,975	-	5,048,782	-	£2,530
£2,691	-	1,120,386	-	1,205,195	-	1,420,033	-	1,805,350	-	2,108,839	-	3,331,106	-	3,861,264	-	4,520,144	-	£2,691
£2,960	-	860,521	-	853,925	-	979,478	-	1,275,668	-	1,493,302	-	2,617,778	-	3,066,747	-	3,639,114	-	£2,960
£3,229	-	600,655	-	502,656	-	542,128	-	747,999	-	881,411	-	1,907,505	-	2,272,230	-	2,758,085	-	£3,229
£3,498	-	340,789	-	151,386	-	104,779	-	224,570	-	274,458	-	1,203,850	-	1,487,404	-	1,881,782	-	£3,498
£3,767	-	80,924	-	199,883	-	332,570	-	298,860	-	332,495	-	508,451	-	703,706	-	1,012,751	-	£3,767
£4,306	-	438,806	-	902,422	-	1,207,270	-	1,345,719	-	1,546,401	-	881,225	-	862,716	-	725,308	-	£4,306
£4,844	-	958,537	-	1,604,961	-	2,081,968	-	2,392,578	-	2,760,307	-	2,270,901	-	2,413,319	-	2,449,773	-	£4,844
£5,382	-	1,475,681	-	2,307,500	-	2,956,668	-	3,439,438	-	3,969,673	-	3,651,982	-	3,963,921	-	4,169,213	-	£5,382

**RLVs less existing use value**

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

**Town Centres (2)**

Density - units/ha ->

41

	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	-	1,553,311	-	2,017,674	-	2,590,028	-	3,333,782	-	3,983,260	-	5,566,920	-	6,421,834	-	7,426,761	-	£1,615
£1,776	-	1,393,341	-	1,801,431	-	2,320,795	-	3,011,558	-	3,609,472	-	5,138,924	-	5,945,124	-	6,898,144	-	£1,776
£1,938	-	1,234,305	-	1,585,190	-	2,051,562	-	2,689,333	-	3,235,683	-	4,710,927	-	5,468,413	-	6,369,526	-	£1,938
£2,207	-	971,337	-	1,225,957	-	1,602,840	-	2,152,293	-	2,612,704	-	3,997,598	-	4,673,896	-	5,488,497	-	£2,207
£2,368	-	814,724	-	1,012,676	-	1,333,622	-	1,830,068	-	2,238,915	-	3,569,601	-	4,197,186	-	4,959,879	-	£2,368
£2,530	-	658,805	-	799,395	-	1,068,078	-	1,507,843	-	1,865,127	-	3,141,604	-	3,720,475	-	4,431,262	-	£2,530
£2,691	-	502,886	-	587,695	-	802,533	-	1,187,850	-	1,491,339	-	2,713,606	-	3,243,764	-	3,902,644	-	£2,691
£2,960	-	243,021	-	236,425	-	361,978	-	658,168	-	875,802	-	2,000,278	-	2,449,247	-	3,021,614	-	£2,960
£3,229	-	16,845	-	114,844	-	75,372	-	130,499	-	263,911	-	1,290,005	-	1,654,730	-	2,140,585	-	£3,229
£3,498	-	276,711	-	466,114	-	512,721	-	392,930	-	343,042	-	586,350	-	869,904	-	1,264,282	-	£3,498
£3,767	-	536,576	-	817,383	-	950,070	-	916,360	-	949,995	-	109,049	-	86,206	-	395,251	-	£3,767
£4,306	-	1,056,306	-	1,519,922	-	1,824,770	-	1,963,219	-	2,163,901	-	1,498,725	-	1,480,216	-	1,342,808	-	£4,306
£4,844	-	1,576,037	-	2,222,461	-	2,699,468	-	3,010,078	-	3,377,807	-	2,888,401	-	3,030,819	-	3,067,273	-	£4,844
£5,382	-	2,093,181	-	2,925,000	-	3,574,168	-	4,056,938	-	4,587,173	-	4,269,482	-	4,581,421	-	4,786,713	-	£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	- 1,059,311	- 1,523,674	- 2,096,028	- 2,839,782	- 3,489,260	- 5,072,920	- 5,927,834	- 6,932,761	£1,615
£1,776	- 899,341	- 1,307,431	- 1,826,795	- 2,517,558	- 3,115,472	- 4,844,324	- 5,451,124	- 6,404,144	£1,776
£1,938	- 740,305	- 1,091,190	- 1,557,562	- 2,195,333	- 2,741,683	- 4,216,927	- 4,974,413	- 5,875,526	£1,938
£2,207	- 477,337	- 731,957	- 1,108,840	- 1,658,293	- 2,118,704	- 3,503,598	- 4,179,896	- 4,994,497	£2,207
£2,368	- 320,724	- 518,676	- 839,622	- 1,336,068	- 1,744,915	- 3,075,601	- 3,703,186	- 4,465,879	£2,368
£2,530	- 164,805	- 305,395	- 574,078	- 1,013,843	- 1,371,127	- 2,647,604	- 3,226,475	- 3,937,262	£2,530
£2,691	- 8,886	- 93,695	- 308,533	- 693,850	- 997,339	- 2,219,606	- 2,749,764	- 3,408,644	£2,691
£2,960	250,979	257,575	132,022	- 164,168	- 381,802	- 1,506,278	- 1,955,247	- 2,527,614	£2,960
£3,229	510,845	608,844	569,372	363,501	230,089	- 796,005	- 1,160,730	- 1,646,585	£3,229
£3,498	770,711	960,114	1,006,721	886,930	837,042	- 92,350	- 375,904	- 770,282	£3,498
£3,767	1,030,576	1,311,383	1,444,070	1,410,360	1,443,995	603,049	407,794	98,749	£3,767
£4,306	1,550,306	2,013,922	2,318,770	2,457,219	2,657,901	1,992,725	1,974,216	1,836,808	£4,306
£4,844	2,070,037	2,716,461	3,193,468	3,504,078	3,871,807	3,382,401	3,524,819	3,561,273	£4,844
£5,382	2,587,181	3,419,000	4,068,168	4,550,938	5,081,173	4,763,482	5,075,421	5,280,713	£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	- 1,038,311	- 1,502,674	- 2,075,028	- 2,818,782	- 3,468,260	- 5,051,920	- 5,906,834	- 6,911,761	£1,615
£1,776	- 878,341	- 1,286,431	- 1,805,795	- 2,496,558	- 3,094,472	- 4,623,924	- 5,430,124	- 6,383,144	£1,776
£1,938	- 719,305	- 1,070,190	- 1,536,562	- 2,174,333	- 2,720,683	- 4,195,927	- 4,953,413	- 5,854,526	£1,938
£2,207	- 456,337	- 710,957	- 1,087,840	- 1,637,293	- 2,097,704	- 3,482,598	- 4,158,896	- 4,973,497	£2,207
£2,368	- 299,724	- 497,676	- 818,622	- 1,315,068	- 1,723,915	- 3,054,601	- 3,682,186	- 4,444,879	£2,368
£2,530	- 143,805	- 284,395	- 553,078	- 992,843	- 1,350,127	- 2,626,604	- 3,205,475	- 3,916,262	£2,530
£2,691	12,114	- 72,695	- 287,533	- 672,850	- 976,339	- 2,198,606	- 2,728,764	- 3,387,644	£2,691
£2,960	271,979	278,575	153,022	- 143,168	- 360,802	- 1,485,278	- 1,934,247	- 2,506,614	£2,960
£3,229	531,845	629,844	590,372	384,501	251,089	- 775,005	- 1,139,730	- 1,625,585	£3,229
£3,498	791,711	981,114	1,027,721	907,930	858,042	- 71,350	- 354,904	- 749,282	£3,498
£3,767	1,051,576	1,332,383	1,465,070	1,431,360	1,464,995	624,049	428,794	119,749	£3,767
£4,306	1,571,306	2,034,922	2,339,770	2,478,219	2,678,901	2,013,725	1,995,216	1,857,808	£4,306
£4,844	2,091,037	2,737,461	3,214,468	3,525,078	3,892,807	3,403,401	3,545,819	3,582,273	£4,844
£5,382	2,608,181	3,440,000	4,089,168	4,571,938	5,102,173	4,784,482	5,096,421	5,301,713	£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	- 413,163	- 911,037	- 1,515,483	- 2,291,329	- 2,971,636	- 4,585,530	- 5,469,829	- 6,506,200	£1,615
£1,776	- 262,324	- 707,156	- 1,261,700	- 1,987,644	- 2,619,363	- 4,181,969	- 5,020,377	- 6,007,869	£1,776
£1,938	- 111,485	- 503,273	- 1,007,917	- 1,683,959	- 2,267,090	- 3,778,406	- 4,570,924	- 5,509,538	£1,938
£2,207	- 137,088	- 163,470	- 584,944	- 1,177,818	- 1,679,969	- 3,105,803	- 3,821,837	- 4,678,988	£2,207
£2,368	- 285,861	- 38,334	- 331,161	- 874,133	- 1,327,697	- 2,702,242	- 3,372,385	- 4,180,657	£2,368
£2,530	- 433,246	- 239,925	- 77,678	- 570,448	- 975,424	- 2,298,680	- 2,922,933	- 3,682,326	£2,530
£2,691	- 580,262	- 441,015	- 172,629	- 266,763	- 623,152	- 1,895,119	- 2,473,481	- 3,183,995	£2,691
£2,960	- 825,290	- 772,988	- 589,808	- 234,551	- 37,975	- 1,222,515	- 1,724,393	- 2,353,443	£2,960
£3,229	- 1,070,317	- 1,104,176	- 1,003,287	- 733,757	- 541,146	- 549,912	- 975,307	- 1,522,891	£3,229
£3,498	- 1,315,345	- 1,435,366	- 1,415,536	- 1,229,308	- 1,115,718	- 117,286	- 227,705	- 692,340	£3,498
£3,767	- 1,560,373	- 1,766,555	- 1,827,786	- 1,722,618	- 1,687,732	- 779,511	- 511,184	- 131,291	£3,767
£4,306	- 2,050,428	- 2,428,933	- 2,652,283	- 2,709,235	- 2,831,758	- 2,089,842	- 1,988,961	- 1,769,773	£4,306
£4,844	- 2,540,483	- 3,091,310	- 3,476,781	- 3,695,853	- 3,975,785	- 3,400,173	- 3,457,402	- 3,404,032	£4,844
£5,382	- 3,029,362	- 3,753,688	- 4,301,279	- 4,682,471	- 5,119,811	- 4,708,627	- 4,919,321	- 5,024,935	£5,382

Aff Hsg	40%
% SR	70%
% SO	30%
S106 (private)	£10,000 per unit
S106 (affordable)	£10,000 per unit
CIL	
CSH (average unit cost)	£9,580 per unit
Grant	Yes
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	- 2,265,663	- 2,763,537	- 3,367,983	- 4,143,829	- 4,824,136	- 6,438,030	- 7,322,329	- 8,358,700	£1,615
£1,776	- 2,114,824	- 2,559,656	- 3,114,200	- 3,840,144	- 4,471,863	- 6,034,469	- 6,872,877	- 7,860,369	£1,776
£1,938	- 1,963,985	- 2,355,773	- 2,860,417	- 3,536,459	- 4,119,590	- 5,630,906	- 6,423,424	- 7,362,038	£1,938
£2,207	- 1,715,412	- 2,015,970	- 2,437,444	- 3,030,318	- 3,532,469	- 4,958,303	- 5,674,337	- 6,531,488	£2,207
£2,368	- 1,566,639	- 1,813,666	- 2,183,661	- 2,726,629	- 3,180,197	- 4,554,742	- 5,224,885	- 6,033,157	£2,368
£2,530	- 1,419,254	- 1,612,575	- 1,930,178	- 2,422,948	- 2,827,924	- 4,151,180	- 4,775,433	- 5,534,826	£2,530
£2,691	- 1,272,238	- 1,411,485	- 1,679,871	- 2,119,263	- 2,475,652	- 3,747,619	- 4,325,981	- 5,036,495	£2,691
£2,960	- 1,027,210	- 1,078,512	- 1,262,692	- 1,617,949	- 1,890,475	- 3,075,015	- 3,576,893	- 4,205,343	£2,960
£3,229	- 782,183	- 748,324	- 849,213	- 1,118,743	- 1,311,354	- 2,402,412	- 2,827,807	- 3,375,391	£3,229
£3,498	- 537,155	- 417,134	- 436,964	- 623,192	- 736,782	- 1,735,214	- 2,080,205	- 2,544,840	£3,498
£3,767	- 292,127	- 85,945	- 24,714	- 129,882	- 164,768	- 1,072,989	- 1,341,316	- 1,721,209	£3,767
£4,306	- 197,928	- 576,433	- 799,783	- 856,735	- 979,258	- 237,342	- 136,461	- 82,727	£4,306
£4,844	- 687,983	- 1,238,810	- 1,624,281	- 1,843,353	- 2,123,285	- 1,547,673	- 1,604,902	- 1,551,532	£4,844
£5,382	- 1,176,862	- 1,901,188	- 2,448,779	- 2,829,971	- 3,267,311	- 2,856,127	- 3,066,821	- 3,172,435	£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	- 1,648,163	- 2,146,037	- 2,750,483	- 3,526,329	- 4,206,636	- 5,820,530	- 6,704,829	- 7,741,200	£1,615
£1,776	- 1,497,324	- 1,942,156	- 2,496,700	- 3,222,644	- 3,854,363	- 5,416,969	- 6,255,377	- 7,242,869	£1,776
£1,938	- 1,346,485	- 1,738,273	- 2,242,917	- 2,918,959	- 3,502,090	- 5,013,406	- 5,805,924	- 6,744,538	£1,938
£2,207	- 1,097,912	- 1,398,470	- 1,819,944	- 2,412,818	- 2,914,969	- 4,340,803	- 5,056,837	- 5,913,988	£2,207
£2,368	- 949,139	- 1,196,166	- 1,566,161	- 2,109,133	- 2,562,697	- 3,937,242	- 4,607,385	- 5,415,657	£2,368
£2,530	- 801,754	- 995,075	- 1,312,678	- 1,805,448	- 2,210,424	- 3,533,680	- 4,157,933	- 4,917,326	£2,530
£2,691	- 654,738	- 793,985	- 1,062,371	- 1,501,763	- 1,858,152	- 3,130,119	- 3,708,481	- 4,418,995	£2,691
£2,960	- 409,710	- 462,012	- 645,192	- 1,000,449	- 1,272,975	- 2,457,515	- 2,959,393	- 3,588,443	£2,960
£3,229	- 164,683	- 130,824	- 231,713	- 501,243	- 693,854	- 1,784,912	- 2,210,307	- 2,757,891	£3,229
£3,498	- 80,345	- 200,366	- 180,536	- 5,692	- 119,282	- 1,117,714	- 1,462,705	- 1,927,340	£3,498
£3,767	- 325,373	- 531,555	- 592,786	- 487,618	- 452,732	- 455,489	- 723,816	- 1,103,709	£3,767
£4,306	- 815,428	- 1,193,933	- 1,417,283	- 1,474,235	- 1,596,758	- 854,842	- 753,961	- 534,773	£4,306
£4,844	- 1,305,483	- 1,856,310	- 2,241,781	- 2,460,853	- 2,740,785	- 2,165,173	- 2,222,402	- 2,169,032	£4,844
£5,382	- 1,794,362	- 2,518,688	- 3,066,279	- 3,447,471	- 3,884,811	- 3,473,627	- 3,684,321	- 3,789,935	£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	- 1,154,163	- 1,652,037	- 2,256,483	- 3,032,329	- 3,712,636	- 5,326,530	- 6,210,829	- 7,247,200	£1,615
£1,776	- 1,003,324	- 1,448,156	- 2,002,700	- 2,728,644	- 3,360,363	- 4,822,969	- 5,761,377	- 6,748,869	£1,776
£1,938	- 852,485	- 1,244,273	- 1,748,917	- 2,424,959	- 3,008,090	- 4,519,406	- 5,311,924	- 6,250,538	£1,938
£2,207	- 603,912	- 904,470	- 1,325,944	- 1,918,818	- 2,420,969	- 3,846,803	- 4,562,837	- 5,419,988	£2,207
£2,368	- 455,139	- 702,166	- 1,072,161	- 1,615,133	- 2,068,697	- 3,443,242	- 4,113,385	- 4,921,657	£2,368
£2,530	- 307,754	- 501,075	- 818,678	- 1,311,448	- 1,716,424	- 3,039,680	- 3,663,933	- 4,423,326	£2,530
£2,691	- 160,738	- 299,985	- 568,371	- 1,007,763	- 1,364,152	- 2,636,119	- 3,214,481	- 3,924,995	£2,691
£2,960	84,290	31,988	151,192	506,449	778,975	1,963,515	2,465,393	3,094,443	£2,960
£3,229	329,317	363,176	262,287	7,243	199,854	1,290,912	1,716,307	2,263,891	£3,229
£3,498	574,345	694,366	674,536	488,308	374,718	623,714	968,705	1,433,340	£3,498
£3,767	819,373	1,025,555	1,086,786	981,618	946,732	38,511	229,816	609,709	£3,767
£4,306	1,309,428	1,687,933	1,911,283	1,968,235	2,090,758	1,348,842	1,247,961	1,028,773	£4,306
£4,844	1,799,483	2,350,310	2,735,781	2,954,853	3,234,785	2,659,173	2,716,402	2,663,032	£4,844
£5,382	2,288,362	3,012,688	3,560,279	3,941,471	4,378,811	3,967,627	4,178,321	4,283,935	£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	- 1,133,163	- 1,631,037	- 2,235,483	- 3,011,329	- 3,691,636	- 5,305,530	- 6,189,829	- 7,226,200	£1,615
£1,776	- 982,324	- 1,427,156	- 1,981,700	- 2,707,644	- 3,339,363	- 4,901,969	- 5,740,377	- 6,727,869	£1,776
£1,938	- 831,485	- 1,223,273	- 1,727,917	- 2,403,959	- 2,987,090	- 4,498,406	- 5,290,924	- 6,229,538	£1,938
£2,207	- 582,912	- 883,470	- 1,304,944	- 1,897,818	- 2,399,969	- 3,825,803	- 4,541,837	- 5,398,988	£2,207
£2,368	- 434,139	- 681,166	- 1,051,161	- 1,594,133	- 2,047,697	- 3,422,242	- 4,092,385	- 4,900,657	£2,368
£2,530	- 286,754	- 480,075	- 797,678	- 1,290,448	- 1,695,424	- 3,018,680	- 3,642,933	- 4,402,326	£2,530
£2,691	- 139,738	- 278,985	- 547,371	- 966,763	- 1,343,152	- 2,615,119	- 3,193,481	- 3,903,995	£2,691
£2,960	105,290	52,988	130,192	485,449	757,975	1,942,515	2,444,393	3,073,443	£2,960
£3,229	350,317	384,176	283,287	13,757	178,854	1,269,912	1,695,307	2,242,891	£3,229
£3,498	595,345	715,366	695,536	509,308	395,718	602,714	947,705	1,412,340	£3,498
£3,767	840,373	1,046,555	1,107,786	1,002,618	967,732	59,511	208,816	588,709	£3,767
£4,306	1,330,428	1,708,933	1,932,283	1,989,235	2,111,758	1,369,842	1,268,961	1,049,773	£4,306
£4,844	1,820,483	2,371,310	2,756,781	2,975,853	3,255,785	2,680,173	2,737,402	2,684,032	£4,844
£5,382	2,309,362	3,033,688	3,581,279	3,962,471	4,399,811	3,988,627	4,199,321	4,304,935	£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	- 414,449	- 907,104	- 1,510,566	- 2,285,428	- 2,971,347	- 4,593,109	- 5,482,061	- 6,519,791	£1,615
£1,776	- 248,999	- 683,446	- 1,232,063	- 1,952,080	- 2,584,650	- 4,150,450	- 4,988,996	- 5,973,001	£1,776
£1,938	- 83,548	- 459,788	- 953,561	- 1,618,731	- 2,197,952	- 3,707,792	- 4,495,930	- 5,426,212	£1,938
£2,207	- 188,523	- 87,026	- 489,389	- 1,063,152	- 1,553,457	- 2,970,029	- 3,674,154	- 4,514,895	£2,207
£2,368	- 351,579	- 133,586	- 210,886	- 729,804	- 1,166,759	- 2,527,370	- 3,181,089	- 3,968,106	£2,368
£2,530	- 512,840	- 354,180	- 65,142	- 395,456	- 780,062	- 2,084,712	- 2,688,024	- 3,421,316	£2,530
£2,691	- 674,101	- 574,396	- 339,830	- 64,016	- 393,365	- 1,642,054	- 2,194,959	- 2,874,526	£2,691
£2,960	- 942,869	- 937,714	- 796,946	- 483,951	- 244,964	- 904,290	- 1,373,184	- 1,963,210	£2,960
£3,229	- 1,211,637	- 1,301,032	- 1,249,355	- 1,031,282	- 879,563	- 168,418	- 551,408	- 1,051,893	£3,229
£3,498	- 1,480,405	- 1,664,349	- 1,701,766	- 1,572,784	- 1,507,479	- 559,340	- 261,631	- 144,241	£3,498
£3,767	- 1,749,173	- 2,027,667	- 2,154,175	- 2,114,286	- 2,135,396	- 1,279,873	- 1,072,217	- 754,662	£3,767
£4,306	- 2,286,710	- 2,754,303	- 3,058,995	- 3,197,290	- 3,391,230	- 2,717,156	- 2,693,387	- 2,552,468	£4,306
£4,844	- 2,824,246	- 3,480,938	- 3,963,815	- 4,280,294	- 4,647,063	- 4,154,438	- 4,297,608	- 4,337,594	£4,844
£5,382	- 3,360,313	- 4,207,574	- 4,868,635	- 5,363,297	- 5,899,969	- 5,584,329	- 5,901,419	- 6,116,156	£5,382

Aff Hsg	40%
% SR	70%
% SO	30%
£106 (private)	£15,000 per unit
£106 (affordable)	£15,000 per unit
CIL	
CSH (average unit cost)	£9,580 per unit
Grant	Yes
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	- 2,266,949	- 2,759,604	- 3,363,066	- 4,137,928	- 4,823,847	- 6,445,609	- 7,334,561	- 8,372,291	£1,615
£1,776	- 2,101,499	- 2,535,946	- 3,084,563	- 3,804,580	- 4,437,150	- 6,002,950	- 6,841,496	- 7,825,501	£1,776
£1,938	- 1,936,048	- 2,312,288	- 2,806,061	- 3,471,231	- 4,050,452	- 5,560,292	- 6,348,430	- 7,278,712	£1,938
£2,207	- 1,663,977	- 1,939,526	- 2,341,889	- 2,915,652	- 3,405,957	- 4,822,529	- 5,526,854	- 6,367,395	£2,207
£2,368	- 1,590,921	- 1,718,914	- 2,063,396	- 2,582,304	- 3,019,259	- 4,379,870	- 5,033,569	- 5,820,606	£2,368
£2,530	- 1,339,660	- 1,498,320	- 1,787,358	- 2,248,956	- 2,632,562	- 3,937,212	- 4,540,524	- 5,273,816	£2,530
£2,691	- 1,178,399	- 1,278,104	- 1,512,670	- 1,916,516	- 2,245,865	- 3,494,554	- 4,047,459	- 4,727,026	£2,691
£2,960	- 909,631	- 914,786	- 1,055,554	- 1,368,549	- 1,607,536	- 2,756,790	- 3,225,684	- 3,815,710	£2,960
£3,229	- 640,863	- 551,468	- 603,145	- 821,218	- 972,937	- 2,020,918	- 2,403,908	- 2,904,393	£3,229
£3,498	- 372,095	- 188,151	- 150,734	- 279,716	- 345,021	- 1,293,160	- 1,590,869	- 1,996,741	£3,498
£3,767	- 103,327	- 175,167	- 301,675	- 261,786	- 282,896	- 572,627	- 780,283	- 1,097,838	£3,767
£4,306	- 434,210	- 901,803	- 1,206,495	- 1,344,790	- 1,538,730	- 864,656	- 840,887	- 699,968	£4,306
£4,844	- 971,746	- 1,628,438	- 2,111,315	- 2,427,794	- 2,794,563	- 2,301,938	- 2,445,108	- 2,485,094	£4,844
£5,382	- 1,507,813	- 2,355,074	- 3,016,135	- 3,510,797	- 4,047,469	- 3,731,829	- 4,048,919	- 4,263,656	£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	- 1,649,449	- 2,142,104	- 2,745,566	- 3,520,428	- 4,206,347	- 5,828,109	- 6,717,061	- 7,754,791	£1,615
£1,776	- 1,483,999	- 1,918,446	- 2,467,063	- 3,187,080	- 3,819,650	- 5,385,450	- 6,223,996	- 7,208,001	£1,776
£1,938	- 1,318,548	- 1,694,788	- 2,188,561	- 2,853,731	- 3,432,952	- 4,942,792	- 5,730,930	- 6,661,212	£1,938
£2,207	- 1,046,477	- 1,322,026	- 1,724,389	- 2,298,152	- 2,788,457	- 4,205,029	- 4,909,154	- 5,749,895	£2,207
£2,368	- 883,421	- 1,101,414	- 1,445,886	- 1,964,804	- 2,401,759	- 3,762,370	- 4,416,089	- 5,203,106	£2,368
£2,530	- 722,160	- 880,820	- 1,169,858	- 1,631,456	- 2,015,062	- 3,319,712	- 3,923,024	- 4,656,316	£2,530
£2,691	- 560,899	- 660,604	- 895,170	- 1,299,016	- 1,628,365	- 2,877,054	- 3,429,959	- 4,109,526	£2,691
£2,960	- 292,131	- 297,286	- 438,054	- 751,049	- 990,036	- 2,139,290	- 2,608,184	- 3,198,210	£2,960
£3,229	- 23,363	- 66,032	- 14,355	- 203,718	- 355,437	- 1,403,418	- 1,786,408	- 2,286,893	£3,229
£3,498	- 245,405	- 429,349	- 466,766	- 337,784	- 272,479	- 675,660	- 973,369	- 1,379,241	£3,498
£3,767	- 514,173	- 792,667	- 919,175	- 879,286	- 900,396	- 44,873	- 162,783	- 480,338	£3,767
£4,306	- 1,051,710	- 1,519,303	- 1,823,995	- 1,962,290	- 2,156,230	- 1,482,156	- 1,458,387	- 1,317,468	£4,306
£4,844	- 1,589,246	- 2,245,938	- 2,728,815	- 3,045,294	- 3,412,063	- 2,919,438	- 3,062,608	- 3,102,594	£4,844
£5,382	- 2,125,313	- 2,972,574	- 3,633,635	- 4,128,297	- 4,664,969	- 4,349,329	- 4,666,419	- 4,881,156	£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	-	1,155,449	-	1,648,104	-	2,251,566	-	3,026,428	-	3,712,347	-	5,334,109	-	6,223,061	-	7,260,791	-	£1,615
£1,776	-	989,999	-	1,424,446	-	1,973,063	-	2,693,080	-	3,325,650	-	4,891,450	-	5,729,996	-	6,714,001	-	£1,776
£1,938	-	824,548	-	1,200,788	-	1,694,561	-	2,359,731	-	2,938,952	-	4,448,792	-	5,236,930	-	6,167,212	-	£1,938
£2,207	-	552,477	-	828,026	-	1,230,389	-	1,804,152	-	2,294,457	-	3,711,029	-	4,415,154	-	5,255,885	-	£2,207
£2,368	-	389,421	-	607,414	-	951,886	-	1,470,804	-	1,907,759	-	3,268,370	-	3,922,089	-	4,709,106	-	£2,368
£2,530	-	228,160	-	386,820	-	675,858	-	1,137,456	-	1,521,062	-	2,825,712	-	3,429,024	-	4,162,316	-	£2,530
£2,691	-	66,899	-	166,604	-	401,170	-	805,016	-	1,134,365	-	2,383,054	-	2,935,959	-	3,615,526	-	£2,691
£2,960	-	201,869	-	196,714	-	55,946	-	257,049	-	496,036	-	1,645,290	-	2,114,184	-	2,704,210	-	£2,960
£3,229	-	470,637	-	560,032	-	508,355	-	290,282	-	138,563	-	909,418	-	1,292,408	-	1,792,893	-	£3,229
£3,498	-	739,405	-	923,349	-	960,766	-	831,784	-	766,479	-	181,660	-	479,369	-	885,241	-	£3,498
£3,767	-	1,008,173	-	1,286,667	-	1,413,175	-	1,373,286	-	1,394,396	-	538,873	-	331,217	-	13,662	-	£3,767
£4,306	-	1,545,710	-	2,013,303	-	2,317,995	-	2,456,290	-	2,650,230	-	1,976,156	-	1,952,387	-	1,811,468	-	£4,306
£4,844	-	2,083,246	-	2,739,938	-	3,222,815	-	3,539,294	-	3,906,063	-	3,413,438	-	3,556,608	-	3,596,594	-	£4,844
£5,382	-	2,619,313	-	3,466,574	-	4,127,635	-	4,622,297	-	5,158,969	-	4,843,329	-	5,160,419	-	5,375,156	-	£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	-	1,134,449	-	1,627,104	-	2,230,566	-	3,005,428	-	3,691,347	-	5,313,109	-	6,202,061	-	7,239,791	-	£1,615
£1,776	-	968,999	-	1,403,446	-	1,952,063	-	2,672,080	-	3,304,650	-	4,870,450	-	5,708,996	-	6,693,001	-	£1,776
£1,938	-	803,548	-	1,179,788	-	1,673,561	-	2,338,731	-	2,917,952	-	4,427,792	-	5,215,930	-	6,146,212	-	£1,938
£2,207	-	531,477	-	807,026	-	1,209,389	-	1,783,152	-	2,273,457	-	3,690,029	-	4,394,154	-	5,234,895	-	£2,207
£2,368	-	368,421	-	586,414	-	930,886	-	1,449,804	-	1,886,759	-	3,247,370	-	3,901,089	-	4,688,106	-	£2,368
£2,530	-	207,160	-	365,820	-	654,858	-	1,116,456	-	1,500,062	-	2,804,712	-	3,408,024	-	4,141,316	-	£2,530
£2,691	-	45,899	-	145,604	-	380,170	-	784,016	-	1,113,365	-	2,362,054	-	2,914,959	-	3,594,526	-	£2,691
£2,960	-	222,869	-	217,714	-	76,946	-	236,049	-	475,036	-	1,624,290	-	2,093,184	-	2,683,210	-	£2,960
£3,229	-	491,637	-	581,032	-	529,355	-	311,282	-	159,563	-	888,418	-	1,271,408	-	1,771,893	-	£3,229
£3,498	-	760,405	-	944,349	-	981,766	-	852,784	-	787,479	-	160,660	-	458,369	-	864,241	-	£3,498
£3,767	-	1,029,173	-	1,307,667	-	1,434,175	-	1,394,286	-	1,415,396	-	559,873	-	352,217	-	34,662	-	£3,767
£4,306	-	1,566,710	-	2,034,303	-	2,338,995	-	2,477,290	-	2,671,230	-	1,997,156	-	1,973,387	-	1,832,468	-	£4,306
£4,844	-	2,104,246	-	2,760,938	-	3,243,815	-	3,560,294	-	3,927,063	-	3,434,438	-	3,577,608	-	3,617,594	-	£4,844
£5,382	-	2,640,313	-	3,487,574	-	4,148,635	-	4,643,297	-	5,179,969	-	4,864,329	-	5,181,419	-	5,396,156	-	£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	- 471,360	- 984,123	- 1,606,840	- 2,400,957	- 3,105,373	- 4,745,274	- 5,651,858	- 6,708,455	£1,615
£1,776	- 311,389	- 767,881	- 1,337,607	- 2,078,732	- 2,731,585	- 4,317,278	- 5,175,147	- 6,179,837	£1,776
£1,938	- 151,417	- 551,639	- 1,068,374	- 1,756,507	- 2,357,797	- 3,889,281	- 4,698,437	- 5,651,219	£1,938
£2,207	- 112,577	- 191,236	- 619,652	- 1,219,467	- 1,734,816	- 3,175,952	- 3,903,920	- 4,770,189	£2,207
£2,368	- 270,358	- 23,492	- 350,419	- 897,242	- 1,361,028	- 2,747,955	- 3,427,209	- 4,241,572	£2,368
£2,530	- 427,070	- 236,772	- 81,619	- 575,018	- 987,240	- 2,319,958	- 2,950,499	- 3,712,954	£2,530
£2,691	- 582,990	- 450,052	- 183,927	- 252,794	- 613,453	- 1,891,960	- 2,473,788	- 3,184,336	£2,691
£2,960	- 842,855	- 802,362	- 626,501	- 278,583	- 6,661	- 1,178,632	- 1,679,271	- 2,303,307	£2,960
£3,229	- 1,102,720	- 1,153,631	- 1,065,105	- 808,264	- 621,152	- 465,304	- 884,754	- 1,422,278	£3,229
£3,498	- 1,362,585	- 1,504,900	- 1,502,454	- 1,333,610	- 1,230,085	- 240,521	- 94,049	- 541,249	£3,498
£3,767	- 1,622,452	- 1,856,170	- 1,939,804	- 1,857,040	- 1,837,038	- 941,149	- 689,650	- 329,588	£3,767
£4,306	- 2,142,182	- 2,558,708	- 2,814,503	- 2,903,899	- 3,050,944	- 2,330,826	- 2,257,047	- 2,067,647	£4,306
£4,844	- 2,661,913	- 3,261,248	- 3,689,202	- 3,950,758	- 4,264,850	- 3,720,502	- 3,812,558	- 3,798,649	£4,844
£5,382	- 3,181,021	- 3,963,786	- 4,563,901	- 4,997,618	- 5,478,756	- 5,106,817	- 5,363,160	- 5,518,089	£5,382

Aff Hsg	40%
% SR	70%
% SO	30%
S106 (private)	£15,000 per unit
S106 (affordable)	£15,000 per unit
CIL	
CSH (average unit cost)	£9,580 per unit
Grant	Yes
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	- 2,323,860	- 2,836,623	- 3,459,340	- 4,253,457	- 4,957,873	- 6,597,774	- 7,504,358	- 8,560,955	£1,615
£1,776	- 2,163,889	- 2,620,381	- 3,190,107	- 3,931,232	- 4,584,085	- 6,169,778	- 7,027,647	- 8,032,337	£1,776
£1,938	- 2,003,917	- 2,404,139	- 2,920,874	- 3,609,007	- 4,210,297	- 5,741,781	- 6,550,937	- 7,503,719	£1,938
£2,207	- 1,739,923	- 2,043,736	- 2,472,152	- 3,071,967	- 3,587,316	- 5,028,452	- 5,756,420	- 6,822,689	£2,207
£2,368	- 1,582,142	- 1,829,008	- 2,202,919	- 2,749,742	- 3,213,523	- 4,600,455	- 5,279,709	- 6,094,072	£2,368
£2,530	- 1,425,430	- 1,615,728	- 1,934,119	- 2,427,518	- 2,839,740	- 4,172,458	- 4,802,999	- 5,565,454	£2,530
£2,691	- 1,269,510	- 1,402,448	- 1,668,573	- 2,105,294	- 2,465,953	- 3,744,460	- 4,326,288	- 5,036,836	£2,691
£2,960	- 1,009,645	- 1,050,138	- 1,225,999	- 1,573,917	- 1,845,839	- 3,031,132	- 3,531,771	- 4,155,807	£2,960
£3,229	- 749,780	- 698,869	- 787,395	- 1,044,236	- 1,231,348	- 2,317,804	- 2,737,254	- 3,274,778	£3,229
£3,498	- 489,915	- 347,600	- 350,046	- 518,890	- 622,415	- 1,611,979	- 1,946,549	- 2,393,749	£3,498
£3,767	- 230,048	- 3,670	- 87,304	- 4,540	- 15,462	- 911,351	- 1,162,850	- 1,522,912	£3,767
£4,306	- 289,682	- 706,208	- 962,003	- 1,051,399	- 1,198,444	- 478,326	- 404,547	- 215,147	£4,306
£4,844	- 809,413	- 1,408,748	- 1,836,702	- 2,098,258	- 2,412,350	- 1,868,002	- 1,960,058	- 1,946,149	£4,844
£5,382	- 1,328,521	- 2,111,286	- 2,711,401	- 3,145,118	- 3,626,256	- 3,254,317	- 3,510,660	- 3,665,589	£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	- 1,706,360	- 2,219,123	- 2,841,840	- 3,635,957	- 4,340,373	- 5,980,274	- 6,886,858	- 7,943,455	£1,615
£1,776	- 1,546,389	- 2,002,881	- 2,572,607	- 3,313,732	- 3,966,585	- 5,552,278	- 6,410,147	- 7,414,837	£1,776
£1,938	- 1,386,417	- 1,786,639	- 2,303,374	- 2,991,507	- 3,592,797	- 5,124,281	- 5,933,437	- 6,886,219	£1,938
£2,207	- 1,122,423	- 1,426,236	- 1,854,652	- 2,454,467	- 2,969,816	- 4,410,952	- 5,138,920	- 6,005,189	£2,207
£2,368	- 964,642	- 1,211,508	- 1,585,419	- 2,132,242	- 2,596,028	- 3,982,955	- 4,662,209	- 5,476,572	£2,368
£2,530	- 807,930	- 998,228	- 1,316,619	- 1,810,018	- 2,222,240	- 3,554,958	- 4,185,499	- 4,947,954	£2,530
£2,691	- 652,010	- 784,948	- 1,051,073	- 1,487,794	- 1,848,453	- 3,126,960	- 3,708,788	- 4,419,336	£2,691
£2,960	- 392,145	- 432,638	- 608,499	- 956,417	- 1,228,339	- 2,413,632	- 2,914,271	- 3,538,307	£2,960
£3,229	- 132,280	- 81,369	- 169,895	- 426,736	- 613,848	- 1,700,304	- 2,119,754	- 2,657,278	£3,229
£3,498	- 127,585	- 269,900	- 267,454	- 98,610	- 4,915	- 994,479	- 1,329,049	- 1,776,249	£3,498
£3,767	- 387,452	- 621,170	- 704,804	- 622,040	- 602,038	- 293,851	- 545,350	- 905,412	£3,767
£4,306	- 907,182	- 1,323,708	- 1,579,503	- 1,668,899	- 1,815,944	- 1,095,826	- 1,022,047	- 832,647	£4,306
£4,844	- 1,426,913	- 2,026,248	- 2,454,202	- 2,715,758	- 3,029,850	- 2,486,502	- 2,577,558	- 2,563,649	£4,844
£5,382	- 1,946,021	- 2,728,786	- 3,328,901	- 3,762,618	- 4,243,756	- 3,871,817	- 4,128,160	- 4,283,089	£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	- 1,212,360	- 1,725,123	- 2,347,840	- 3,141,957	- 3,846,373	- 5,486,274	- 6,392,858	- 7,449,455	£1,615
£1,776	- 1,052,389	- 1,508,881	- 2,078,607	- 2,819,732	- 3,472,585	- 5,053,278	- 5,916,147	- 6,920,837	£1,776
£1,938	- 892,417	- 1,292,639	- 1,809,374	- 2,497,507	- 3,098,797	- 4,630,281	- 5,439,437	- 6,392,219	£1,938
£2,207	- 628,423	- 932,236	- 1,360,652	- 1,960,467	- 2,475,816	- 3,916,952	- 4,644,920	- 5,511,189	£2,207
£2,368	- 470,642	- 717,508	- 1,091,419	- 1,638,242	- 2,102,028	- 3,488,955	- 4,168,209	- 4,982,572	£2,368
£2,530	- 313,930	- 504,228	- 822,619	- 1,316,018	- 1,728,240	- 3,060,958	- 3,691,499	- 4,453,954	£2,530
£2,691	- 158,010	- 290,948	- 557,073	- 993,794	- 1,354,453	- 2,632,960	- 3,214,788	- 3,925,336	£2,691
£2,960	101,855	61,362	114,499	462,417	734,339	1,919,632	2,420,271	3,044,307	£2,960
£3,229	361,720	412,631	324,105	67,264	119,848	1,206,304	1,625,754	2,163,278	£3,229
£3,498	621,585	763,900	761,454	592,610	489,085	500,479	835,049	1,282,249	£3,498
£3,767	881,452	1,115,170	1,198,804	1,116,040	1,096,038	200,149	51,350	411,412	£3,767
£4,306	1,401,182	1,817,708	2,073,503	2,162,899	2,309,944	1,589,826	1,516,047	1,326,647	£4,306
£4,844	1,920,913	2,520,248	2,948,202	3,209,758	3,523,850	2,979,502	3,071,558	3,057,649	£4,844
£5,382	2,440,021	3,222,786	3,822,901	4,256,618	4,737,756	4,365,817	4,622,160	4,777,089	£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	- 1,191,360	- 1,704,123	- 2,326,840	- 3,120,957	- 3,825,373	- 5,465,274	- 6,371,858	- 7,428,455	£1,615
£1,776	- 1,031,389	- 1,487,881	- 2,057,607	- 2,798,732	- 3,451,585	- 5,037,278	- 5,895,147	- 6,899,837	£1,776
£1,938	- 871,417	- 1,271,639	- 1,788,374	- 2,476,507	- 3,077,797	- 4,609,281	- 5,418,437	- 6,371,219	£1,938
£2,207	- 607,423	- 911,236	- 1,339,652	- 1,939,467	- 2,454,816	- 3,895,952	- 4,623,920	- 5,490,189	£2,207
£2,368	- 449,642	- 696,508	- 1,070,419	- 1,617,242	- 2,081,028	- 3,467,955	- 4,147,209	- 4,961,572	£2,368
£2,530	- 292,930	- 483,228	- 801,619	- 1,295,018	- 1,707,240	- 3,039,958	- 3,670,499	- 4,432,954	£2,530
£2,691	- 137,010	- 269,948	- 536,073	- 972,794	- 1,333,453	- 2,611,960	- 3,193,788	- 3,904,336	£2,691
£2,960	122,855	82,362	93,499	441,417	713,339	1,898,632	2,399,271	3,023,307	£2,960
£3,229	382,720	433,631	345,105	88,264	98,848	1,185,304	1,604,754	2,142,278	£3,229
£3,498	642,585	784,900	782,454	613,610	510,085	479,479	814,049	1,261,249	£3,498
£3,767	902,452	1,136,170	1,219,804	1,137,040	1,117,038	221,149	30,350	390,412	£3,767
£4,306	1,422,182	1,838,708	2,094,503	2,183,899	2,330,944	1,610,826	1,537,047	1,347,647	£4,306
£4,844	1,941,913	2,541,248	2,969,202	3,230,758	3,544,850	3,000,502	3,092,558	3,078,649	£4,844
£5,382	2,461,021	3,243,786	3,843,901	4,277,618	4,758,756	4,386,817	4,643,160	4,798,089	£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	- 566,211	- 1,112,487	- 1,767,296	- 2,593,503	- 3,328,748	- 4,998,884	- 5,934,853	- 7,022,893	£1,615
£1,776	- 415,372	- 908,605	- 1,513,513	- 2,289,818	- 2,976,475	- 4,595,323	- 5,485,400	- 6,524,562	£1,776
£1,938	- 264,534	- 704,723	- 1,259,729	- 1,986,133	- 2,624,203	- 4,191,761	- 5,035,948	- 6,026,231	£1,938
£2,207	- 14,000	- 364,919	- 836,756	- 1,479,992	- 2,037,082	- 3,519,157	- 4,286,860	- 5,195,680	£2,207
£2,368	134,775	- 161,037	- 582,973	- 1,176,307	- 1,684,809	- 3,115,596	- 3,837,409	- 4,697,349	£2,368
£2,530	293,548	41,092	- 329,189	- 872,622	- 1,332,537	- 2,712,034	- 3,367,957	- 4,199,018	£2,530
£2,691	431,137	242,182	- 75,912	- 568,937	- 980,264	- 2,308,473	- 2,938,504	- 3,700,688	£2,691
£2,960	676,166	576,775	341,267	- 63,698	- 393,143	- 1,635,870	- 2,189,417	- 2,870,136	£2,960
£3,229	921,193	907,964	758,021	435,509	188,609	- 963,266	- 1,440,329	- 2,039,584	£3,229
£3,498	1,166,220	1,239,153	1,170,269	934,715	767,730	- 290,843	- 691,243	- 1,209,033	£3,498
£3,767	1,411,248	1,570,342	1,582,519	1,428,297	1,339,775	372,640	52,038	- 378,870	£3,767
£4,306	1,901,303	2,232,719	2,407,017	2,414,915	2,483,801	1,686,943	1,529,816	1,259,612	£4,306
£4,844	2,391,359	2,895,097	3,231,514	3,401,533	3,627,828	2,997,274	3,004,141	2,898,092	£4,844
£5,382	2,881,414	3,557,476	4,056,012	4,388,151	4,771,854	4,307,606	4,466,060	4,521,311	£5,382

Aff Hsg	40%
% SR	70%
% SO	30%
£106 (private)	£15,000 per unit
£106 (affordable)	£15,000 per unit
CIL	
CSH (average unit cost)	£9,580 per unit
Grant	Yes
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	- 2,418,711	- 2,964,987	- 3,619,796	- 4,446,003	- 5,181,248	- 6,851,384	- 7,787,353	- 8,875,393	£1,615
£1,776	- 2,267,872	- 2,761,105	- 3,366,013	- 4,142,318	- 4,828,975	- 6,447,823	- 7,337,900	- 8,377,062	£1,776
£1,938	- 2,117,034	- 2,557,223	- 3,112,229	- 3,838,633	- 4,476,703	- 6,044,261	- 6,888,448	- 7,876,731	£1,938
£2,207	- 1,966,500	- 2,217,419	- 2,689,256	- 3,332,492	- 3,889,582	- 5,371,657	- 6,139,360	- 7,048,180	£2,207
£2,368	- 1,717,725	- 2,013,537	- 2,435,473	- 3,028,807	- 3,537,309	- 4,963,094	- 5,689,909	- 6,549,849	£2,368
£2,530	- 1,568,952	- 1,811,408	- 2,181,689	- 2,725,122	- 3,185,037	- 4,564,534	- 5,240,457	- 6,051,518	£2,530
£2,691	- 1,421,363	- 1,610,318	- 1,928,412	- 2,421,437	- 2,832,764	- 4,160,973	- 4,791,004	- 5,553,188	£2,691
£2,960	- 1,176,334	- 1,275,725	- 1,511,233	- 1,916,198	- 2,245,643	- 3,488,370	- 4,041,917	- 4,722,636	£2,960
£3,229	- 931,307	- 944,536	- 1,094,479	- 1,416,991	- 1,663,891	- 2,815,766	- 3,292,829	- 3,892,084	£3,229
£3,498	- 686,280	- 613,347	- 682,231	- 917,785	- 1,084,770	- 2,143,343	- 2,543,743	- 3,061,533	£3,498
£3,767	- 441,252	- 282,158	- 269,981	- 424,203	- 512,725	- 1,479,860	- 1,800,462	- 2,231,370	£3,767
£4,306	- 48,803	380,219	554,517	562,415	631,301	- 165,557	- 322,684	- 592,888	£4,306
£4,844	538,859	1,042,597	1,379,014	1,549,033	1,775,328	1,144,774	1,151,641	1,045,592	£4,844
£5,382	1,028,914	1,704,976	2,203,512	2,535,651	2,919,354	2,455,106	2,613,560	2,668,811	£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	- 1,801,211	- 2,347,487	- 3,002,296	- 3,828,503	- 4,563,748	- 6,233,884	- 7,169,853	- 8,257,893	£1,615
£1,776	- 1,650,372	- 2,143,605	- 2,748,513	- 3,524,818	- 4,211,475	- 5,830,323	- 6,720,400	- 7,759,562	£1,776
£1,938	- 1,499,534	- 1,939,723	- 2,494,729	- 3,221,133	- 3,859,203	- 5,426,761	- 6,270,948	- 7,261,231	£1,938
£2,207	- 1,249,000	- 1,599,919	- 2,071,756	- 2,714,992	- 3,272,082	- 4,754,157	- 5,521,860	- 6,430,680	£2,207
£2,368	- 1,100,225	- 1,396,037	- 1,817,973	- 2,411,307	- 2,919,809	- 4,350,596	- 5,072,409	- 5,932,349	£2,368
£2,530	- 951,452	- 1,193,908	- 1,564,189	- 2,107,622	- 2,567,537	- 3,947,034	- 4,622,957	- 5,434,018	£2,530
£2,691	- 803,863	- 992,818	- 1,310,912	- 1,803,937	- 2,215,264	- 3,543,473	- 4,173,504	- 4,935,688	£2,691
£2,960	- 558,834	- 658,225	- 893,733	- 1,298,698	- 1,628,143	- 2,870,870	- 3,424,417	- 4,105,136	£2,960
£3,229	- 313,807	- 327,036	- 476,979	- 799,491	- 1,046,391	- 2,198,266	- 2,675,329	- 3,274,584	£3,229
£3,498	- 68,780	4,153	64,731	300,285	467,270	- 1,525,843	- 1,926,243	- 2,444,033	£3,498
£3,767	176,248	335,342	347,519	193,297	104,775	- 862,360	- 1,182,962	- 1,613,870	£3,767
£4,306	666,303	997,719	1,172,017	1,179,915	1,248,801	451,943	294,816	24,612	£4,306
£4,844	1,156,359	1,660,097	1,996,514	2,166,533	2,392,828	1,762,274	1,769,141	1,663,092	£4,844
£5,382	1,646,414	2,322,476	2,821,012	3,153,151	3,536,854	3,072,606	3,231,060	3,286,311	£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	-	1,307,211	-	1,853,487	-	2,508,296	-	3,334,503	-	4,069,748	-	5,739,884	-	6,675,853	-	7,763,893	-	£1,615
£1,776	-	1,156,372	-	1,649,605	-	2,254,513	-	3,030,818	-	3,717,475	-	5,336,323	-	6,226,400	-	7,265,562	-	£1,776
£1,938	-	1,005,534	-	1,445,723	-	2,000,729	-	2,727,133	-	3,365,203	-	4,932,761	-	5,776,948	-	6,767,231	-	£1,938
£2,207	-	755,000	-	1,105,919	-	1,577,756	-	2,220,992	-	2,778,082	-	4,260,157	-	5,027,860	-	5,936,680	-	£2,207
£2,368	-	606,225	-	902,037	-	1,323,973	-	1,917,307	-	2,425,809	-	3,856,596	-	4,578,409	-	5,438,349	-	£2,368
£2,530	-	457,452	-	699,908	-	1,070,189	-	1,613,622	-	2,073,537	-	3,453,034	-	4,128,957	-	4,940,018	-	£2,530
£2,691	-	309,863	-	498,818	-	816,912	-	1,309,937	-	1,721,264	-	3,049,473	-	3,679,504	-	4,441,688	-	£2,691
£2,960	-	64,834	-	164,225	-	399,733	-	804,698	-	1,134,143	-	2,376,870	-	2,930,417	-	3,611,136	-	£2,960
£3,229	-	180,193	-	166,964	-	17,021	-	305,491	-	552,391	-	1,704,266	-	2,181,329	-	2,780,584	-	£3,229
£3,498	-	425,220	-	498,153	-	429,269	-	193,715	-	26,730	-	1,031,843	-	1,432,243	-	1,950,033	-	£3,498
£3,767	-	670,248	-	829,342	-	841,519	-	687,297	-	598,775	-	368,360	-	688,962	-	1,119,870	-	£3,767
£4,306	-	1,160,303	-	1,491,719	-	1,666,017	-	1,673,915	-	1,742,801	-	945,943	-	788,816	-	518,612	-	£4,306
£4,844	-	1,650,359	-	2,154,097	-	2,490,514	-	2,660,533	-	2,886,828	-	2,256,274	-	2,263,141	-	2,157,092	-	£4,844
£5,382	-	2,140,414	-	2,816,476	-	3,315,012	-	3,647,151	-	4,030,854	-	3,566,606	-	3,725,060	-	3,780,311	-	£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	-	1,286,211	-	1,832,487	-	2,487,296	-	3,313,503	-	4,048,748	-	5,718,884	-	6,654,853	-	7,742,893	-	£1,615
£1,776	-	1,135,372	-	1,628,605	-	2,233,513	-	3,009,818	-	3,696,475	-	5,315,323	-	6,205,400	-	7,244,562	-	£1,776
£1,938	-	984,534	-	1,424,723	-	1,979,729	-	2,706,133	-	3,344,203	-	4,911,761	-	5,755,948	-	6,746,231	-	£1,938
£2,207	-	734,000	-	1,084,919	-	1,556,756	-	2,199,992	-	2,757,082	-	4,239,157	-	5,006,860	-	5,915,680	-	£2,207
£2,368	-	585,225	-	881,037	-	1,302,973	-	1,896,307	-	2,404,809	-	3,835,596	-	4,557,409	-	5,417,349	-	£2,368
£2,530	-	436,452	-	678,908	-	1,049,189	-	1,592,622	-	2,052,537	-	3,432,034	-	4,107,957	-	4,919,018	-	£2,530
£2,691	-	288,863	-	477,818	-	795,912	-	1,288,937	-	1,700,264	-	3,028,473	-	3,658,504	-	4,420,688	-	£2,691
£2,960	-	43,834	-	143,225	-	378,733	-	783,698	-	1,113,143	-	2,355,870	-	2,909,417	-	3,590,136	-	£2,960
£3,229	-	201,193	-	187,964	-	38,021	-	284,491	-	531,391	-	1,683,266	-	2,160,329	-	2,759,584	-	£3,229
£3,498	-	446,220	-	519,153	-	450,269	-	214,715	-	47,730	-	1,010,843	-	1,411,243	-	1,929,033	-	£3,498
£3,767	-	691,248	-	850,342	-	862,519	-	708,297	-	619,775	-	347,360	-	667,962	-	1,098,870	-	£3,767
£4,306	-	1,181,303	-	1,512,719	-	1,687,017	-	1,694,915	-	1,763,801	-	966,943	-	809,816	-	539,612	-	£4,306
£4,844	-	1,671,359	-	2,175,097	-	2,511,514	-	2,681,533	-	2,907,828	-	2,277,274	-	2,284,141	-	2,178,092	-	£4,844
£5,382	-	2,161,414	-	2,837,476	-	3,336,012	-	3,668,151	-	4,051,854	-	3,587,606	-	3,746,060	-	3,801,311	-	£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	- 567,498	- 1,108,553	- 1,762,379	- 2,587,603	- 3,328,460	- 5,006,463	- 5,947,085	- 7,036,484	£1,615
£1,776	- 402,047	- 884,896	- 1,483,876	- 2,254,255	- 2,941,763	- 4,563,805	- 5,454,018	- 6,489,694	£1,776
£1,938	- 236,597	- 661,238	- 1,205,373	- 1,920,906	- 2,555,066	- 4,121,146	- 4,960,953	- 5,942,905	£1,938
£2,207	- 37,435	- 288,476	- 741,202	- 1,365,326	- 1,910,570	- 3,383,383	- 4,139,178	- 5,031,588	£2,207
£2,368	200,621	65,246	462,699	1,031,978	1,523,873	2,940,724	3,646,113	4,484,799	£2,368
£2,530	363,715	155,348	184,196	698,630	1,137,175	2,498,066	3,153,048	3,938,008	£2,530
£2,691	524,976	375,943	91,289	365,282	750,478	2,055,408	2,659,982	3,391,219	£2,691
£2,960	793,744	741,501	549,101	185,703	107,572	1,317,644	1,838,207	2,479,902	£2,960
£3,229	1,062,512	1,104,818	1,004,089	733,669	528,140	579,881	1,016,432	1,568,586	£3,229
£3,498	1,331,281	1,468,136	1,456,499	1,278,464	1,159,522	151,211	197,513	657,270	£3,498
£3,767	1,600,049	1,831,454	1,908,908	1,819,966	1,787,439	876,974	613,072	244,501	£3,767
£4,306	2,137,585	2,558,089	2,813,728	2,902,970	3,043,273	2,314,257	2,234,241	2,042,307	£4,306
£4,844	2,675,121	3,284,725	3,718,548	3,985,974	4,299,107	3,751,539	3,844,346	3,833,970	£4,844
£5,382	3,212,657	4,011,360	4,623,368	5,068,978	5,554,940	5,186,665	5,448,158	5,612,532	£5,382

Aff Hsg	40%
% SR	70%
% SO	30%
£106 (private)	£20,000 per unit
£106 (affordable)	£20,000 per unit
CIL	
CSH (average unit cost)	£9,580 per unit
Grant	Yes
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	- 2,419,998	- 2,961,053	- 3,614,879	- 4,440,103	- 5,180,960	- 6,858,963	- 7,799,585	- 8,888,984	£1,615
£1,776	- 2,254,547	- 2,737,396	- 3,336,376	- 4,106,755	- 4,794,263	- 6,416,305	- 7,306,518	- 8,342,194	£1,776
£1,938	- 2,089,097	- 2,513,738	- 3,057,873	- 3,773,406	- 4,407,566	- 5,973,646	- 6,813,453	- 7,795,405	£1,938
£2,207	- 1,815,065	- 2,140,976	- 2,593,702	- 3,217,826	- 3,763,070	- 5,235,893	- 5,991,678	- 6,884,088	£2,207
£2,368	- 1,651,879	- 1,917,748	- 2,315,199	- 2,884,478	- 3,376,373	- 4,793,224	- 5,498,613	- 6,337,299	£2,368
£2,530	- 1,488,785	- 1,697,152	- 2,036,696	- 2,551,130	- 2,989,675	- 4,350,566	- 5,005,548	- 5,790,508	£2,530
£2,691	- 1,327,524	- 1,476,557	- 1,761,211	- 2,217,782	- 2,602,978	- 3,907,908	- 4,512,482	- 5,243,719	£2,691
£2,960	- 1,058,556	- 1,110,999	- 1,303,999	- 1,666,797	- 1,960,072	- 3,170,144	- 3,690,707	- 4,332,402	£2,960
£3,229	- 789,988	- 747,682	- 848,411	- 1,118,831	- 1,324,360	- 2,432,381	- 2,868,932	- 3,421,086	£3,229
£3,498	- 521,219	- 384,364	- 396,001	- 574,036	- 692,978	- 1,701,289	- 2,050,013	- 2,509,770	£3,498
£3,767	- 252,451	- 21,046	56,408	- 32,534	65,061	- 975,526	- 1,239,428	- 1,607,999	£3,767
£4,306	285,085	705,589	961,228	1,050,470	1,190,773	461,757	381,741	189,807	£4,306
£4,844	822,621	1,432,225	1,866,048	2,133,474	2,446,607	1,899,039	1,991,846	1,981,470	£4,844
£5,382	1,360,157	2,158,860	2,770,868	3,216,478	3,702,440	3,334,165	3,595,658	3,760,032	£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	- 1,802,498	- 2,343,553	- 2,997,379	- 3,822,603	- 4,563,460	- 6,241,463	- 7,182,085	- 8,271,484	£1,615
£1,776	- 1,637,047	- 2,119,896	- 2,718,876	- 3,489,255	- 4,176,763	- 5,798,805	- 6,689,018	- 7,724,694	£1,776
£1,938	- 1,471,597	- 1,896,238	- 2,440,373	- 3,155,906	- 3,790,066	- 5,356,146	- 6,195,953	- 7,177,905	£1,938
£2,207	- 1,197,565	- 1,523,476	- 1,976,202	- 2,600,326	- 3,145,570	- 4,618,383	- 5,374,178	- 6,266,588	£2,207
£2,368	- 1,034,379	- 1,300,246	- 1,697,699	- 2,266,978	- 2,758,873	- 4,175,724	- 4,881,113	- 5,719,799	£2,368
£2,530	- 871,285	- 1,079,652	- 1,419,196	- 1,933,630	- 2,372,175	- 3,733,066	- 4,388,048	- 5,173,008	£2,530
£2,691	- 710,024	- 859,057	- 1,143,711	- 1,600,282	- 1,985,478	- 3,290,408	- 3,894,982	- 4,626,219	£2,691
£2,960	- 441,256	- 493,499	- 685,899	- 1,049,297	- 1,342,572	- 2,552,644	- 3,073,207	- 3,714,902	£2,960
£3,229	- 172,488	- 130,182	- 230,911	- 501,331	- 706,860	- 1,814,881	- 2,251,432	- 2,803,586	£3,229
£3,498	96,281	233,136	221,499	43,464	75,478	- 1,083,789	- 1,432,513	- 1,892,270	£3,498
£3,767	365,049	596,454	673,908	584,966	552,439	- 358,026	- 621,928	- 990,499	£3,767
£4,306	902,585	1,323,089	1,578,728	1,667,970	1,808,273	1,079,257	999,241	807,307	£4,306
£4,844	1,440,121	2,049,725	2,483,548	2,750,974	3,064,107	2,516,539	2,609,346	2,598,970	£4,844
£5,382	1,977,657	2,776,360	3,388,368	3,833,978	4,319,940	3,951,665	4,213,158	4,377,532	£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	- 1,308,498	- 1,849,553	- 2,503,379	- 3,328,603	- 4,069,460	- 5,747,463	- 6,688,085	- 7,777,484	£1,615
£1,776	- 1,143,047	- 1,625,896	- 2,224,876	- 2,995,255	- 3,682,763	- 5,304,805	- 6,195,018	- 7,230,694	£1,776
£1,938	- 977,597	- 1,402,238	- 1,946,373	- 2,661,906	- 3,296,066	- 4,862,146	- 5,701,953	- 6,683,905	£1,938
£2,207	- 703,565	- 1,029,476	- 1,482,202	- 2,106,326	- 2,651,570	- 4,124,383	- 4,880,178	- 5,772,588	£2,207
£2,368	- 540,379	- 806,246	- 1,203,699	- 1,772,978	- 2,264,873	- 3,681,724	- 4,387,113	- 5,225,799	£2,368
£2,530	- 377,285	- 585,652	- 925,196	- 1,439,630	- 1,878,175	- 3,239,066	- 3,894,048	- 4,679,008	£2,530
£2,691	- 216,024	- 365,057	- 649,711	- 1,106,282	- 1,491,478	- 2,796,408	- 3,400,982	- 4,132,219	£2,691
£2,960	52,744	501	191,899	555,297	848,572	2,058,644	2,579,207	3,220,902	£2,960
£3,229	321,512	363,818	263,089	7,331	212,860	1,320,881	1,757,432	2,309,586	£3,229
£3,498	590,281	727,136	715,499	537,464	418,522	569,789	938,513	1,398,270	£3,498
£3,767	859,049	1,090,454	1,167,908	1,078,966	1,046,439	135,974	127,928	496,499	£3,767
£4,306	1,396,585	1,817,089	2,072,728	2,161,970	2,302,273	1,573,257	1,493,241	1,301,307	£4,306
£4,844	1,934,121	2,543,725	2,977,548	3,244,974	3,558,107	3,010,539	3,103,346	3,092,970	£4,844
£5,382	2,471,657	3,270,360	3,882,368	4,327,978	4,813,940	4,445,665	4,707,158	4,871,532	£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	- 1,287,498	- 1,828,553	- 2,482,379	- 3,307,603	- 4,048,460	- 5,726,463	- 6,667,085	- 7,756,484	£1,615
£1,776	- 1,122,047	- 1,604,896	- 2,203,876	- 2,974,255	- 3,661,763	- 5,283,805	- 6,174,018	- 7,209,694	£1,776
£1,938	- 956,597	- 1,381,238	- 1,925,373	- 2,640,906	- 3,275,066	- 4,841,146	- 5,680,953	- 6,662,905	£1,938
£2,207	- 682,565	- 1,008,476	- 1,461,202	- 2,085,326	- 2,630,570	- 4,103,383	- 4,859,178	- 5,751,588	£2,207
£2,368	- 519,379	- 785,246	- 1,182,699	- 1,751,978	- 2,243,873	- 3,660,724	- 4,366,113	- 5,204,799	£2,368
£2,530	- 356,285	- 564,652	- 904,196	- 1,418,630	- 1,857,175	- 3,218,066	- 3,873,048	- 4,658,008	£2,530
£2,691	- 195,024	- 344,057	- 628,711	- 1,085,282	- 1,470,478	- 2,775,408	- 3,379,982	- 4,111,219	£2,691
£2,960	73,744	21,501	170,899	534,297	827,572	2,037,644	2,558,207	3,199,902	£2,960
£3,229	342,512	384,818	284,089	13,669	191,860	1,299,881	1,736,432	2,288,586	£3,229
£3,498	611,281	748,136	736,499	558,464	439,522	568,789	917,513	1,377,270	£3,498
£3,767	880,049	1,111,454	1,188,908	1,099,966	1,067,439	156,974	106,928	475,499	£3,767
£4,306	1,417,585	1,838,089	2,093,728	2,182,970	2,323,273	1,594,257	1,514,241	1,322,307	£4,306
£4,844	1,955,121	2,564,725	2,998,548	3,265,974	3,579,107	3,031,539	3,124,346	3,113,970	£4,844
£5,382	2,492,657	3,291,360	3,903,368	4,348,978	4,834,940	4,466,665	4,728,158	4,892,532	£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	624,408	1,185,573	1,858,651	2,703,131	3,462,486	5,158,629	6,116,881	7,225,148	£1,615
£1,776	464,438	969,330	1,589,419	2,380,906	3,088,697	4,730,632	5,640,171	6,696,529	£1,776
£1,938	304,466	753,089	1,320,186	2,058,682	2,714,909	4,302,635	5,163,460	6,167,912	£1,938
£2,207	38,511	392,685	871,464	1,521,641	2,091,929	3,589,307	4,368,943	5,286,882	£2,207
£2,368	119,271	176,444	602,231	1,199,417	1,718,141	3,161,309	3,892,233	4,758,265	£2,368
£2,530	277,053	37,939	332,998	877,192	1,344,353	2,733,312	3,415,522	4,229,647	£2,530
£2,691	433,866	251,221	64,614	554,969	970,565	2,305,315	2,938,812	3,701,030	£2,691
£2,960	693,731	606,148	377,960	19,666	347,585	1,591,986	2,144,294	2,820,000	£2,960
£3,229	953,596	957,418	819,838	510,016	268,614	878,658	1,349,777	1,938,970	£3,229
£3,498	1,213,461	1,308,688	1,257,188	1,039,290	882,128	167,608	555,260	1,057,941	£3,498
£3,767	1,473,327	1,659,956	1,694,538	1,562,720	1,489,081	536,048	230,505	180,574	£3,767
£4,306	1,993,058	2,362,496	2,569,236	2,609,579	2,702,987	1,927,927	1,797,903	1,557,486	£4,306
£4,844	2,512,789	3,065,035	3,443,936	3,656,438	3,916,893	3,317,603	3,359,296	3,295,025	£4,844
£5,382	3,032,519	3,767,573	4,318,635	4,703,297	5,130,799	4,707,279	4,909,898	5,014,465	£5,382

Aff Hsg	40%
% SR	70%
% SO	30%
£106 (private)	£20,000 per unit
£106 (affordable)	£20,000 per unit
CIL	
CSH (average unit cost)	£9,580 per unit
Grant	Yes
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	2,476,908	3,038,073	3,711,151	4,555,631	5,314,986	7,011,129	7,969,381	9,077,648	£1,615
£1,776	2,316,938	2,821,830	3,441,919	4,233,406	4,941,197	6,583,132	7,492,671	8,549,029	£1,776
£1,938	2,156,966	2,605,589	3,172,686	3,911,182	4,567,409	6,155,135	7,015,960	8,020,412	£1,938
£2,207	1,891,011	2,245,185	2,723,964	3,374,141	3,944,429	5,441,807	6,221,443	7,139,382	£2,207
£2,368	1,733,229	2,028,944	2,454,731	3,051,917	3,570,641	5,013,809	5,744,733	6,610,765	£2,368
£2,530	1,575,447	1,814,561	2,185,498	2,729,692	3,196,853	4,585,812	5,268,022	6,082,147	£2,530
£2,691	1,418,634	1,601,279	1,917,114	2,407,469	2,823,065	4,157,815	4,791,312	5,553,530	£2,691
£2,960	1,158,769	1,246,352	1,474,540	1,872,166	2,200,085	3,444,486	3,996,794	4,672,500	£2,960
£3,229	898,904	895,082	1,032,662	1,342,484	1,583,886	2,731,158	3,202,277	3,791,470	£3,229
£3,498	639,039	543,812	595,312	813,210	970,372	2,020,108	2,407,760	2,910,441	£3,498
£3,767	379,173	192,544	157,962	289,780	363,419	1,316,452	1,621,995	2,033,074	£3,767
£4,306	140,558	509,996	716,736	757,079	850,487	75,427	54,597	295,014	£4,306
£4,844	660,289	1,212,535	1,591,436	1,803,938	2,064,393	1,465,103	1,506,796	1,442,525	£4,844
£5,382	1,180,019	1,915,073	2,466,135	2,850,797	3,278,299	2,854,779	3,057,398	3,161,965	£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	1,859,408	2,420,573	3,093,651	3,938,131	4,697,486	6,393,629	7,351,881	8,460,148	£1,615
£1,776	1,699,438	2,204,330	2,824,419	3,615,906	4,323,697	5,965,632	6,875,171	7,931,529	£1,776
£1,938	1,539,466	1,988,089	2,555,186	3,293,682	3,949,909	5,537,635	6,398,460	7,402,912	£1,938
£2,207	1,273,511	1,627,685	2,106,464	2,756,641	3,326,929	4,824,307	5,603,943	6,521,882	£2,207
£2,368	1,115,729	1,411,444	1,837,231	2,434,417	2,953,141	4,396,309	5,127,233	5,993,265	£2,368
£2,530	957,947	1,197,061	1,567,998	2,112,192	2,579,353	3,968,312	4,650,522	5,464,647	£2,530
£2,691	801,134	983,779	1,299,614	1,789,969	2,205,565	3,540,315	4,173,812	4,936,030	£2,691
£2,960	541,269	628,852	857,040	1,254,666	1,582,585	2,826,986	3,379,294	4,055,000	£2,960
£3,229	281,404	277,582	415,162	724,984	966,386	2,113,658	2,584,777	3,173,970	£3,229
£3,498	21,539	73,688	22,188	195,710	352,872	1,402,608	1,790,260	2,292,941	£3,498
£3,767	238,327	424,956	459,538	327,720	254,081	698,952	1,004,495	1,415,574	£3,767
£4,306	758,058	1,127,496	1,334,236	1,374,579	1,467,987	692,927	562,903	322,486	£4,306
£4,844	1,277,789	1,830,035	2,208,936	2,421,438	2,681,893	2,082,603	2,124,296	2,060,025	£4,844
£5,382	1,797,519	2,532,573	3,083,635	3,468,297	3,895,799	3,472,279	3,674,898	3,779,465	£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	- 1,365,408	- 1,926,573	- 2,599,651	- 3,444,131	- 4,203,486	- 5,899,629	- 6,857,881	- 7,966,148	£1,615
£1,776	- 1,205,438	- 1,710,330	- 2,330,419	- 3,121,906	- 3,829,697	- 5,471,632	- 6,381,171	- 7,437,529	£1,776
£1,938	- 1,045,466	- 1,494,089	- 2,061,186	- 2,799,682	- 3,455,909	- 5,043,635	- 5,904,460	- 6,908,912	£1,938
£2,207	- 779,511	- 1,133,685	- 1,612,464	- 2,262,641	- 2,832,929	- 4,330,307	- 5,109,943	- 6,027,882	£2,207
£2,368	- 621,729	- 917,444	- 1,343,231	- 1,940,417	- 2,459,141	- 3,902,309	- 4,633,233	- 5,499,265	£2,368
£2,530	- 463,947	- 703,061	- 1,073,998	- 1,618,192	- 2,085,353	- 3,474,312	- 4,156,522	- 4,970,647	£2,530
£2,691	- 307,134	- 489,779	- 805,614	- 1,295,969	- 1,711,565	- 3,046,315	- 3,679,812	- 4,442,030	£2,691
£2,960	- 47,269	- 134,852	- 363,040	- 760,666	- 1,088,585	- 2,332,986	- 2,885,294	- 3,561,000	£2,960
£3,229	212,596	216,418	78,838	230,984	472,386	1,619,658	2,090,777	2,679,970	£3,229
£3,498	472,461	567,688	516,188	298,290	141,128	908,608	1,296,260	1,798,941	£3,498
£3,767	732,327	918,956	953,538	821,720	748,081	204,952	510,495	921,574	£3,767
£4,306	1,252,058	1,621,496	1,828,236	1,868,579	1,961,987	1,186,927	1,056,903	816,486	£4,306
£4,844	1,771,789	2,324,035	2,702,936	2,915,438	3,175,893	2,576,603	2,618,296	2,554,025	£4,844
£5,382	2,291,519	3,026,573	3,577,635	3,962,297	4,389,799	3,966,279	4,168,898	4,273,465	£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	- 1,344,408	- 1,905,573	- 2,578,651	- 3,423,131	- 4,182,486	- 5,878,629	- 6,836,881	- 7,945,148	£1,615
£1,776	- 1,184,438	- 1,689,330	- 2,309,419	- 3,100,906	- 3,808,697	- 5,450,632	- 6,360,171	- 7,416,529	£1,776
£1,938	- 1,024,466	- 1,473,089	- 2,040,186	- 2,778,682	- 3,434,909	- 5,022,635	- 5,883,460	- 6,887,912	£1,938
£2,207	- 758,511	- 1,112,685	- 1,591,464	- 2,241,641	- 2,811,929	- 4,309,307	- 5,088,943	- 6,006,882	£2,207
£2,368	- 600,729	- 896,444	- 1,322,231	- 1,919,417	- 2,438,141	- 3,881,309	- 4,612,233	- 5,478,265	£2,368
£2,530	- 442,947	- 682,061	- 1,052,998	- 1,597,192	- 2,064,353	- 3,453,312	- 4,135,522	- 4,949,647	£2,530
£2,691	- 286,134	- 468,779	- 784,614	- 1,274,969	- 1,690,565	- 3,025,315	- 3,658,812	- 4,421,030	£2,691
£2,960	- 26,269	- 113,852	- 342,040	- 739,666	- 1,067,585	- 2,311,986	- 2,864,294	- 3,540,000	£2,960
£3,229	233,596	237,418	99,838	209,984	451,386	1,598,658	2,069,777	2,658,970	£3,229
£3,498	493,461	588,688	537,188	319,290	162,128	887,608	1,275,260	1,777,941	£3,498
£3,767	753,327	939,956	974,538	842,720	769,081	183,952	489,495	900,574	£3,767
£4,306	1,273,058	1,642,496	1,849,236	1,889,579	1,982,987	1,207,927	1,077,903	837,486	£4,306
£4,844	1,792,789	2,345,035	2,723,936	2,936,438	3,196,893	2,597,603	2,639,296	2,575,025	£4,844
£5,382	2,312,519	3,047,573	3,598,635	3,983,297	4,410,799	3,987,279	4,189,898	4,294,465	£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 sq m								
£1,615	719,259	1,313,937	2,019,107	2,895,678	3,685,861	5,412,238	6,399,876	7,539,586
£1,776	568,421	1,110,055	1,765,324	2,591,993	3,333,589	5,009,577	5,950,424	7,041,255
£1,938	417,582	906,172	1,511,541	2,288,308	2,981,316	4,605,115	5,500,971	6,542,925
£2,207	166,185	566,369	1,088,568	1,782,166	2,394,195	3,932,512	4,751,884	5,712,373
£2,368	16,313	362,486	834,785	1,478,481	2,041,922	3,528,950	4,302,432	5,214,042
£2,530	132,462	158,604	581,001	1,174,796	1,689,650	3,125,388	3,852,980	4,715,711
£2,691	281,235	43,349	327,217	871,111	1,337,376	2,721,827	3,403,528	4,217,380
£2,960	527,041	378,500	92,726	364,970	750,255	2,049,224	2,654,440	3,386,829
£3,229	772,069	711,751	509,905	137,260	163,928	1,376,621	1,905,353	2,556,277
£3,498	1,017,096	1,042,939	925,003	636,466	415,193	704,017	1,156,267	1,725,726
£3,767	1,262,123	1,374,128	1,337,252	1,133,977	991,818	35,489	407,179	895,174
£4,306	1,752,179	2,036,506	2,161,750	2,120,595	2,135,844	1,284,044	1,070,671	749,451
£4,844	2,242,234	2,698,885	2,986,248	3,107,213	3,279,871	2,594,375	2,548,447	2,387,932
£5,382	2,732,290	3,361,262	3,810,745	4,093,831	4,423,897	3,904,707	4,012,798	4,017,687

Aff Hsg	40%
% SR	70%
% SO	30%
S106 (private)	£20,000 per unit
S106 (affordable)	£20,000 per unit
CIL	
CSH (average unit cost)	£9,580 per unit
Grant	Yes
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	2,571,759	3,166,437	3,871,607	4,748,178	5,538,361	7,264,738	8,252,376	9,392,086
£1,776	2,420,921	2,962,555	3,617,824	4,444,493	5,186,089	6,861,177	7,802,924	8,893,755
£1,938	2,270,082	2,758,672	3,364,041	4,140,808	4,833,816	6,457,615	7,363,471	8,395,425
£2,207	2,018,685	2,418,869	2,941,068	3,634,666	4,246,695	5,785,012	6,604,384	7,564,873
£2,368	1,868,813	2,214,986	2,687,285	3,330,981	3,894,422	5,381,450	6,154,932	7,066,542
£2,530	1,720,038	2,011,104	2,433,501	3,027,296	3,542,150	4,977,888	5,705,480	6,568,211
£2,691	1,571,265	1,809,151	2,179,717	2,723,611	3,189,876	4,574,327	5,256,028	6,069,880
£2,960	1,325,459	1,474,000	1,759,774	2,217,470	2,602,755	3,901,724	4,506,940	5,239,329
£3,229	1,080,431	1,140,749	1,342,595	1,715,240	2,016,428	3,229,121	3,757,853	4,408,777
£3,498	835,404	809,561	927,497	1,216,034	1,437,307	2,556,517	3,008,767	3,578,226
£3,767	590,377	478,372	515,248	718,523	860,682	1,887,989	2,259,679	2,747,674
£4,306	100,321	184,006	309,250	268,095	283,344	568,456	781,829	1,103,049
£4,844	389,734	846,385	1,133,748	1,254,713	1,427,371	741,875	695,947	535,432
£5,382	879,790	1,508,762	1,958,245	2,241,331	2,571,397	2,052,207	2,160,298	2,165,187

**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	1,954,259	2,548,937	3,254,107	4,130,678	4,920,861	6,647,238	7,634,876	8,774,586
£1,776	1,803,421	2,345,055	3,000,324	3,826,993	4,568,589	6,243,677	7,185,424	8,276,255
£1,938	1,652,582	2,141,172	2,746,541	3,523,308	4,216,316	5,840,115	6,735,971	7,777,925
£2,207	1,401,185	1,801,369	2,323,568	3,017,166	3,629,195	5,167,512	5,986,884	6,947,373
£2,368	1,251,313	1,597,486	2,069,785	2,713,481	3,276,922	4,763,950	5,537,432	6,449,042
£2,530	1,102,538	1,393,604	1,816,001	2,409,796	2,924,650	4,360,388	5,087,980	5,950,711
£2,691	953,765	1,191,651	1,562,217	2,106,111	2,572,376	3,956,827	4,638,528	5,452,380
£2,960	707,959	856,500	1,142,274	1,599,970	1,985,255	3,284,224	3,889,440	4,621,829
£3,229	462,931	523,249	725,095	1,097,740	1,398,928	2,611,621	3,140,353	3,791,277
£3,498	217,904	192,061	309,997	598,534	819,807	1,939,017	2,391,267	2,960,726
£3,767	27,123	139,128	102,252	101,023	243,182	1,270,489	1,642,179	2,130,174
£4,306	517,179	801,506	926,750	885,595	900,844	49,044	164,329	485,549
£4,844	1,007,234	1,463,885	1,751,248	1,872,213	2,044,871	1,359,375	1,313,447	1,152,932
£5,382	1,497,290	2,126,262	2,575,745	2,858,831	3,188,897	2,669,707	2,777,798	2,782,687

**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	- 1,460,259	- 2,054,937	- 2,760,107	- 3,636,678	- 4,426,861	- 6,153,238	- 7,140,876	- 8,280,586	£1,615
£1,776	- 1,309,421	- 1,851,055	- 2,506,324	- 3,332,993	- 4,074,589	- 5,749,677	- 6,691,424	- 7,782,255	£1,776
£1,938	- 1,158,582	- 1,647,172	- 2,252,541	- 3,029,308	- 3,722,316	- 5,346,115	- 6,241,971	- 7,283,925	£1,938
£2,207	- 907,185	- 1,307,369	- 1,829,568	- 2,523,166	- 3,135,195	- 4,673,512	- 5,492,884	- 6,453,373	£2,207
£2,368	- 757,313	- 1,103,486	- 1,575,785	- 2,219,481	- 2,782,922	- 4,269,950	- 5,043,432	- 5,955,042	£2,368
£2,530	- 608,538	- 899,604	- 1,322,001	- 1,915,796	- 2,430,650	- 3,866,388	- 4,593,980	- 5,456,711	£2,530
£2,691	- 459,765	- 697,651	- 1,068,217	- 1,612,111	- 2,078,376	- 3,462,827	- 4,144,528	- 4,958,380	£2,691
£2,960	- 213,959	- 362,500	- 648,274	- 1,105,970	- 1,491,255	- 2,790,224	- 3,395,440	- 4,127,829	£2,960
£3,229	31,069	- 29,249	- 231,095	- 603,740	- 904,928	- 2,117,621	- 2,646,353	- 3,297,277	£3,229
£3,498	276,096	301,939	184,003	- 104,534	- 325,807	- 1,445,017	- 1,897,267	- 2,466,726	£3,498
£3,767	521,123	633,128	596,252	392,977	250,818	- 776,489	- 1,148,179	- 1,636,174	£3,767
£4,306	1,011,179	1,295,506	1,420,750	1,379,595	1,394,844	543,044	329,671	8,451	£4,306
£4,844	1,501,234	1,957,885	2,245,248	2,366,213	2,538,871	1,853,375	1,807,447	1,646,932	£4,844
£5,382	1,991,290	2,620,262	3,069,745	3,352,831	3,682,897	3,163,707	3,271,798	3,276,687	£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	- 1,439,259	- 2,033,937	- 2,739,107	- 3,615,678	- 4,405,861	- 6,132,238	- 7,119,876	- 8,259,586	£1,615
£1,776	- 1,288,421	- 1,830,055	- 2,485,324	- 3,311,993	- 4,053,589	- 5,728,677	- 6,670,424	- 7,761,255	£1,776
£1,938	- 1,137,582	- 1,626,172	- 2,231,541	- 3,008,308	- 3,701,316	- 5,325,115	- 6,220,971	- 7,262,925	£1,938
£2,207	- 886,185	- 1,286,369	- 1,808,568	- 2,502,166	- 3,114,195	- 4,652,512	- 5,471,884	- 6,432,373	£2,207
£2,368	- 736,313	- 1,082,486	- 1,554,785	- 2,198,481	- 2,761,922	- 4,248,950	- 5,022,432	- 5,934,042	£2,368
£2,530	- 587,538	- 878,604	- 1,301,001	- 1,894,796	- 2,409,650	- 3,845,388	- 4,572,980	- 5,435,711	£2,530
£2,691	- 438,765	- 676,651	- 1,047,217	- 1,591,111	- 2,057,376	- 3,441,827	- 4,123,528	- 4,937,380	£2,691
£2,960	- 192,959	- 341,500	- 627,274	- 1,084,970	- 1,470,255	- 2,769,224	- 3,374,440	- 4,106,829	£2,960
£3,229	52,069	- 8,249	- 210,095	- 582,740	- 883,928	- 2,096,621	- 2,625,353	- 3,276,277	£3,229
£3,498	297,096	322,939	205,003	- 83,534	- 304,807	- 1,424,017	- 1,876,267	- 2,445,726	£3,498
£3,767	542,123	654,128	617,252	413,977	271,818	- 755,489	- 1,127,179	- 1,615,174	£3,767
£4,306	1,032,179	1,316,506	1,441,750	1,400,595	1,415,844	564,044	350,671	29,451	£4,306
£4,844	1,522,234	1,978,885	2,266,248	2,387,213	2,559,871	1,874,375	1,828,447	1,667,932	£4,844
£5,382	2,012,290	2,641,262	3,090,745	3,373,831	3,703,897	3,184,707	3,292,798	3,297,687	£5,382



