

Appendix 1
Hart District Council

Housing Mixes.

Assume 40% affordable housing on sites of 15 units or more in urban areas.

Testing 5, 10, 50 and 250 units at 25dph, 35dph, 50dph and 140dph (flats).

* Total built area assumes 3,500sqm per ha for 25 and 35dph, 3,800sqm per ha for 50dph and 8,000 sqm per ha for 140 dph.

Floor areas in accordance with Nationally Described Space Standards DCLG March 2015

Number of units 5	Unit Area sqm	Density dph	Density dph	Density dph	Density dph	Density dph	Density dph	Density dph	Density dph
		25 No. of units	25 Floor Area	35 No. of units	35 Floor Area	50 No. of units	50 Floor Area	140 No. of units	140 Floor Area
Target built area per ha (sqm)*			3500		3500		3800		8000
Developable Area (ha)			0.20		0.14		0.10		0.04
Target built area (sqm)*			700		500		380		286
1 bed flat market	50							5	250
1 bed flat affordable rent	50								
1 bed flat shared ownership	50								
2 bed flat market	65								
2 bed flat affordable rent	70								
2 bed flat shared ownership	70								
2 bed house market	79					5	395		
2 bed house affordable rent	79								
2 bed house shared ownership	79								
3 bed house market	96			4	384				
3 bed house affordable rent	102								
3 bed house shared ownership	102								
4 bed house market	120			1	120				
4 bed house affordable rent	106								
4 bed house shared ownership	106								
5 bed house market	150	5	750						
Total no. of units		5		5		5		5	
Total Built Area (sqm)			750		504		395		250
Total Built Area per ha (sqm)			3750		3528		3950		7000

Appendix 1
Hart District Council

Housing Mixes.

Assume 40% affordable housing on sites of 15 units or more in urban areas.

Testing 5, 10, 50 and 250 units at 25dph, 35dph, 50dph and 140dph (flats).

* Total built area assumes 3,500sqm per ha for 25 and 35dph, 3,800sqm per ha for 50dph and 8,000 sqm per ha for 140 dph.

Floor areas in accordance with Nationally Described Space Standards DCLG March 2015

Number of units 10	Unit Area sqm	Density dph	Density dph	Density dph	Density dph	Density dph	Density dph	Density dph	Density dph
		25 No. of units	25 Floor Area	35 No. of units	35 Floor Area	50 No. of units	50 Floor Area	140 No. of units	140 Floor Area
Target built area per ha (sqm)*			3500		3500		3800		8000
Developable Area (ha)			0.40		0.29		0.20		0.07
Target built area (sqm)*			1400		1000		760		571
1 bed flat market	50							5	250
1 bed flat affordable rent	50								
1 bed flat shared ownership	50								
2 bed flat market	65					4	260	5	325
2 bed flat affordable rent	70								
2 bed flat shared ownership	70								
2 bed house market	79					6	474		
2 bed house affordable rent	79								
2 bed house shared ownership	79								
3 bed house market	96			8	768				
3 bed house affordable rent	102								
3 bed house shared ownership	102								
4 bed house market	120			2	240				
4 bed house affordable rent	106								
4 bed house shared ownership	106								
5 bed house market	150	10	1500						
Total no. of units		10		10		10		10	
Total Built Area (sqm)			1500		1008		734		575
Total Built Area per ha (sqm)			3750		3528		3670		8050

Appendix 1
Hart District Council

Housing Mixes.

Assume 40% affordable housing on sites of 15 units or more in urban areas.

Testing 5, 10, 50 and 250 units at 25dph, 35dph, 50dph and 140dph (flats).

* Total built area assumes 3,500sqm per ha for 25 and 35dph, 3,800sqm per ha for 50dph and 8,000 sqm per ha for 140 dph.

Floor areas in accordance with Nationally Described Space Standards DCLG March 2015

Number of units 50	Unit Area sqm	Density dph	Density dph	Density dph	Density dph	Density dph	Density dph	Density dph	Density dph
		25 No. of units	25 Floor Area	35 No. of units	35 Floor Area	50 No. of units	50 Floor Area	140 No. of units	140 Floor Area
Target built area per ha (sqm)*			3500		3500		3800		8000
Developable Area (ha)			2.00		1.43		1.00		0.36
Target built area (sqm)*			7000		5000		3800		2857
1 bed flat market	50		0		0		0	18	900
1 bed flat affordable rent	50		0		0	6	300	6	300
1 bed flat shared ownership	50		0		0	0	0		0
2 bed flat market	65		0		0	12	780	12	780
2 bed flat affordable rent	70		0		0		0	7	490
2 bed flat shared ownership	70		0		0		0	7	490
2 bed house market	79		0		0	10	790		0
2 bed house affordable rent	79	5	395	5	395	3	237		0
2 bed house shared ownership	79	5	395	5	395	5	395		0
3 bed house market	96		0	15	1440	8	768		0
3 bed house affordable rent	102	6	612	6	612	4	408		0
3 bed house shared ownership	102	2	204	2	204	2	204		0
4 bed house market	120	10	1200	15	1800		0		0
4 bed house affordable rent	106	2	212	2	212	0	0		0
4 bed house shared ownership	106		0		0		0		0
5 bed house market	150	20	3000		0		0		0
Total no. of units		50		50		50		50	
Total Built Area (sqm)			6018		5058		3882		2960
Total Built Area per ha (sqm)			3009		3541		3882		8288

Total no. affordable units	20	20	20	20
% Affordable housing	40%	40%	40%	40%
Affordable rent as % affordable	65%	65%	65%	65%
Intermediate as % affordable	35%	35%	35%	35%

Appendix 1
Hart District Council

Housing Mixes.

Assume 40% affordable housing on sites of 15 units or more in urban areas.

Testing 5, 10, 50 and 250 units at 25dph, 35dph, 50dph and 140dph (flats).

* Total built area assumes 3,500sqm per ha for 25 and 35dph, 3,800sqm per ha for 50dph and 8,000 sqm per ha for 140 dph.

Floor areas in accordance with Nationally Described Space Standards DCLG March 2015

Number of units 250	Unit Area sqm	Density dph	Density dph	Density dph	Density dph	Density dph	Density dph	Density dph	Density dph
		25 No. of units	25 Floor Area	35 No. of units	35 Floor Area	50 No. of units	50 Floor Area	140 No. of units	140 Floor Area
Target built area per ha (sqm)*			3500		3500		3800		8000
Developable Area (ha)			10.00		7.14		5.00		1.79
Gross Area (ha)			16.00		11.43		8.00		2.86
Target built area (sqm)*			35000		25000		19000		14286
1 bed flat market	50		0		0		0	70	3500
1 bed flat affordable rent	50		0		0	30	1500	30	1500
1 bed flat shared ownership	50		0		0		0		0
2 bed flat market	65		0		0	60	3900	80	5200
2 bed flat affordable rent	70		0		0		0	35	2450
2 bed flat shared ownership	70		0		0		0	35	2450
2 bed house market	79		0	20	1580	50	3950		0
2 bed house affordable rent	79	25	1975	25	1975	15	1185		0
2 bed house shared ownership	79	25	1975	25	1975	25	1975		0
3 bed house market	96	50	4800	55	5280	40	3840		0
3 bed house affordable rent	102	30	3060	30	3060	20	2040		0
3 bed house shared ownership	102	10	1020	10	1020	10	1020		0
4 bed house market	120	60	7200	55	6600		0		0
4 bed house affordable rent	106	10	1060	10	1060		0		0
4 bed house shared ownership	106				0		0		0
5 bed house market	150	40	6000	20	3000		0		0
Total no. of units		250		250		250		250	
Total Built Area (sqm)			27090		25550		19410		15100
Total Built Area per ha (sqm)			2709		3577		3882		8456

Total no. affordable units	100	100	100	100
% Affordable housing	40%	40%	40%	40%
Affordable rent as % affordable	65%	65%	65%	65%
Intermediate as % affordable	35%	35%	35%	35%

Appendix 1A
Hart District Council

Housing Mixes.

Assume 45% affordable housing on sites of 15 units or more in urban areas and 5 units or more in rural areas.

Testing 5, 10, 50 and 250 units at 25dph, 35dph, 50dph and 140dph (flats).

* Total built area assumes 3,500sqm per ha for 25 and 35dph, 3,800sqm per ha for 50dph and 4,000 sqm per ha for 140 dph.

Floor areas in accordance with Nationally Described Space Standards DCLG March 2015

Number of units 5	Unit Area sqm	Density dph	Density dph	Density dph	Density dph	Density dph	Density dph	Density dph	Density dph
		25 No. of units	25 Floor Area	35 No. of units	35 Floor Area	50 No. of units	50 Floor Area	140 No. of units	140 Floor Area
Target built area per ha (sqm)*			3500		3500		3800		8000
Developable Area (ha)			0.20		0.14		0.10		0.04
Target built area (sqm)*			700		500		380		286
1 bed flat market	50							5	250
1 bed flat affordable rent	50								
1 bed flat shared ownership	50								
2 bed flat market	65								
2 bed flat affordable rent	70								
2 bed flat shared ownership	70								
2 bed house market	79					5	395		
2 bed house affordable rent	79								
2 bed house shared ownership	79								
3 bed house market	96			4	384				
3 bed house affordable rent	102								
3 bed house shared ownership	102								
4 bed house market	120			1	120				
4 bed house affordable rent	106								
4 bed house shared ownership	106								
5 bed house market	150	5	750						
Total no. of units		5		5		5		5	
Total Built Area (sqm)			750		504		395		250
Total Built Area per ha (sqm)			3750		3528		3950		7000

Appendix 1A
Hart District Council

Housing Mixes.

Assume 45% affordable housing on sites of 15 units or more in urban areas and 5 units or more in rural areas.

Testing 5, 10, 50 and 250 units at 25dph, 35dph, 50dph and 140dph (flats).

* Total built area assumes 3,500sqm per ha for 25 and 35dph, 3,800sqm per ha for 50dph and 7,500 sqm per ha for 140 dph.

Floor areas in accordance with Nationally Described Space Standards DCLG March 2015

Number of units 10	Unit Area sqm	Density dph	Density dph	Density dph	Density dph	Density dph	Density dph	Density dph	Density dph
		25 No. of units	25 Floor Area	35 No. of units	35 Floor Area	50 No. of units	50 Floor Area	140 No. of units	140 Floor Area
Target built area per ha (sqm)*			3500		3500		3800		8000
Developable Area (ha)			0.40		0.29		0.20		0.07
Target built area (sqm)*			1400		1000		760		571
1 bed flat market	50							5	250
1 bed flat affordable rent	50								
1 bed flat shared ownership	50								
2 bed flat market	65					4	260	5	325
2 bed flat affordable rent	70								
2 bed flat shared ownership	70								
2 bed house market	79					6	474		
2 bed house affordable rent	79								
2 bed house shared ownership	79								
3 bed house market	96			8	768				
3 bed house affordable rent	102								
3 bed house shared ownership	102								
4 bed house market	120			2	240				
4 bed house affordable rent	106								
4 bed house shared ownership	106								
5 bed house market	150	10	1500						
Total no. of units		10		10		10		10	
Total Built Area (sqm)			1500		1008		734		575
Total Built Area per ha (sqm)			3750		3528		3670		8050

Appendix 1A
Hart District Council

Housing Mixes. 12.16

Assume 45% affordable housing on sites of 15 units or more in urban areas and 5 units or more in rural areas.

Testing 5, 10, 50 and 250 units at 25dph, 35dph, 50dph and 140dph (flats).

* Total built area assumes 3,500sqm per ha for 25 and 35dph, 3,800sqm per ha for 50dph and 8,000 sqm per ha for 140 dph.

Floor areas in accordance with Nationally Described Space Standards DCLG March 2015

Number of units 50	Unit Area sqm	Density dph	Density dph	Density dph	Density dph	Density dph	Density dph	Density dph	Density dph
		25 No. of units	25 Floor Area	35 No. of units	35 Floor Area	50 No. of units	50 Floor Area	140 No. of units	140 Floor Area
Target built area per ha (sqm)*			3500		3500		3800		8000
Developable Area (ha)			2.00		1.43		1.00		0.36
Target built area (sqm)*			7000		5000		3800		2857
1 bed flat market	50		0		0		0	14	700
1 bed flat affordable rent	50		0		0	6	300	6	300
1 bed flat shared ownership	50		0		0	0	0		0
2 bed flat market	65		0		0	9	585	13	845
2 bed flat affordable rent	70		0		0		0	9	630
2 bed flat shared ownership	70		0		0		0	8	560
2 bed house market	79		0		0	10	790		0
2 bed house affordable rent	79	7	553	7	553	5	395		0
2 bed house shared ownership	79	6	474	6	474	6	474		0
3 bed house market	96		0	14	1344	8	768		0
3 bed house affordable rent	102	6	612	6	612	4	408		0
3 bed house shared ownership	102	2	204	2	204	2	204		0
4 bed house market	120	9	1080	13	1560		0		0
4 bed house affordable rent	106	2	212	2	212	0	0		0
4 bed house shared ownership	106		0		0		0		0
5 bed house market	150	18	2700		0		0		0
Total no. of units		50		50		50		50	
Total Built Area (sqm)			5835		4959		3924		3035
Total Built Area per ha (sqm)			2917.5		3471		3924		8498

Total no. affordable units	23	23	23	23
% Affordable housing	46%	46%	46%	46%
Affordable rent as % affordable	65%	65%	65%	65%
Intermediate as % affordable	35%	35%	35%	35%

Appendix 1A
Hart District Council

Housing Mixes. 12.16

Assume 45% affordable housing on sites of 15 units or more in urban areas and 5 units or more in rural areas.

Testing 5, 10, 50 and 250 units at 25dph, 35dph, 50dph and 140dph (flats).

* Total built area assumes 3,500sqm per ha for 25 and 35dph, 3,800sqm per ha for 50dph and 8,000 sqm per ha for 140 dph.

Floor areas in accordance with Nationally Described Space Standards DCLG March 2015

Number of units 250	Unit Area sqm	Density dph	Density dph	Density dph	Density dph	Density dph	Density dph	Density dph	Density dph
		25 No. of units	25 Floor Area	35 No. of units	35 Floor Area	50 No. of units	50 Floor Area	140 No. of units	140 Floor Area
Target built area per ha (sqm)*			3500		3500		3800		8000
Developable Area (ha)			10.00		7.14		5.00		1.79
Gross Area (ha)			16.00		11.43		8.00		2.86
Target built area (sqm)*			35000		25000		19000		14286
1 bed flat market	50		0		0		0	60	3000
1 bed flat affordable rent	50		0		0	30	1500	30	1500
1 bed flat shared ownership	50		0		0		0		0
2 bed flat market	65		0		0	46	2990	77	5005
2 bed flat affordable rent	70		0		0		0	43	3010
2 bed flat shared ownership	70		0		0		0	40	2800
2 bed house market	79		0	15	1185	50	3950		0
2 bed house affordable rent	79	33	2607	33	2607	23	1817		0
2 bed house shared ownership	79	30	2370	30	2370	30	2370		0
3 bed house market	96	30	2880	51	4896	41	3936		0
3 bed house affordable rent	102	30	3060	30	3060	20	2040		0
3 bed house shared ownership	102	10	1020	10	1020	10	1020		0
4 bed house market	120	62	7440	51	6120		0		0
4 bed house affordable rent	106	10	1060	10	1060		0		0
4 bed house shared ownership	106				0		0		0
5 bed house market	150	45	6750	20	3000		0		0
Total no. of units		250		250		250		250	
Total Built Area (sqm)			27187		25318		19623		15315
Total Built Area per ha (sqm)			2718.7		3545		3924.6		8576

Total no. affordable units	113	113	113	113
% Affordable housing	45%	45%	45%	45%
Affordable rent as % affordable	65%	65%	65%	65%
Intermediate as % affordable	35%	35%	35%	35%

Non Residential Property

Address	Type	Floor Area sqm	Site Area ha	Asking price	Assumed value	Assumed value per ha	Assumed value per sqm
13 Highcroft Industrial Estate Horndean	B1 and B8	92.00		£150,000	£142,500		£1,549
2 Hercules House Baughurst	Office	177.40		£200,000	£190,000		£1,071
Winchester Road, Waltham Chase	B8 and HGV yard OPP offices		0.50	£600,000	£570,000	£1,140,000	
11 Highcroft Industrial Estate Horndean	Office and warehouse	53.40		£86,250	£81,938		£1,534
14 Highcroft Industrial Estate Horndean	B1 and B8	92.00		£150,000	£142,500		£1,549
Moorside Road, Winnall Industrial estate, Winchester	warehouse and industrial	1862.00		£1,895,000	£1,800,250		£967
Sandleheath Industrial estate Fordingbridge	warehouse and industrial	530.00		£375,000	£356,250		£672
Quin Hay Farm, Petersfield	warehouse, industrial, leisure	2249.00	2.80	£2,500,000	£2,375,000	£848,214	£1,056
Unit 5, Bedford Road, Petersfield	B2	1691.00		£1,350,000	£1,282,500		£758
Park Croft Care Home Winchester Road, Wickham	Care Home		0.85	£800,000	£760,000	£894,118	
Fordingbridge Road Fordingbridge	Garden centre and nursery		2.80	£1,750,000	£1,662,500	£593,750	
Aston Wood, Liphook	Redundant nursery		2.63	£1,000,000	£950,000	£361,217	
Ovington Down Farm Alresford	Arable farm and farmhouse		198.00	£9,000,000	£8,550,000	£43,182	
Abbots Ann Down Andover	Arable land		106.00	£2,600,000	£2,470,000	£23,302	
Winchester Road Bishops Waltham	Farm land and house		20.20	£1,675,000	£1,591,250	£78,775	
Langrish, Petersfield	Arable land		36.70	£1,000,000	£950,000	£25,886	
Bashley Cross Road New Milton	Pasture		2.40	£180,000	£171,000	£71,250	
Ampfield, Romsey	Grassland		23.80	£450,000	£427,500	£17,962	
Headley Rd, Liphook	Pasture land		1.20	£100,000	£95,000	£79,167	

£/m² study

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

Last updated: 28-May-2016 12:19

› Rebased to Hart (119; sample 16)

Maximum age of results: 5 years

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
Estate housing detached (5)	1,301	928	1,153	1,301	1,512	1,610	5
Estate housing semi detached							
Generally (5)	1,275	904	1,089	1,243	1,380	2,199	195
Single storey (5)	1,494	910	1,328	1,481	1,684	2,044	33
2-storey (5)	1,228	904	1,073	1,199	1,334	2,199	154
3-storey (5)	1,270	951	1,082	1,265	1,345	1,799	8
Estate housing terraced							
Generally (5)	1,260	806	1,067	1,197	1,359	3,980	151
Single storey (5)	1,454	958	1,189	1,472	1,716	2,041	12
2-storey (5)	1,224	851	1,061	1,172	1,334	2,361	117
3-storey (5)	1,220	806	1,105	1,230	1,306	1,761	21
4-storey or above (5)	3,980	-	-	-	-	-	1
Flats (apartments)							
Generally (5)	1,546	865	1,300	1,478	1,742	5,082	270
1-2 storey (5)	1,455	898	1,300	1,398	1,614	2,226	59
3-5 storey (5)	1,519	865	1,278	1,462	1,731	2,813	180
6+ storey (5)	1,876	1,150	1,552	1,809	1,943	5,082	31

Appendix 4
Hart District Council

Recommended values for appraisals with values per sqm.

Market housing

Location	VP	1 bed flat 50	2 bed flat 65	2 bed house 79	3 bed semi 96	3 bed det 96	4 bed house 120	5 bed house 150
Blackwater	1	£190,000 £3,800	£240,000 £3,692	£280,000 £3,544	£350,000 £3,646	£390,000 £4,063	£480,000 £4,000	£590,000 £3,933
Yateley	2	£200,000 £4,000	£240,000 £3,692	£290,000 £3,671	£350,000 £3,646	£390,000 £4,063	£480,000 £4,000	£600,000 £4,000
Hook	3	£200,000 £4,000	£245,000 £3,769	£300,000 £3,797	£360,000 £3,750	£390,000 £4,063	£490,000 £4,083	£560,000 £3,733
Fleet	4	£190,000 £3,800	£260,000 £4,000	£300,000 £3,797	£390,000 £4,063	£440,000 £4,583	£490,000 £4,083	£600,000 £4,000
Church Crookham	5	£190,000 £3,800	£260,000 £4,000	£320,000 £4,051	£390,000 £4,063	£450,000 £4,688	£490,000 £4,083	£620,000 £4,133
Odiham	6	£190,000 £3,800	£250,000 £3,846	£325,000 £4,114	£400,000 £4,167	£450,000 £4,688	£560,000 £4,667	£640,000 £4,267
Hartley Wintney	7	£220,000 £4,400	£265,000 £4,077	£350,000 £4,430	£450,000 £4,688	£500,000 £5,208	£570,000 £4,750	£640,000 £4,267

Affordable Housing*

<u>Blackwater</u>	1							
Affordable Rent		£95,000	£120,000	£140,000	£175,000	£195,000	£240,000	£295,000
Shared ownership		£133,000	£168,000	£196,000	£245,000	£273,000	£336,000	£413,000
<u>Yateley</u>	2							
Affordable Rent		£100,000	£120,000	£145,000	£175,000	£195,000	£240,000	£300,000
Shared ownership		£140,000	£168,000	£203,000	£245,000	£273,000	£336,000	£420,000
<u>Hook</u>	3							
Affordable Rent		£100,000	£122,500	£150,000	£180,000	£195,000	£245,000	£280,000
Shared ownership		£140,000	£171,500	£210,000	£252,000	£273,000	£343,000	£392,000
<u>Fleet</u>	4							
Affordable Rent		£95,000	£130,000	£150,000	£195,000	£220,000	£245,000	£300,000
Shared ownership		£133,000	£182,000	£210,000	£273,000	£308,000	£343,000	£420,000
<u>Church Crookham</u>	5							
Affordable Rent		£95,000	£130,000	£160,000	£195,000	£225,000	£245,000	£310,000
Shared ownership		£133,000	£182,000	£224,000	£273,000	£315,000	£343,000	£434,000
<u>Odiham</u>	6							
Affordable Rent		£95,000	£125,000	£162,500	£200,000	£225,000	£280,000	£320,000
Shared ownership		£133,000	£175,000	£227,500	£280,000	£315,000	£392,000	£448,000
<u>Hartley Wintney</u>	7							
Affordable Rent		£110,000	£132,500	£175,000	£225,000	£250,000	£285,000	£320,000
Shared ownership		£154,000	£185,500	£245,000	£315,000	£350,000	£399,000	£448,000

* Assumes affordable rent at 50% GDV and shared ownership at 70% GDV.

Affordable at 0% and 45%	Density / dph		Value Point						
			1	2	3	4	5	6	7
5 Unit Scheme (0%)	25	RLV /£	£579,395	£713,314	£528,890	£662,809	£729,768	£745,063	£696,098
		RLV /%	20.7%	23.8%	18.9%	22.1%	23.5%	24.0%	22.5%
		RLV per HA /£	£2,896,976	£3,566,568	£2,644,452	£3,314,044	£3,648,840	£3,725,316	£3,480,491
	35	RLV /£	£421,414	£434,946	£420,950	£496,961	£496,961	£558,086	£621,645
		RLV /%	21.7%	22.2%	21.2%	23.6%	23.6%	25.6%	26.7%
		RLV per HA /£	£2,949,900	£3,044,620	£2,946,650	£3,478,729	£3,478,729	£3,906,604	£4,351,518
	50	RLV /£	£243,772	£272,675	£279,627	£279,627	£347,284	£380,492	£430,852
		RLV /%	17.4%	18.8%	18.6%	18.6%	21.7%	23.4%	24.6%
		RLV per HA /£	£2,437,717	£2,726,754	£2,796,275	£2,796,275	£3,472,842	£3,804,919	£4,308,517
	140	RLV /£	£98,179	£167,928	£150,392	£115,517	£115,517	£122,770	£206,366
		RLV /%	10.9%	16.8%	15.0%	12.2%	12.2%	12.9%	18.8%
		RLV per HA /£	£2,749,014	£4,701,991	£4,210,973	£3,234,485	£3,234,485	£3,437,570	£5,778,238
10 Unit Scheme (0%)	25	RLV /£	£1,131,373	£1,396,007	£1,031,048	£1,295,682	£1,427,999	£1,458,381	£1,361,115
		RLV /%	20.2%	23.3%	18.4%	21.6%	23.0%	23.0%	22.0%
		RLV per HA /£	£2,828,433	£3,490,017	£2,577,620	£3,239,204	£3,569,996	£3,645,954	£3,402,788
	35	RLV /£	£814,892	£841,356	£813,632	£972,412	£972,412	£1,093,348	£1,218,564
		RLV /%	21.0%	21.5%	20.4%	23.0%	23.0%	25.1%	26.1%
		RLV per HA /£	£2,852,123	£2,944,744	£2,847,713	£3,403,443	£3,403,443	£3,826,718	£4,264,973
	50	RLV /£	£360,287	£427,135	£431,009	£471,118	£545,651	£573,565	£645,240
		RLV /%	13.9%	15.8%	15.5%	16.6%	18.4%	19.4%	20.4%
		RLV per HA /£	£1,801,437	£2,135,675	£2,155,046	£2,355,589	£2,728,255	£2,867,824	£3,226,198
	140	RLV /£	£197,332	£293,617	£271,470	£288,182	£288,182	£281,083	£379,260
		RLV /%	9.6%	13.3%	12.2%	12.8%	12.8%	12.8%	15.6%
		RLV per HA /£	£2,762,650	£4,110,637	£3,800,584	£4,034,551	£4,034,551	£3,935,163	£5,309,636
50 Unit Scheme (45%)	25	RLV /£	£2,887,666	£3,538,620	£2,968,713	£3,530,723	£3,878,451	£4,418,429	£4,444,578
		RLV /%	15.6%	18.2%	15.7%	17.8%	19.1%	21.2%	20.7%
		RLV per HA /£	£1,443,833	£1,769,310	£1,484,356	£1,765,361	£1,939,225	£2,209,215	£2,222,289
	35	RLV /£	£2,283,833	£2,524,187	£2,544,335	£2,913,876	£3,030,641	£3,760,128	£4,173,993
		RLV /%	14.8%	16.0%	15.8%	17.5%	18.1%	21.4%	22.2%
		RLV per HA /£	£1,598,683	£1,766,931	£1,781,035	£2,039,713	£2,121,449	£2,632,090	£2,921,795
	50	RLV /£	£1,117,169	£1,335,359	£1,376,931	£1,672,109	£1,902,022	£2,111,522	£2,473,059
		RLV /%	9.7%	11.3%	11.4%	13.3%	14.8%	16.3%	17.8%
		RLV per HA /£	£1,117,169	£1,335,359	£1,376,931	£1,672,109	£1,902,022	£2,111,522	£2,473,059
	140	RLV /£	£0	£269,062	£247,314	£376,050	£376,050	£383,832	£688,345
		RLV /%	0.0%	3.0%	2.7%	4.1%	4.1%	4.3%	7.0%
		RLV per HA /£	£0	£753,373	£692,479	£1,052,939	£1,052,939	£1,074,731	£1,927,366
250 Unit Scheme (45%)	25	RLV /£	£9,334,419	£11,543,985	£10,208,030	£12,343,135	£13,439,133	£16,682,128	£17,698,626
		RLV /%	10.9%	12.9%	11.5%	13.4%	14.3%	17.1%	17.3%
		RLV per HA /£	£583,401	£721,499	£638,002	£771,446	£839,946	£1,042,633	£1,106,164
	35	RLV /£	£8,580,651	£10,133,734	£9,619,833	£11,527,930	£12,501,221	£15,533,443	£17,067,399
		RLV /%	10.9%	12.5%	11.8%	13.6%	14.5%	17.3%	18.0%
		RLV per HA /£	£750,713	£886,591	£841,630	£1,008,568	£1,093,720	£1,359,006	£1,493,211
	50	RLV /£	£3,636,216	£4,678,391	£4,853,616	£6,292,637	£7,377,480	£8,376,988	£10,088,282
		RLV /%	6.3%	7.9%	8.0%	10.0%	11.4%	12.9%	14.4%
		RLV per HA /£	£454,527	£584,799	£606,702	£786,580	£922,185	£1,047,123	£1,261,035
	140	RLV /£	£0	£680,277	£583,883	£1,354,010	£1,354,010	£1,350,787	£2,688,271
		RLV /%	0.0%	1.5%	1.3%	2.9%	2.9%	2.9%	5.4%
		RLV per HA /£	£0	£237,859	£204,155	£473,430	£473,430	£472,303	£939,955

Average LV per ha								
Outcomes including 140 dph								
5 and 10 units no affordable		£2,659,781	£3,340,126	£2,997,414	£3,232,040	£3,446,393	£3,643,759	£4,265,295
50 units with affordable		£1,039,921	£1,406,243	£1,333,700	£1,632,531	£1,753,909	£2,006,889	£2,386,127
250 units with affordable		£447,160	£607,687	£572,622	£760,006	£832,320	£980,267	£1,200,091

There is viability in all locations with zero affordable.

Average land values with affordable against EUVs		Outcomes for 50 units with affordable housing						
	EUV per ha	1	2	3	4	5	6	7
Greenfield	£450,000							
Employment	£800,000							
Employment	£1,200,000							
Residential	£2,100,000							

Average land values with affordable against EUVs		Outcomes for 250 units with affordable housing						
	EUV per ha	1	2	3	4	5	6	7
Greenfield	£450,000							
Employment	£800,000							
Employment	£1,200,000							
Residential	£2,100,000							

Outcomes excluding 140 dph								
5 and 10 units no affordable		£2,627,764	£2,984,730	£2,661,293	£3,097,881	£3,383,684	£3,629,556	£3,839,081
50 units with affordable		£1,386,562	£1,623,867	£1,547,441	£1,825,728	£1,987,565	£2,317,609	£2,539,048
250 units with affordable		£596,214	£730,963	£695,445	£855,531	£951,950	£1,149,588	£1,286,803

Average land values with affordable against EUVs		Outcomes for 50 units with affordable housing, excluding 140 dph						
	EUV per ha	1	2	3	4	5	6	7
Greenfield	£450,000							
Employment	£800,000							
Employment	£1,200,000							
Residential	£2,100,000							

Average land values with affordable against EUVs		Outcomes for 250 units with affordable housing, excluding 140 dph						
	EUV per ha	1	2	3	4	5	6	7
Greenfield	£450,000							
Employment	£800,000							
Employment	£1,200,000							
Residential	£2,100,000							

Affordable at 0% and 45%	Density / dph	Value Point							
		1	2	3	4	5	6	7	
5 Unit Scheme (0%)	25	RLV /£	£673,138	£813,752	£622,633	£763,248	£833,555	£848,850	£799,885
		RLV /%	22.9%	25.8%	21.2%	24.2%	25.6%	26.1%	24.6%
		RLV per HA /£	£3,365,690	£4,068,762	£3,113,167	£3,816,238	£4,167,774	£4,244,249	£3,999,425
	35	RLV /£	£482,020	£496,082	£483,235	£567,603	£567,603	£631,072	£699,653
		RLV /%	23.7%	24.1%	23.1%	25.6%	25.6%	27.6%	28.6%
		RLV per HA /£	£3,374,142	£3,472,572	£3,382,643	£3,973,223	£3,973,223	£4,417,503	£4,897,570
	50	RLV /£	£286,207	£321,726	£330,370	£330,370	£401,410	£435,463	£484,999
		RLV /%	19.5%	21.1%	21.0%	21.0%	23.9%	25.5%	26.4%
		RLV per HA /£	£2,862,067	£3,217,265	£3,303,700	£3,303,700	£4,014,095	£4,354,630	£4,849,993
	140	RLV /£	£129,566	£200,775	£183,414	£148,648	£148,648	£155,901	£244,344
		RLV /%	13.7%	19.1%	17.5%	14.9%	14.9%	15.6%	21.2%
		RLV per HA /£	£3,627,854	£5,621,695	£5,135,587	£4,162,148	£4,162,148	£4,365,234	£6,841,634
10 Unit Scheme (0%)	25	RLV /£	£1,316,617	£1,594,482	£1,216,292	£1,494,157	£1,633,090	£1,663,472	£1,566,206
		RLV /%	22.4%	25.3%	20.7%	23.7%	25.1%	25.6%	24.1%
		RLV per HA /£	£3,291,542	£3,986,205	£3,040,729	£3,735,392	£4,082,724	£4,158,681	£3,915,516
	35	RLV /£	£943,239	£971,026	£945,287	£1,112,007	£1,112,007	£1,237,573	£1,372,713
		RLV /%	23.2%	23.6%	22.6%	25.1%	25.1%	27.0%	28.0%
		RLV per HA /£	£3,301,338	£3,398,591	£3,308,506	£3,892,023	£3,892,023	£4,331,507	£4,804,495
	50	RLV /£	£447,189	£512,045	£518,526	£560,206	£643,565	£671,148	£749,770
		RLV /%	16.4%	18.1%	17.8%	18.8%	20.7%	21.7%	22.6%
		RLV per HA /£	£2,235,946	£2,560,227	£2,592,630	£2,801,029	£3,217,827	£3,355,742	£3,748,849
	140	RLV /£	£261,864	£367,149	£345,838	£363,386	£363,386	£354,615	£460,312
		RLV /%	12.2%	15.9%	14.8%	15.4%	15.4%	15.4%	18.1%
		RLV per HA /£	£3,666,101	£5,140,090	£4,841,735	£5,087,400	£5,087,400	£4,964,616	£6,444,373
50 Unit Scheme (45%)	25	RLV /£	£3,504,711	£4,188,213	£3,602,228	£4,192,339	£4,557,453	£5,116,056	£5,164,305
		RLV /%	18.1%	20.5%	18.1%	20.2%	21.4%	23.4%	22.9%
		RLV per HA /£	£1,752,355	£2,094,106	£1,801,114	£2,096,169	£2,278,726	£2,558,028	£2,582,152
	35	RLV /£	£2,802,719	£3,055,090	£3,085,786	£3,473,804	£3,596,407	£4,353,180	£4,806,467
		RLV /%	17.3%	18.5%	18.3%	19.9%	20.4%	23.5%	24.4%
		RLV per HA /£	£1,961,903	£2,138,563	£2,160,050	£2,431,663	£2,517,485	£3,047,226	£3,364,527
	50	RLV /£	£1,507,625	£1,736,724	£1,787,415	£2,097,352	£2,338,761	£2,550,175	£2,945,390
		RLV /%	12.5%	14.0%	14.1%	15.9%	17.3%	18.8%	20.2%
		RLV per HA /£	£1,507,625	£1,736,724	£1,787,415	£2,097,352	£2,338,761	£2,550,175	£2,945,390
	140	RLV /£	£173,400	£570,833	£553,308	£687,088	£687,088	£686,791	£1,024,144
		RLV /%	2.0%	6.1%	5.8%	7.1%	7.1%	7.3%	9.9%
		RLV per HA /£	£485,519	£1,598,331	£1,549,263	£1,923,845	£1,923,845	£1,923,014	£2,867,603
250 Unit Scheme (45%)	25	RLV /£	£12,082,056	£14,402,101	£13,053,944	£15,295,805	£16,446,603	£19,809,146	£20,973,667
		RLV /%	13.4%	15.4%	14.0%	15.8%	16.7%	19.3%	19.6%
		RLV per HA /£	£755,129	£900,131	£815,872	£955,988	£1,027,913	£1,238,072	£1,310,854
	35	RLV /£	£11,110,790	£12,741,527	£12,250,550	£14,254,052	£15,276,008	£18,416,427	£20,119,113
		RLV /%	13.5%	15.0%	14.3%	16.0%	16.9%	19.6%	20.2%
		RLV per HA /£	£972,073	£1,114,744	£1,071,789	£1,247,074	£1,336,484	£1,611,236	£1,760,202
	50	RLV /£	£5,511,461	£6,605,745	£6,824,517	£8,335,489	£9,474,574	£10,482,901	£12,355,702
		RLV /%	9.1%	10.6%	10.7%	12.6%	13.9%	15.4%	16.8%
		RLV per HA /£	£688,933	£825,718	£853,065	£1,041,936	£1,184,322	£1,310,363	£1,544,463
	140	RLV /£	£283,326	£2,154,772	£2,079,161	£2,887,795	£2,887,795	£2,843,004	£4,314,371
		RLV /%	0.6%	4.5%	4.3%	5.8%	5.8%	5.9%	8.2%
		RLV per HA /£	£99,065	£753,417	£726,979	£1,009,718	£1,009,718	£994,057	£1,508,521

Average LV per ha								
Outcomes including 140 dph								
5 and 10 units no affordable		£3,215,585	£3,933,176	£3,589,837	£3,846,394	£4,074,652	£4,274,020	£4,937,732
50 units with affordable		£1,426,850	£1,891,931	£1,824,461	£2,137,257	£2,264,704	£2,519,611	£2,939,918
250 units with affordable		£628,800	£898,503	£866,926	£1,063,679	£1,139,609	£1,288,432	£1,531,010

There is viability in all locations with zero affordable.

Average land values with affordable against EUVs		Outcomes for 50 units with affordable housing						
	EUV per ha							
Greenfield	£450,000							
Employment	£800,000							
Employment	£1,200,000							
Residential	£2,100,000							
Average land values with affordable against EUVs		Outcomes for 250 units with affordable housing						
Greenfield	£450,000							
Employment	£800,000							
Employment	£1,200,000							
Residential	£2,100,000							

Average LV per ha								
Outcomes excluding 140 dph								
5 and 10 units no affordable		£3,071,788	£3,450,604	£3,123,562	£3,586,934	£3,891,278	£4,143,719	£4,369,308
50 units with affordable		£1,740,628	£1,989,798	£1,916,193	£2,208,395	£2,378,324	£2,718,476	£2,964,023
250 units with affordable		£805,378	£946,865	£913,575	£1,081,666	£1,182,906	£1,386,557	£1,538,506

Average land values with affordable against EUVs		Outcomes for 50 units with affordable housing, excluding 140 dph						
	EUV per ha							
Greenfield	£450,000							
Employment	£800,000							
Employment	£1,200,000							
Residential	£2,100,000							
Average land values with affordable against EUVs		Outcomes for 250 units with affordable housing, excluding 140 dph						
Greenfield	£450,000							
Employment	£800,000							
Employment	£1,200,000							
Residential	£2,100,000							

Affordable at 0% and 45%	Density / dph	Value Point							
		1	2	3	4	5	6	7	
5 Unit Scheme (0%)	25	RLV / £	£485,652	£612,875	£439,680	£562,370	£625,981	£641,276	£592,311
		RLV / %	18.3%	21.5%	16.5%	19.7%	21.3%	21.8%	20.1%
		RLV per HA / £	£2,428,262	£3,064,374	£2,198,402	£2,811,850	£3,129,906	£3,206,382	£2,961,557
	35	RLV / £	£355,787	£368,642	£353,632	£430,760	£430,760	£485,101	£543,638
		RLV / %	19.3%	19.8%	18.7%	21.5%	21.5%	23.4%	24.6%
		RLV per HA / £	£2,490,512	£2,580,495	£2,475,421	£3,015,321	£3,015,321	£3,395,706	£3,805,466
	50	RLV / £	£195,436	£228,235	£233,604	£233,604	£293,159	£325,521	£371,652
		RLV / %	14.7%	16.6%	16.4%	16.4%	19.3%	21.1%	22.4%
		RLV per HA / £	£1,954,355	£2,282,351	£2,336,043	£2,336,043	£2,931,588	£3,255,209	£3,716,521
	140	RLV / £	£66,792	£133,054	£115,517	£82,386	£82,386	£89,639	£170,088
		RLV / %	7.8%	14.0%	12.2%	9.1%	9.1%	9.9%	16.3%
		RLV per HA / £	£1,870,175	£3,725,503	£3,234,485	£2,306,821	£2,306,821	£2,509,906	£4,762,467
10 Unit Scheme (0%)	25	RLV / £	£946,130	£1,197,532	£845,805	£1,097,207	£1,222,908	£1,253,290	£1,156,024
		RLV / %	17.8%	21.0%	15.9%	19.2%	20.8%	21.3%	19.6%
		RLV per HA / £	£2,365,324	£2,993,829	£2,114,512	£2,743,016	£3,057,269	£3,133,226	£2,890,060
	35	RLV / £	£686,545	£711,685	£681,977	£832,818	£832,818	£949,123	£1,064,415
		RLV / %	18.6%	19.1%	18.0%	20.8%	20.8%	22.9%	24.0%
		RLV per HA / £	£2,402,907	£2,490,898	£2,386,919	£2,914,863	£2,914,863	£3,321,930	£3,725,451
	50	RLV / £	£273,386	£336,891	£338,091	£376,194	£452,400	£480,939	£540,709
		RLV / %	11.1%	13.1%	12.8%	13.9%	16.1%	17.2%	18.0%
		RLV per HA / £	£1,366,928	£1,684,454	£1,690,456	£1,880,971	£2,262,002	£2,404,696	£2,703,546
	140	RLV / £	£128,688	£224,622	£201,166	£217,370	£217,370	£211,830	£298,207
		RLV / %	6.6%	10.7%	9.5%	10.2%	10.2%	10.1%	12.9%
		RLV per HA / £	£1,801,625	£3,144,715	£2,816,329	£3,043,180	£3,043,180	£2,965,623	£4,174,899
50 Unit Scheme (45%)	25	RLV / £	£2,270,622	£2,889,028	£2,335,197	£2,869,107	£3,199,448	£3,720,803	£3,724,851
		RLV / %	12.9%	15.6%	13.0%	15.3%	16.6%	18.8%	18.2%
		RLV per HA / £	£1,135,311	£1,444,514	£1,167,599	£1,434,554	£1,599,724	£1,860,401	£1,862,425
	35	RLV / £	£1,764,948	£1,993,284	£2,002,885	£2,353,948	£2,464,875	£3,167,076	£3,541,519
		RLV / %	12.1%	13.3%	13.1%	14.9%	15.5%	18.9%	19.9%
		RLV per HA / £	£1,235,464	£1,395,299	£1,402,019	£1,647,764	£1,725,412	£2,216,954	£2,479,063
	50	RLV / £	£726,713	£933,994	£966,447	£1,246,866	£1,465,283	£1,672,869	£2,000,728
		RLV / %	6.6%	8.3%	8.4%	10.5%	12.0%	13.6%	15.1%
		RLV per HA / £	£726,713	£933,994	£966,447	£1,246,866	£1,465,283	£1,672,869	£2,000,728
	140	RLV / £	£0	£0	£0	£59,644	£59,644	£76,000	£356,218
		RLV / %	0.0%	0.0%	0.0%	0.7%	0.7%	0.9%	3.8%
		RLV per HA / £	£0	£0	£0	£167,003	£167,003	£212,800	£997,412
250 Unit Scheme (45%)	25	RLV / £	£6,586,781	£8,685,869	£7,362,115	£9,390,465	£10,431,663	£13,555,109	£14,423,585
		RLV / %	8.1%	10.2%	8.7%	10.7%	11.7%	14.6%	14.9%
		RLV per HA / £	£411,674	£542,867	£460,132	£586,904	£651,979	£847,194	£901,474
	35	RLV / £	£6,050,512	£7,525,941	£6,989,116	£8,801,808	£9,726,435	£12,650,458	£14,015,685
		RLV / %	8.1%	9.8%	9.0%	10.9%	11.9%	14.9%	15.6%
		RLV per HA / £	£529,354	£658,438	£611,471	£770,062	£850,957	£1,106,777	£1,226,219
	50	RLV / £	£1,760,972	£2,751,037	£2,882,715	£4,249,785	£5,280,386	£6,271,074	£7,820,862
		RLV / %	3.2%	4.9%	5.0%	7.1%	8.6%	10.2%	11.8%
		RLV per HA / £	£220,121	£343,880	£360,339	£531,223	£660,048	£783,884	£977,608
	140	RLV / £	£0	£0	£0	£0	£0	£0	£1,062,170
		RLV / %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.2%
		RLV per HA / £	£0	£0	£0	£0	£0	£0	£371,388

Average LV per ha								
Outcomes including 140 dph								
5 and 10 units no affordable		£2,085,011	£2,745,827	£2,406,571	£2,631,508	£2,832,619	£3,024,085	£3,592,496
50 units with affordable		£774,372	£943,452	£884,016	£1,124,047	£1,239,356	£1,490,756	£1,834,907
250 units with affordable		£290,287	£386,296	£357,986	£472,047	£540,746	£684,464	£869,172

There is viability in all locations with zero affordable.

Average land values with affordable against EUVs		Outcomes for 50 units with affordable housing						
	EUV per ha							
Greenfield	£450,000							
Employment	£800,000							
Employment	£1,200,000							
Residential	£2,100,000							
Average land values with affordable against EUVs		Outcomes for 250 units with affordable housing						
	EUV per ha							
Greenfield	£450,000							
Employment	£800,000							
Employment	£1,200,000							
Residential	£2,100,000							

Average LV per ha								
Outcomes excluding 140 dph								
5 and 10 units no affordable		£2,168,048	£2,516,067	£2,200,292	£2,617,011	£2,885,158	£3,119,525	£3,300,434
50 units with affordable		£1,032,496	£1,257,935	£1,178,688	£1,443,061	£1,596,807	£1,916,741	£2,114,072
250 units with affordable		£387,050	£515,061	£477,314	£629,396	£720,995	£912,618	£1,035,100

Average land values with affordable against EUVs		Outcomes for 50 units with affordable housing, excluding 140 dph						
	EUV per ha							
Greenfield	£450,000							
Employment	£800,000							
Employment	£1,200,000							
Residential	£2,100,000							
Average land values with affordable against EUVs		Outcomes for 250 units with affordable housing, excluding 140 dph						
	EUV per ha							
Greenfield	£450,000							
Employment	£800,000							
Employment	£1,200,000							
Residential	£2,100,000							

Affordable at 0% and 40%	Density / dph	Value Point							
		1	2	3	4	5	6	7	
5 Unit Scheme (0%)	25	RLV / £	£579,395	£713,314	£528,890	£662,809	£729,768	£745,063	£696,098
		RLV / %	20.7%	23.8%	18.9%	22.1%	23.5%	24.0%	22.5%
		RLV per HA / £	£2,896,976	£3,566,568	£2,644,452	£3,314,044	£3,648,840	£3,725,316	£3,480,491
	35	RLV / £	£421,414	£434,946	£420,950	£496,961	£496,961	£558,086	£621,645
		RLV / %	21.7%	22.2%	21.2%	23.6%	23.6%	25.6%	26.7%
		RLV per HA / £	£2,949,900	£3,044,620	£2,946,650	£3,478,729	£3,478,729	£3,906,604	£4,351,518
	50	RLV / £	£243,772	£272,675	£279,627	£279,627	£347,284	£380,492	£430,852
		RLV / %	17.4%	18.8%	18.6%	18.6%	21.7%	23.4%	24.6%
		RLV per HA / £	£2,437,717	£2,726,754	£2,796,275	£2,796,275	£3,472,842	£3,804,919	£4,308,517
	140	RLV / £	£98,179	£167,928	£150,392	£115,517	£115,517	£122,770	£206,366
		RLV / %	10.9%	16.8%	15.0%	12.2%	12.2%	12.9%	18.8%
		RLV per HA / £	£2,749,014	£4,701,991	£4,210,973	£3,234,485	£3,234,485	£3,437,570	£5,778,238
10 Unit Scheme (0%)	25	RLV / £	£1,131,373	£1,396,007	£1,031,048	£1,295,682	£1,427,999	£1,458,381	£1,361,115
		RLV / %	20.2%	23.3%	18.4%	21.6%	23.0%	23.5%	22.0%
		RLV per HA / £	£2,828,433	£3,490,017	£2,577,620	£3,239,204	£3,569,996	£3,645,954	£3,402,788
	35	RLV / £	£814,892	£841,356	£813,632	£972,412	£972,412	£1,093,348	£1,218,564
		RLV / %	21.0%	21.5%	20.4%	23.0%	23.0%	25.1%	26.1%
		RLV per HA / £	£2,852,123	£2,944,744	£2,847,713	£3,403,443	£3,403,443	£3,826,718	£4,264,973
	50	RLV / £	£360,287	£427,135	£431,009	£471,118	£545,651	£573,565	£645,240
		RLV / %	13.9%	15.8%	15.5%	16.6%	18.4%	19.4%	20.4%
		RLV per HA / £	£1,801,437	£2,135,675	£2,155,046	£2,355,589	£2,728,255	£2,867,824	£3,226,198
	140	RLV / £	£197,332	£293,617	£271,470	£288,182	£288,182	£281,083	£379,260
		RLV / %	9.6%	13.3%	12.2%	12.8%	12.8%	12.8%	15.6%
		RLV per HA / £	£2,762,650	£4,110,637	£3,800,584	£4,034,551	£4,034,551	£3,935,163	£5,309,636
50 Unit Scheme (40%)	25	RLV / £	£3,245,850	£3,948,071	£3,292,768	£3,906,103	£4,253,714	£4,800,574	£4,804,902
		RLV / %	16.6%	19.1%	16.4%	18.6%	19.8%	21.7%	21.2%
		RLV per HA / £	£1,622,925	£1,974,036	£1,646,384	£1,953,052	£2,126,857	£2,400,287	£2,402,451
	35	RLV / £	£2,585,303	£2,838,429	£2,839,651	£3,228,438	£3,319,424	£4,093,649	£4,527,135
		RLV / %	15.9%	17.1%	16.8%	18.5%	18.8%	22.1%	22.9%
		RLV per HA / £	£1,809,712	£1,986,901	£1,987,755	£2,259,907	£2,323,597	£2,865,555	£3,168,995
	50	RLV / £	£1,206,371	£1,430,919	£1,456,412	£1,780,460	£1,984,594	£2,155,590	£2,513,773
		RLV / %	10.3%	11.9%	11.8%	13.9%	15.1%	16.4%	17.8%
		RLV per HA / £	£1,206,371	£1,430,919	£1,456,412	£1,780,460	£1,984,594	£2,155,590	£2,513,773
	140	RLV / £	£33,770	£454,235	£413,771	£482,294	£482,294	£488,198	£856,931
		RLV / %	0.4%	5.0%	4.5%	5.2%	5.2%	5.4%	8.5%
		RLV per HA / £	£94,555	£1,271,858	£1,158,559	£1,350,423	£1,350,423	£1,366,954	£2,399,406
250 Unit Scheme (40%)	25	RLV / £	£10,187,932	£12,195,868	£10,917,831	£13,298,351	£14,224,232	£17,360,455	£18,592,399
		RLV / %	11.7%	13.5%	12.1%	14.1%	14.9%	17.5%	17.9%
		RLV per HA / £	£636,746	£762,242	£682,364	£831,147	£889,015	£1,085,028	£1,162,025
	35	RLV / £	£9,558,729	£11,137,190	£10,555,861	£12,537,583	£13,463,464	£16,549,755	£18,160,218
		RLV / %	11.8%	13.3%	12.5%	14.3%	15.1%	17.9%	18.5%
		RLV per HA / £	£836,284	£974,382	£923,522	£1,096,901	£1,177,906	£1,447,923	£1,588,820
	50	RLV / £	£3,924,146	£4,997,834	£5,106,488	£6,655,945	£7,632,025	£8,463,309	£10,149,086
		RLV / %	6.7%	8.3%	8.3%	10.4%	11.6%	12.9%	14.4%
		RLV per HA / £	£490,518	£624,729	£638,311	£831,993	£954,003	£1,057,914	£1,268,636
	140	RLV / £	£0	£1,398,565	£1,239,725	£1,894,536	£1,894,536	£1,853,055	£3,350,411
		RLV / %	0.0%	3.0%	2.6%	4.0%	4.0%	4.0%	6.6%
		RLV per HA / £	£0	£489,009	£433,470	£662,425	£662,425	£647,921	£1,171,472

Average LV per ha								
Outcomes including 140 dph								
5 and 10 units no affordable		£2,659,781	£3,340,126	£2,997,414	£3,232,040	£3,446,393	£3,643,759	£4,265,295
50 units with affordable		£1,183,391	£1,665,928	£1,562,278	£1,835,960	£1,946,368	£2,197,096	£2,621,156
250 units with affordable		£490,887	£712,591	£669,417	£855,617	£920,837	£1,059,697	£1,297,738

There is viability in all locations with zero affordable.

Average land values with affordable against EUVs		Outcomes for 50 units with affordable housing						
	EUV per ha	1	2	3	4	5	6	7
Greenfield	£450,000							
Employment	£800,000							
Employment	£1,200,000							
Residential	£2,100,000							
Average land values with affordable against EUVs		Outcomes for 250 units with affordable housing						
Greenfield	£450,000							
Employment	£800,000							
Employment	£1,200,000							
Residential	£2,100,000							

Outcomes excluding 140 dph								
5 and 10 units no affordable		£2,627,764	£2,984,730	£2,661,293	£3,097,881	£3,383,684	£3,629,556	£3,839,081
50 units with affordable		£1,546,336	£1,797,285	£1,696,850	£1,997,806	£2,145,016	£2,473,810	£2,695,073
250 units with affordable		£654,516	£787,118	£748,066	£920,014	£1,006,975	£1,196,955	£1,339,827

Average land values with affordable against EUVs		Outcomes for 50 units with affordable housing, excluding 140 dph						
	EUV per ha	1	2	3	4	5	6	7
Greenfield	£450,000							
Employment	£800,000							
Employment	£1,200,000							
Residential	£2,100,000							

Average land values with affordable against EUVs		Outcomes for 250 units with affordable housing, excluding 140 dph						
	EUV per ha	1	2	3	4	5	6	7
Greenfield	£450,000							
Employment	£800,000							
Employment	£1,200,000							
Residential	£2,100,000							

Affordable at 0% and 40%	Density / dph	Value Point							
		1	2	3	4	5	6	7	
5 Unit Scheme (0%)	25	RLV / £	£673,138	£813,752	£622,633	£763,248	£833,555	£848,850	£799,885
		RLV / %	22.9%	25.8%	21.2%	24.2%	25.6%	26.1%	24.6%
		RLV per HA / £	£3,365,690	£4,068,762	£3,113,167	£3,816,238	£4,167,774	£4,244,249	£3,999,425
	35	RLV / £	£482,020	£496,082	£483,235	£567,603	£567,603	£631,072	£699,653
		RLV / %	23.7%	24.1%	23.1%	25.6%	25.6%	27.6%	28.6%
		RLV per HA / £	£3,374,142	£3,472,572	£3,382,643	£3,973,223	£3,973,223	£4,417,503	£4,897,570
	50	RLV / £	£286,207	£321,726	£330,370	£330,370	£401,410	£435,463	£484,999
		RLV / %	19.5%	21.1%	21.0%	21.0%	23.9%	25.5%	26.4%
		RLV per HA / £	£2,862,067	£3,217,265	£3,303,700	£3,303,700	£4,014,095	£4,354,630	£4,849,993
	140	RLV / £	£129,566	£200,775	£183,414	£148,648	£148,648	£155,901	£244,344
		RLV / %	13.7%	19.1%	17.5%	14.9%	14.9%	15.6%	21.2%
		RLV per HA / £	£3,627,854	£5,621,695	£5,135,587	£4,162,148	£4,162,148	£4,365,234	£6,841,634
10 Unit Scheme (0%)	25	RLV / £	£1,316,617	£1,594,482	£1,216,292	£1,494,157	£1,633,090	£1,663,472	£1,566,206
		RLV / %	22.4%	25.3%	20.7%	23.7%	25.1%	25.6%	24.1%
		RLV per HA / £	£3,291,542	£3,986,205	£3,040,729	£3,735,392	£4,082,724	£4,158,681	£3,915,516
	35	RLV / £	£943,239	£971,026	£945,287	£1,112,007	£1,112,007	£1,237,573	£1,372,713
		RLV / %	23.2%	23.6%	22.6%	25.1%	25.1%	27.0%	28.1%
		RLV per HA / £	£3,301,338	£3,398,591	£3,308,506	£3,892,023	£3,892,023	£4,331,507	£4,804,495
	50	RLV / £	£447,189	£512,045	£518,526	£560,206	£643,565	£671,148	£749,770
		RLV / %	16.4%	18.1%	17.8%	18.8%	20.7%	21.7%	22.6%
		RLV per HA / £	£2,235,946	£2,560,227	£2,592,630	£2,801,029	£3,217,827	£3,355,742	£3,748,849
	140	RLV / £	£261,864	£367,149	£345,838	£363,386	£363,386	£354,615	£460,312
		RLV / %	12.2%	15.9%	14.8%	15.4%	15.4%	15.4%	18.1%
		RLV per HA / £	£3,666,101	£5,140,090	£4,841,735	£5,087,400	£5,087,400	£4,964,616	£6,444,373
50 Unit Scheme (40%)	25	RLV / £	£3,895,533	£4,632,865	£3,958,595	£4,602,597	£4,967,589	£5,534,354	£5,560,133
		RLV / %	19.0%	21.4%	18.8%	20.9%	22.0%	23.9%	23.3%
		RLV per HA / £	£1,947,766	£2,316,432	£1,979,298	£2,301,298	£2,483,794	£2,767,177	£2,780,067
	35	RLV / £	£3,127,524	£3,393,307	£3,405,233	£3,813,460	£3,908,995	£4,713,552	£5,187,736
		RLV / %	18.4%	19.5%	19.2%	20.8%	21.1%	24.2%	25.0%
		RLV per HA / £	£2,189,267	£2,375,315	£2,383,663	£2,669,422	£2,736,296	£3,299,486	£3,631,415
	50	RLV / £	£1,600,915	£1,836,690	£1,871,139	£2,211,390	£2,425,730	£2,597,356	£2,989,050
		RLV / %	13.0%	14.5%	14.5%	16.4%	17.6%	18.9%	20.2%
		RLV per HA / £	£1,600,915	£1,836,690	£1,871,139	£2,211,390	£2,425,730	£2,597,356	£2,989,050
	140	RLV / £	£321,922	£756,593	£720,063	£796,491	£796,491	£795,361	£1,195,379
		RLV / %	3.6%	7.9%	7.5%	8.2%	8.2%	8.3%	11.4%
		RLV per HA / £	£901,381	£2,118,461	£2,016,177	£2,230,175	£2,230,175	£2,227,011	£3,347,061
250 Unit Scheme (40%)	25	RLV / £	£12,972,326	£15,080,659	£13,796,291	£16,295,836	£17,268,012	£20,522,424	£21,912,159
		RLV / %	14.1%	15.9%	14.6%	16.5%	17.2%	19.7%	20.1%
		RLV per HA / £	£810,770	£942,541	£862,268	£1,018,490	£1,079,251	£1,282,652	£1,369,510
	35	RLV / £	£12,157,528	£13,814,912	£13,257,163	£15,337,970	£16,310,146	£19,510,791	£21,294,383
		RLV / %	14.2%	15.7%	14.9%	16.7%	17.5%	20.1%	20.7%
		RLV per HA / £	£1,063,651	£1,208,654	£1,159,857	£1,341,905	£1,426,959	£1,706,981	£1,863,026
	50	RLV / £	£5,810,686	£6,938,058	£7,089,534	£8,716,464	£9,741,348	£10,575,644	£12,421,651
		RLV / %	9.4%	11.0%	11.0%	13.0%	14.2%	15.4%	16.8%
		RLV per HA / £	£726,336	£867,257	£886,192	£1,089,558	£1,217,668	£1,321,955	£1,552,706
	140	RLV / £	£925,808	£2,891,242	£2,752,287	£3,439,838	£3,439,838	£3,358,589	£4,996,333
		RLV / %	2.0%	5.9%	5.6%	6.8%	6.8%	6.9%	9.3%
		RLV per HA / £	£323,709	£1,010,924	£962,338	£1,202,740	£1,202,740	£1,174,332	£1,746,970

Average LV per ha

Outcomes including 140 dph	1	2	3	4	5	6	7
5 and 10 units no affordable	£3,215,585	£3,933,176	£3,589,837	£3,846,394	£4,074,652	£4,274,020	£4,937,732
50 units with affordable	£1,659,833	£2,161,724	£2,062,569	£2,353,071	£2,468,999	£2,722,758	£3,186,898
250 units with affordable	£731,116	£1,007,344	£967,664	£1,163,173	£1,231,655	£1,371,480	£1,633,053

There is viability in all locations with zero affordable.

Average land values with affordable against EUVs	EUV per ha	Outcomes for 50 units with affordable housing						
Greenfield	£450,000							
Employment	£800,000							
Employment	£1,200,000							
Residential	£2,100,000							

Average land values with affordable against EUVs	EUV per ha	Outcomes for 250 units with affordable housing						
Greenfield	£450,000							
Employment	£800,000							
Employment	£1,200,000							
Residential	£2,100,000							

Outcomes excluding 140 dph

5 and 10 units no affordable	1	2	3	4	5	6	7
£3,071,788	£3,450,604	£3,123,562	£3,586,934	£3,891,278	£4,143,719	£4,369,308	
£1,912,650	£2,176,146	£2,078,033	£2,394,037	£2,548,607	£2,888,007	£3,133,511	
£866,919	£1,006,351	£969,439	£1,149,984	£1,241,293	£1,437,196	£1,595,081	

Average land values with affordable against EUVs	EUV per ha	Outcomes for 50 units with affordable housing, excluding 140 dph						
Greenfield	£450,000							
Employment	£800,000							
Employment	£1,200,000							
Residential	£2,100,000							

Average land values with affordable against EUVs	EUV per ha	Outcomes for 250 units with affordable housing, excluding 140 dph						
Greenfield	£450,000							
Employment	£800,000							
Employment	£1,200,000							
Residential	£2,100,000							

Affordable at 0% and 40%	Density / dph	Value Point							
		1	2	3	4	5	6	7	
5 Unit Scheme (0%)	25	RLV / £	£485,652	£612,875	£439,680	£562,370	£625,981	£641,276	£592,311
		RLV / %	18.3%	21.5%	16.5%	19.7%	21.3%	21.8%	20.1%
		RLV per HA / £	£2,428,262	£3,064,374	£2,198,402	£2,811,850	£3,129,906	£3,206,382	£2,961,557
	35	RLV / £	£355,787	£368,642	£353,632	£430,760	£430,760	£485,101	£543,638
		RLV / %	19.3%	19.8%	18.7%	21.5%	21.5%	23.4%	24.6%
		RLV per HA / £	£2,490,512	£2,580,495	£2,475,421	£3,015,321	£3,015,321	£3,395,706	£3,805,466
	50	RLV / £	£195,436	£228,235	£233,604	£233,604	£293,159	£325,521	£371,652
		RLV / %	14.7%	16.6%	16.4%	16.4%	19.3%	21.1%	22.4%
		RLV per HA / £	£1,954,355	£2,282,351	£2,336,043	£2,336,043	£2,931,588	£3,255,209	£3,716,521
	140	RLV / £	£66,792	£133,054	£115,517	£82,386	£82,386	£89,639	£170,088
		RLV / %	7.8%	14.0%	12.2%	9.1%	9.1%	9.9%	16.3%
		RLV per HA / £	£1,870,175	£3,725,503	£3,234,485	£2,306,821	£2,306,821	£2,509,906	£4,762,467
10 Unit Scheme (0%)	25	RLV / £	£946,130	£1,197,532	£845,805	£1,097,207	£1,222,908	£1,253,290	£1,156,024
		RLV / %	17.8%	21.0%	15.9%	19.2%	20.8%	21.3%	19.6%
		RLV per HA / £	£2,365,324	£2,993,829	£2,114,512	£2,743,016	£3,057,269	£3,133,226	£2,890,060
	35	RLV / £	£686,545	£711,685	£681,977	£832,818	£832,818	£949,123	£1,064,415
		RLV / %	18.6%	19.1%	18.0%	20.8%	20.8%	22.9%	24.0%
		RLV per HA / £	£2,402,907	£2,490,898	£2,386,919	£2,914,863	£2,914,863	£3,321,930	£3,725,451
	50	RLV / £	£273,386	£336,891	£338,091	£376,194	£452,400	£480,939	£540,709
		RLV / %	11.1%	13.1%	12.8%	13.9%	16.1%	17.2%	18.0%
		RLV per HA / £	£1,366,928	£1,684,454	£1,690,456	£1,880,971	£2,262,002	£2,404,696	£2,703,546
	140	RLV / £	£128,688	£224,622	£201,166	£217,370	£217,370	£211,830	£298,207
		RLV / %	6.6%	10.7%	9.5%	10.2%	10.2%	10.1%	12.9%
		RLV per HA / £	£1,801,625	£3,144,715	£2,816,329	£3,043,180	£3,043,180	£2,965,623	£4,174,899
50 Unit Scheme (40%)	25	RLV / £	£2,596,168	£3,263,277	£2,626,941	£3,209,610	£3,539,840	£4,066,794	£4,049,670
		RLV / %	14.0%	16.6%	13.8%	16.1%	17.3%	19.4%	18.8%
		RLV per HA / £	£1,298,084	£1,631,639	£1,313,471	£1,604,805	£1,769,920	£2,033,397	£2,024,835
	35	RLV / £	£2,043,083	£2,283,552	£2,274,068	£2,643,417	£2,729,853	£3,473,747	£3,866,534
		RLV / %	13.3%	14.5%	14.2%	15.9%	16.3%	19.7%	20.6%
		RLV per HA / £	£1,430,158	£1,598,487	£1,591,848	£1,850,392	£1,910,897	£2,431,623	£2,706,574
	50	RLV / £	£811,827	£1,025,147	£1,041,684	£1,349,530	£1,543,457	£1,713,823	£2,038,497
		RLV / %	7.3%	9.0%	8.9%	11.1%	12.4%	13.8%	15.2%
		RLV per HA / £	£811,827	£1,025,147	£1,041,684	£1,349,530	£1,543,457	£1,713,823	£2,038,497
	140	RLV / £	£0	£148,449	£103,070	£173,350	£173,350	£186,692	£518,482
		RLV / %	0.0%	1.7%	1.2%	2.0%	2.0%	2.3%	5.4%
		RLV per HA / £	£0	£415,658	£288,597	£485,379	£485,379	£522,737	£1,451,751
250 Unit Scheme (40%)	25	RLV / £	£7,403,539	£9,311,078	£8,039,371	£10,300,865	£11,180,452	£14,198,486	£15,272,640
		RLV / %	8.9%	10.8%	9.4%	11.5%	12.3%	15.1%	15.5%
		RLV per HA / £	£462,721	£581,942	£502,461	£643,804	£698,778	£887,405	£954,540
	35	RLV / £	£6,959,930	£8,459,468	£7,854,560	£9,737,195	£10,616,783	£13,588,719	£15,026,053
		RLV / %	9.0%	10.6%	9.8%	11.7%	12.6%	15.4%	16.1%
		RLV per HA / £	£608,918	£740,111	£687,188	£851,898	£928,852	£1,188,864	£1,314,615
	50	RLV / £	£2,037,607	£3,057,610	£3,123,442	£4,595,426	£5,522,702	£6,350,974	£7,876,521
		RLV / %	3.7%	5.3%	5.3%	7.6%	8.9%	10.2%	11.8%
		RLV per HA / £	£254,701	£382,201	£390,430	£574,428	£690,338	£793,872	£984,565
	140	RLV / £	£0	£0	£0	£352,872	£352,872	£351,142	£1,704,489
		RLV / %	0.0%	0.0%	0.0%	0.8%	0.8%	0.8%	3.5%
		RLV per HA / £	£0	£0	£0	£123,382	£123,382	£122,777	£595,975

Average LV per ha								
Outcomes including 140 dph								
5 and 10 units no affordable	£2,085,011	£2,745,827	£2,406,571	£2,631,508	£2,832,619	£3,024,085	£3,592,496	
50 units with affordable	£885,017	£1,167,733	£1,058,900	£1,322,526	£1,427,413	£1,675,395	£2,055,414	
250 units with affordable	£331,585	£426,064	£395,020	£548,378	£610,338	£748,230	£962,424	

There is viability in all locations with zero affordable.

Average land values with affordable against EUVs		Outcomes for 50 units with affordable housing						
	EUV per ha							
Greenfield	£450,000							
Employment	£800,000							
Employment	£1,200,000							
Residential	£2,100,000							

Average land values with affordable against EUVs		Outcomes for 250 units with affordable housing						
	EUV per ha							
Greenfield	£450,000							
Employment	£800,000							
Employment	£1,200,000							
Residential	£2,100,000							

Outcomes excluding 140 dph								
5 and 10 units no affordable	£2,168,048	£2,516,067	£2,200,292	£2,617,011	£2,885,158	£3,119,525	£3,300,434	
50 units with affordable	£1,180,023	£1,418,424	£1,315,668	£1,601,576	£1,741,425	£2,059,614	£2,256,635	
250 units with affordable	£442,113	£568,085	£526,693	£690,043	£772,656	£956,714	£1,084,573	

Average land values with affordable against EUVs		Outcomes for 50 units with affordable housing, excluding 140 dph						
	EUV per ha							
Greenfield	£450,000							
Employment	£800,000							
Employment	£1,200,000							
Residential	£2,100,000							

Average land values with affordable against EUVs		Outcomes for 250 units with affordable housing, excluding 140 dph						
	EUV per ha							
Greenfield	£450,000							
Employment	£800,000							
Employment	£1,200,000							
Residential	£2,100,000							

Table of Site Specific Appraisal Summaries with s106 and zero CIL

	Grove Farm, Fleet	Hartland Park, Fleet	Murrell Green, Hook	Land NE of Hook	Owens Farm, Hook	Dunleys Hill, Odiham
Gross area ha	21.6	54.7	175	38.59	29.92	4.48
Developable area ha	11.8	37.5	44.98	16.92	13.5	1.5
Dev area as % of gross	55%	69%	26%	44%	45%	33%
No. units	423	1500	1800	550	540	36
Dwellings per developable hectare	36	40	40	33	40	24
Market housing floor area sqm	25795	91437	109023	34524	33209	2940
Coverage per dev ha sqm	3270	3646	3644	3172	3662	2807
Total Revenue (GDV)	£130,568,727	£462,985,278	£534,284,647	£171,189,532	£161,912,910	£15,348,240
GDV per unit (incl. affordable)	£308,673	£308,657	£296,825	£311,254	£299,839	£426,340
Build incl fees and infrastructure	£73,768,292	£259,238,877	£312,396,983	£100,790,070	£94,213,771	£8,026,972
Affordable rent % to OMV	32% to 48%	32% to 48%	32% to 51%	32% to 51%	32% to 51%	34% to 35%
Shared ownership % to OMV	60%	60%	60%	60%	60%	60%
Assumed S106 cost	£8,142,000	£28,917,500	£34,690,100	£11,814,800	£10,472,700	£897,400
Assumed SANG/SAMM cost	£3,280,000	£11,648,000	£13,973,000	£4,478,000	£4,210,000	£0
Profit	£22,513,118	£79,804,048	£93,561,991	£29,057,537	£27,909,546	£2,734,577
Residual land value	£13,559,548	£43,405,749	£46,746,125	£13,500,855	£14,185,008	£2,534,145
Existing Use Value (EUV)	£9,720,000	£54,700,000	£43,200,000	£17,361,000	£13,477,500	£2,016,000
EUV per ha (gross)	£450,000	£1,000,000	£246,857	£449,883	£450,451	£450,000
Surplus over EUV	£3,839,548		£3,546,125		£707,508	£518,145
Deficit against EUV		£11,294,251		£3,860,145		
Deficit as % of GDV		2%		2%		

Notes

Note variation in net to gross site areas.
Coverage is low at Dunleys Hill and Land NE of Hook
Affordable rent revenues are low as % against market value.
Deficits are only 2% of GDV.

Appendix 6
Hart District Council

Table of Site Specific Appraisal Summaries with CIL at £125 per square metre and S106 at £3,000 per unit.

	Grove Farm, Fleet	Hartland Park, Fleet	Murrell Green, Hook	Land NE of Hook	Owens Farm, Hook	Dunleys Hill, Odiham
Gross area ha	21.6	54.7	175	38.59	29.92	4.48
Developable area ha	11.8	37.5	44.98	16.92	13.5	1.5
Dev area as % of gross	55%	69%	26%	44%	45%	33%
No. units	423	1500	1800	550	540	36
Dwellings per developable hectare	36	40	40	33	40	24
Market housing floor area sqm	25795	91437	109023	34524	33209	2940
Coverage per dev ha sqm	3270	3646	3644	3172	3662	2807
Total Revenue (GDV)	£130,568,727	£462,985,278	£534,284,647	£171,189,532	£161,912,910	£15,348,240
GDV per unit (incl. affordable)	£308,673	£308,657	£296,825	£311,254	£299,839	£426,340
Build incl fees and infrastructure	£73,768,292	£259,238,877	£312,396,983	£100,790,070	£94,213,771	£8,026,972
Affordable rent % to OMV	32% to 48%	32% to 48%	32% to 51%	32% to 51%	32% to 51%	34% to 35%
Shared ownership % to OMV	60%	60%	60%	60%	60%	60%
Assumed S106 cost @ £3,000 per unit	£1,269,000	£4,500,000	£5,400,000	£1,650,000	£1,620,000	£108,000
Assumed CIL cost @ £125	£3,224,375	£11,429,625	£13,627,875	£4,315,500	£4,151,125	£367,500
Assumed SANG/SAMM cost	£3,280,000	£11,648,000	£13,973,000	£4,478,000	£4,210,000	£0
Profit	£22,513,118	£79,804,048	£93,561,991	29057537	£27,909,546	£2,734,577
Residual land value	£16,733,154	£54,372,467	£61,149,221	18545122	£18,223,589	£2,926,357
Existing Use Value (EUV)	£9,720,000	£54,700,000	£43,200,000	£17,361,000	£13,477,500	£2,016,000
EUV per ha (gross)	£450,000	£1,000,000	£246,857	£449,883	£450,451	£450,000
Surplus over EUV	£7,013,154		£17,949,221	£1,184,122	£4,746,089	£910,357
Deficit against EUV		-£327,533				
Deficit as % of GDV		0%				

**Table of Site Specific Appraisal Summaries with CIL at £125 per square metre and S106 at £3,000 per unit.
Affordable rent assumed at 50% Open Market Value. Shared ownership assumed at 70% Open Market Value.**

	Grove Farm, Fleet	Hartland Park, Fleet	Murrell Green, Hook	Land NE of Hook	Owens Farm, Hook	Dunleys Hill, Odiham
Gross area ha	21.6	54.7	175	38.59	29.92	4.48
Developable area ha	11.8	37.5	44.98	16.92	13.5	1.5
Dev area as % of gross	55%	69%	26%	44%	45%	33%
No. units	423	1500	1800	550	540	36
Dwellings per developable hectare	36	40	40	33	40	24
Market housing floor area sqm	25795	91437	109023	34524	33209	2940
Coverage per dev ha sqm	3270	3646	3644	3172	3662	2807
Total Revenue (GDV)	£134,630,575	£475,918,798	£559,145,219	£177,155,077	£166,501,616	£16,031,798
GDV per unit (incl. affordable)	£318,276	£317,279	£310,636	£322,100	£308,336	£445,328
Build incl fees and infrastructure	£73,768,292	£259,238,877	£312,396,983	£100,790,070	£94,213,771	£8,026,972
Affordable rent % to OMV	47% to 50%	43% to 50%	42% to 50%	49% to 50%	43% to 50%	47% to 50%
Shared ownership % to OMV	70%	70%	70%	70%	70%	70%
Assumed S106 cost @ £3,000 per unit	£1,269,000	£4,500,000	£5,400,000	£1,650,000	£1,620,000	£108,000
Assumed CIL cost @ £125	£3,224,375	£11,429,625	£13,627,875	£4,315,500	£4,151,125	£367,500
Assumed SANG/SAMM cost	£3,280,000	£11,648,000	£13,973,000	£4,478,000	£4,210,000	£0
Profit	£22,513,118	£79,804,048	£93,561,991	£29,057,537	£27,909,546	£2,734,577
Residual Land Value	£20,160,899	£65,233,961	£73,287,123	£23,811,435	£22,273,371	£3,554,868
Existing Use Value (EUV)	£9,720,000	£54,700,000	£43,200,000	£17,361,000	£13,477,500	£2,016,000
EUV per ha (gross)	£450,000	£1,000,000	£246,857	£449,883	£450,451	£450,000
Surplus over EUV	£10,440,899	£10,533,961	£30,087,123	£6,450,435	£8,795,871	£1,538,868

Appendix 7
Hart Viability 2016

Site specific housing mixes

Owens Farm, Hook

Unit types	Ph 1	Ph 2	Ph 3	Ph 4	Ph 5	Total	
1 bed flat market	2	2	2	2	2	10	
1 bed flat AR	10	9	8	8	8	43	
1 bed flat SO	4	4	3	3	3	17	70 1 beds
2 bed flat market	6	5	5	5	5	26	
2 bed flat AR	4	3	3	3	3	16	
2 bed flat SO	4	4	4	4	4	20	
2 bed bungalow	3					3	
2 bed house market	5	7	7	7	6	32	
2 bed house AR	10	8	7	8	8	41	
2 bed house SO	3	4	4	4	4	19	157 2 beds
3 bed house market	23	20	21	22	23	109	
3 bed house AR	6	6	5	4	4	25	
3 bed house SO	4	4	4	4	3	19	153 3 beds
4 bed house market	24	27	26	26	24	127	
4 bed house AR	3	3	3	3	3	15	
4 bed house SO	1					1	143 4 beds
5 bed house market					17	17	17 5 beds
Total	112	106	102	103	117	540	

Total number of units	540
Total affordable units	216
Proportion of affordable	40%
Proportion affordable rent	65%
Proportion shared ownership	35%

Appendix 7
Hart Viability 2016

Site specific housing mixes

Grove Farm, Fleet

Unit types	Ph 1	Ph 2	Ph 3	Ph 4	Ph 5	Total
1 bed flat market	2	2	2	2	2	10
1 bed flat AR	8	7	6	6	6	33
1 bed flat SO	3	3	2	2	2	12
2 bed flat market	5	5	5	5	5	25
2 bed flat AR	3	2	2	2	2	11
2 bed flat SO	3	3	3	3	3	15
2 bed bungalow	2	0	0	0	0	2
2 bed house market	3	5	5	5	4	22
2 bed house AR	8	7	6	6	6	33
2 bed house SO	3	3	3	4	4	17
3 bed house market	18	16	16	17	17	84
3 bed house AR	5	5	5	3	4	22
3 bed house SO	3	3	3	3	2	14
4 bed house market	19	20	20	20	19	98
4 bed house AR	2	3	2	2	2	11
4 bed house SO	1	0	0	0	0	1
5 bed house market	0	0	0	0	13	13
Total	88	84	80	80	91	423

Total number of units	423
Total affordable units	169
Proportion of affordable	40%
Proportion affordable rent	65%
Proportion shared ownership	35%

Appendix 7
Hart Viability 2016

Site specific housing mixes

Murrell Green, Hook

Unit types	Ph 1	Ph 2	Ph 3	Ph 4	Ph 5	Total	
1 bed flat market	9	9	9	9	9	45	
1 bed flat AR	34	30	25	25	25	139	
1 bed flat SO	13	13	9	9	9	53	237 1 beds
2 bed flat market	21	21	21	21	21	105	
2 bed flat AR	13	9	9	9	9	49	
2 bed flat SO	13	13	13	13	13	65	
2 bed bungalow	9	0	0	0	0	9	
2 bed house market	13	21	21	21	17	93	
2 bed house AR	34	30	25	25	25	139	
2 bed house SO	13	13	13	17	17	73	533 2 beds
3 bed house market	77	68	68	71	71	355	
3 bed house AR	21	21	21	13	17	93	
3 bed house SO	13	13	13	13	9	61	509 3 beds
4 bed house market	81	85	83	84	80	413	
4 bed house AR	9	13	9	9	9	49	
4 bed house SO	4	0	0	0	0	4	466 4 beds
5 bed house market	0	0	0	0	55	55	55 5 beds
Total	377	359	339	339	386	1800	

Total number of units	1800
Total affordable units	725
Proportion of affordable	40%
Proportion affordable rent	65%
Proportion shared ownership	35%

Appendix 7
Hart Viability 2016

Site specific housing mixes. Based on Barton Willmore table May 2014 as part of planning application 14/00733.

Land NE of Hook

Unit types	Ph 1	Ph 2	Ph 3	Ph 4	Ph 5	Total	
1 bed flat market	0	0	0	0	0	0	
1 bed flat AR	4	0	0	0	0	4	
1 bed flat SO	0	0	0	0	0	0	4 1 beds
2 bed flat market	6	5	5	5	5	26	
2 bed flat AR	3	2	2	2	0	9	
2 bed flat SO	5	5	5	5	0	20	
2 bed bungalow	0					0	
2 bed house market	7	8	8	8	7	38	
2 bed house AR	8	8	7	8	8	39	
2 bed house SO	5	5	4	4	4	22	154 2 beds
3 bed house market	26	20	21	22	23	112	
3 bed house AR	20	18	17	16	16	87	
3 bed house SO	6	7	7	7	6	33	232 3 beds
4 bed house market	29	32	31	25	17	134	
4 bed house AR	5	0	0	0	0	5	
4 bed house SO	1					1	140 4 beds
5 bed house market					20	20	20 5 beds
Total	125	110	107	102	106	550	

Total number of units	550
Total affordable units	220
Proportion of affordable	40%
Proportion affordable rent	65%
Proportion shared ownership	35%

Appendix 7
Hart Viability 2016

Site specific housing mixes.

Dunley's Hill, Odiham

Unit types	Ph 1	Ph 2	Ph 3	Ph 4	Ph 5	Total	
1 bed flat market						0	
1 bed flat AR						0	
1 bed flat SO						0	0 1 beds
2 bed flat market						0	
2 bed flat AR						0	
2 bed flat SO						0	
2 bed bungalow						0	
2 bed house market						0	
2 bed house AR	4					4	
2 bed house SO	3					3	7 2 beds
3 bed house market						0	
3 bed house AR	4					4	
3 bed house SO	2					2	6 3 beds
4 bed house market	12					12	
4 bed house AR	1					1	
4 bed house SO						0	13 4 beds
5 bed house market	10					10	10 5 beds
Total	36	0	0	0	0	36	

Total number of units	36
Total affordable units	14
Proportion of affordable	39%
Proportion affordable rent	64%
Proportion shared ownership	36%

Appendix 7
Hart Viability 2016

Site specific housing mixes

Hartland Park, Fleet

Unit types	Ph 1	Ph 2	Ph 3	Ph 4	Ph 5	Total	
1 bed flat market	7	7	7	7	7	37	
1 bed flat AR	28	25	21	21	21	115	
1 bed flat SO	11	11	7	7	7	44	197 1 beds
2 bed flat market	17	17	17	17	17	87	
2 bed flat AR	11	7	7	7	7	41	
2 bed flat SO	11	11	11	11	11	54	
2 bed bungalow	7	0	0	0	0	7	
2 bed house market	14	17	17	17	14	80	
2 bed house AR	28	25	21	21	21	115	
2 bed house SO	11	11	11	14	14	61	446 2 beds
3 bed house market	64	59	56	59	59	297	
3 bed house AR	17	17	17	11	14	77	
3 bed house SO	11	11	11	11	7	51	425 3 beds
4 bed house market	67	71	69	70	66	343	
4 bed house AR	7	11	7	7	7	41	
4 bed house SO	3	0	0	0	0	3	387 4 beds
5 bed house market	0	0	0	0	46	46	46 5 beds
Total	316	301	281	281	320	1500	

Total number of units	1500
Total affordable units	602
Proportion of affordable	40%
Proportion affordable rent	65%
Proportion shared ownership	35%

Appendix 8

Tables of CIL Buffer calculations, assuming 40% affordable housing.

Assuming an employment EUV of £800,000 per ha.

Land values taken from the land value outcomes tables

No. units **5**

a Density dph	b Value Point	c Site area ha	d Floor area sqm market only	e Proposed CIL per sqm	f Residual land value	g EUV at £800,000	h Land value difference	i Difference per sqm (max CIL rate)	j Proposed CIL/ max CILx100	k 100-j Buffer %
25	1	0.200	750	£150	£558,373	£160,000	£398,373	£681	22%	78
	2	0.200	750	£150	£689,889	£160,000	£529,889	£857	18%	82
	3	0.200	750	£225	£508,384	£160,000	£348,384	£690	33%	67
	4	0.200	750	£225	£639,900	£160,000	£479,900	£865	26%	74
	5	0.200	750	£225	£705,658	£160,000	£545,658	£953	24%	76
	6	0.200	750	£275	£672,332	£160,000	£512,332	£958	29%	71
	7	0.200	750	£275	£672,332	£160,000	£512,332	£958	29%	71
35	1	0.140	504	£150	£406,345	£112,000	£294,345	£734	20%	80
	2	0.140	504	£150	£419,633	£112,000	£307,633	£760	20%	80
	3	0.140	504	£225	£405,624	£112,000	£293,624	£808	28%	72
	4	0.140	504	£225	£480,352	£112,000	£368,352	£956	24%	76
	5	0.140	504	£225	£480,352	£112,000	£368,352	£956	24%	76
	6	0.140	504	£275	£503,987	£112,000	£391,987	£1,053	26%	74
	7	0.140	504	£275	£602,624	£112,000	£490,624	£1,248	22%	78
50	1	0.100	395	£150	£233,176	£80,000	£153,176	£538	28%	72
	2	0.100	395	£150	£261,687	£80,000	£181,687	£610	25%	75
	3	0.100	395	£225	£268,306	£80,000	£188,306	£702	32%	68
	4	0.100	395	£225	£268,306	£80,000	£188,306	£702	32%	68
	5	0.100	395	£225	£334,749	£80,000	£254,749	£870	26%	74
	6	0.100	395	£275	£333,626	£80,000	£253,626	£917	30%	70
	7	0.100	395	£275	£416,679	£80,000	£336,679	£1,127	24%	76
140	1	0.036	250	£150	£91,683	£28,800	£62,883	£402	37%	63
	2	0.036	250	£150	£160,181	£28,800	£131,381	£676	22%	78
	3	0.036	250	£225	£142,824	£28,800	£114,024	£681	33%	67
	4	0.036	250	£225	£108,575	£28,800	£79,775	£544	41%	59
	5	0.036	250	£225	£108,575	£28,800	£79,775	£544	41%	59
	6	0.036	250	£275	£97,003	£28,800	£68,203	£548	50%	50
	7	0.036	250	£275	£197,753	£28,800	£168,953	£951	29%	71

Appendix 8

Tables of CIL Buffer calculations, assuming 40% affordable housing.

Assuming an employment EUV of £800,000 per ha.

Land values taken from the land value outcomes tables

No. units 10

a Density dph	b Value Point	c Site area ha	d Floor area sqm market only	e Proposed CIL per sqm	f Residual land value	g EUV at £800,000	h Land value difference	i Difference per sqm (max CIL rate)	j Proposed CIL/ max CILx100	k 100-j Buffer %
25	1	0.400	1500	£150	£1,116,747	£320,000	£796,747	£681	22%	78
	2	0.400	1500	£150	£1,379,779	£320,000	£1,059,779	£857	18%	82
	3	0.400	1500	£225	£1,016,768	£320,000	£696,768	£690	33%	67
	4	0.400	1500	£225	£1,279,800	£320,000	£959,800	£865	26%	74
	5	0.400	1500	£225	£1,411,316	£320,000	£1,091,316	£953	24%	76
	6	0.400	1500	£275	£1,344,664	£320,000	£1,024,664	£958	29%	71
	7	0.400	1500	£275	£1,344,664	£320,000	£1,024,664	£958	29%	71
35	1	0.286	1008	£150	£804,311	£228,571	£575,740	£721	21%	79
	2	0.286	1008	£150	£830,615	£228,571	£602,044	£747	20%	80
	3	0.286	1008	£225	£802,884	£228,571	£574,313	£795	28%	72
	4	0.286	1008	£225	£960,703	£228,571	£732,132	£951	24%	76
	5	0.286	1008	£225	£960,703	£228,571	£732,132	£951	24%	76
	6	0.286	1008	£275	£1,007,974	£228,571	£779,403	£1,048	26%	74
	7	0.286	1008	£275	£1,205,248	£228,571	£976,677	£1,244	22%	78
50	1	0.200	734	£150	£353,417	£160,000	£193,417	£414	36%	64
	2	0.200	734	£150	£419,860	£160,000	£259,860	£504	30%	70
	3	0.200	734	£225	£423,582	£160,000	£263,582	£584	39%	61
	4	0.200	734	£225	£463,448	£160,000	£303,448	£638	35%	65
	5	0.200	734	£225	£537,580	£160,000	£377,580	£739	30%	70
	6	0.200	734	£275	£498,389	£160,000	£338,389	£736	37%	63
	7	0.200	734	£275	£636,481	£160,000	£476,481	£924	30%	70
140	1	0.071	575	£150	£191,883	£57,143	£134,740	£384	39%	61
	2	0.071	575	£150	£287,671	£57,143	£230,528	£551	27%	73
	3	0.071	575	£225	£265,557	£57,143	£208,414	£587	38%	62
	4	0.071	575	£225	£282,168	£57,143	£225,025	£616	37%	63
	5	0.071	575	£225	£282,168	£57,143	£225,025	£616	37%	63
	6	0.071	575	£275	£227,731	£57,143	£170,588	£572	48%	52
	7	0.071	575	£275	£372,627	£57,143	£315,484	£824	33%	67

66

63

Appendix 8

Tables of CIL Buffer calculations, assuming 40% affordable housing.

Assuming an employment EUV of £800,000 per ha.

Land values taken from the land value outcomes tables

No. units **50**

a Density dph	b Value Point	c Site area ha	d Floor area sqm market only	e Proposed CIL per sqm	f Residual land value	g EUV at £800,000	h Land value difference	i Difference per sqm (max CIL rate)	j Proposed CIL/ max CILx100	k 100-j Buffer %
25	1	2.000	4200	£50	£2,841,312	£1,600,000	£1,241,312	£346	14%	86
	2	2.000	4200	£50	£3,504,089	£1,600,000	£1,904,089	£503	10%	90
	3	2.000	4200	£125	£2,879,556	£1,600,000	£1,279,556	£430	29%	71
	4	2.000	4200	£125	£3,458,441	£1,600,000	£1,858,441	£567	22%	78
	5	2.000	4200	£125	£3,786,527	£1,600,000	£2,186,527	£646	19%	81
	6	2.000	4200	£200	£3,895,784	£1,600,000	£2,295,784	£747	27%	73
	7	2.000	4200	£200	£4,300,717	£1,600,000	£2,700,717	£843	24%	76
35	1	1.429	3240	£50	£2,250,439	£1,142,857	£1,107,582	£392	13%	87
	2	1.429	3240	£50	£2,489,348	£1,142,857	£1,346,491	£466	11%	89
	3	1.429	3240	£125	£2,485,842	£1,142,857	£1,342,985	£540	23%	77
	4	1.429	3240	£125	£2,852,792	£1,142,857	£1,709,935	£653	19%	81
	5	1.429	3240	£125	£2,938,667	£1,142,857	£1,795,810	£679	18%	82
	6	1.429	3240	£200	£3,305,635	£1,142,857	£2,162,778	£868	23%	77
	7	1.429	3240	£200	£4,073,885	£1,142,857	£2,931,028	£1,105	18%	82
50	1	1.000	2338	£50	£983,413	£800,000	£183,413	£128	39%	61
	2	1.000	2338	£50	£1,195,347	£800,000	£395,347	£219	23%	77
	3	1.000	2338	£125	£1,216,047	£800,000	£416,047	£303	41%	59
	4	1.000	2338	£125	£1,521,894	£800,000	£721,894	£434	29%	71
	5	1.000	2338	£125	£1,714,562	£800,000	£914,562	£516	24%	76
	6	1.000	2338	£200	£1,578,100	£800,000	£778,100	£533	38%	62
	7	1.000	2338	£200	£2,210,657	£800,000	£1,410,657	£803	25%	75
140	1	0.357	1680	£50	£0	£285,600	-£285,600	-£120	-42%	0
	2	0.357	1680	£50	£293,865	£285,600	£8,265	£55	91%	9
	3	0.357	1680	£125	£253,234	£285,600	-£32,366	£106	118%	0
	4	0.357	1680	£125	£322,649	£285,600	£37,049	£147	85%	15
	5	0.357	1680	£125	£322,649	£285,600	£37,049	£147	85%	15
	6	0.357	1680	£200	£83,278	£285,600	-£202,322	£80	251%	0
	7	0.357	1680	£200	£670,502	£285,600	£384,902	£429	47%	53

Appendix 8

Tables of CIL Buffer calculations, assuming 40% affordable housing.

Assuming an employment EUV of £450,000 per ha.

Land values taken from the land value outcomes tables

No. units 250

a Density dph	b Value Point	c Site area ha	d Floor area sqm market only	e Proposed CIL per sqm	f Residual land value	g EUV at £450,000	h Land value difference	i Difference per sqm (max CIL rate)	j Proposed CIL/ max CILx100	k 100-j Buffer %
25	1	10.000	18000	£50	£8,827,720	£4,500,000	£4,327,720	£290	17%	83
	2	10.000	18000	£50	£10,743,928	£4,500,000	£6,243,928	£397	13%	87
	3	10.000	18000	£125	£9,504,813	£4,500,000	£5,004,813	£403	31%	69
	4	10.000	18000	£125	£11,776,584	£4,500,000	£7,276,584	£529	24%	76
	5	10.000	18000	£125	£12,660,169	£4,500,000	£8,160,169	£578	22%	78
	6	10.000	18000	£200	£13,797,685	£4,500,000	£9,297,685	£717	28%	72
	7	10.000	18000	£200	£16,809,325	£4,500,000	£12,309,325	£884	23%	77
35	1	7.143	16460	£50	£8,301,095	£3,214,286	£5,086,809	£359	14%	86
	2	7.143	16460	£50	£9,807,447	£3,214,286	£6,593,161	£451	11%	89
	3	7.143	16460	£125	£9,234,879	£3,214,286	£6,020,593	£491	25%	75
	4	7.143	16460	£125	£11,126,070	£3,214,286	£7,911,784	£606	21%	79
	5	7.143	16460	£125	£12,009,654	£3,214,286	£8,795,368	£659	19%	81
	6	7.143	16460	£200	£13,169,657	£3,214,286	£9,955,371	£805	25%	75
	7	7.143	16460	£200	£16,474,051	£3,214,286	£13,259,765	£1,006	20%	80
50	1	5.000	11690	£50	£3,085,712	£2,250,000	£835,712	£121	41%	59
	2	5.000	11690	£50	£4,110,351	£2,250,000	£1,860,351	£209	24%	76
	3	5.000	11690	£125	£4,201,402	£2,250,000	£1,951,402	£292	43%	57
	4	5.000	11690	£125	£5,680,076	£2,250,000	£3,430,076	£418	30%	70
	5	5.000	11690	£125	£6,611,566	£2,250,000	£4,361,566	£498	25%	75
	6	5.000	11690	£200	£5,942,787	£2,250,000	£3,692,787	£516	39%	61
	7	5.000	11690	£200	£9,001,001	£2,250,000	£6,751,001	£778	26%	74
140	1	1.790	8700	£50	£0	£805,500	£-805,500	£-43	-117%	0
	2	1.790	8700	£50	£560,871	£805,500	£-244,629	£22	229%	0
	3	1.790	8700	£125	£404,046	£805,500	£-401,454	£79	159%	0
	4	1.790	8700	£125	£1,024,778	£805,500	£219,278	£150	83%	17
	5	1.790	8700	£125	£1,024,778	£805,500	£219,278	£150	83%	17
	6	1.790	8700	£200	£0	£805,500	£-805,500	£107	186%	0
	7	1.790	8700	£200	£2,404,738	£805,500	£1,599,238	£384	52%	48

Appendix 8

Tables of CIL Buffer calculations, assuming 40% affordable housing.

Assuming an employment EUV of £800,000 per ha.

Land values taken from the land value outcomes tables

No. units 250

a Density dph	b Value Point	c Site area ha	d Floor area sqm market only	e Proposed CIL per sqm	f Residual land value	g EUV at £800,000	h Land value difference	i Difference per sqm (max CIL rate)	j Proposed CIL/ max CILx100	k 100-j Buffer %
25	1	10.000	18000	£50	£8,827,720	£8,000,000	£827,720	£96	52%	48
	2	10.000	18000	£50	£10,743,928	£8,000,000	£2,743,928	£202	25%	75
	3	10.000	18000	£125	£9,504,813	£8,000,000	£1,504,813	£209	60%	40
	4	10.000	18000	£125	£11,776,584	£8,000,000	£3,776,584	£335	37%	63
	5	10.000	18000	£125	£12,660,169	£8,000,000	£4,660,169	£384	33%	67
	6	10.000	18000	£200	£13,797,685	£8,000,000	£5,797,685	£522	38%	62
	7	10.000	18000	£200	£16,809,325	£8,000,000	£8,809,325	£689	29%	71
35	1	7.143	16460	£50	£8,301,095	£5,714,286	£2,586,809	£207	24%	76
	2	7.143	16460	£50	£9,807,447	£5,714,286	£4,093,161	£299	17%	83
	3	7.143	16460	£125	£9,234,879	£5,714,286	£3,520,593	£339	37%	63
	4	7.143	16460	£125	£11,126,070	£5,714,286	£5,411,784	£454	28%	72
	5	7.143	16460	£125	£12,009,654	£5,714,286	£6,295,368	£507	25%	75
	6	7.143	16460	£200	£13,169,657	£5,714,286	£7,455,371	£653	31%	69
	7	7.143	16460	£200	£16,474,051	£5,714,286	£10,759,765	£854	23%	77
50	1	5.000	11690	£50	£3,085,712	£4,000,000	-£914,288	-£28	-177%	0
	2	5.000	11690	£50	£4,110,351	£4,000,000	£110,351	£59	84%	16
	3	5.000	11690	£125	£4,201,402	£4,000,000	£201,402	£142	88%	12
	4	5.000	11690	£125	£5,680,076	£4,000,000	£1,680,076	£269	47%	53
	5	5.000	11690	£125	£6,611,566	£4,000,000	£2,611,566	£348	36%	64
	6	5.000	11690	£200	£5,942,787	£4,000,000	£1,942,787	£366	55%	45
	7	5.000	11690	£200	£9,001,001	£4,000,000	£5,001,001	£628	32%	68
140	1	1.790	8700	£50	£0	£1,432,000	-£1,432,000	-£115	-44%	0
	2	1.790	8700	£50	£560,871	£1,432,000	-£871,129	-£50	-100%	0
	3	1.790	8700	£125	£404,046	£1,432,000	-£1,027,954	£7	1826%	0
	4	1.790	8700	£125	£1,024,778	£1,432,000	-£407,222	£78	160%	0
	5	1.790	8700	£125	£1,024,778	£1,432,000	-£407,222	£78	160%	0
	6	1.790	8700	£200	£0	£1,432,000	-£1,432,000	£35	565%	0
	7	1.790	8700	£200	£2,404,738	£1,432,000	£972,738	£312	64%	36

Proposed Contributions to be sought from 7 August 2014¹²

1. District Leisure/Open Space/Community Development

Collection period 1 April 2014 - 31 March 2031

Dwellings Estimated: 4584¹³

Capital Cost of strategic district wide projects: £9,675,173

Contribution per dwelling¹⁴:

1 bedroom	£1,513
2 bedroom	£3,026
3 bedroom	£4,539
4 plus bedrooms	£6,808

2. Parish Leisure/Open Space/Community Contribution

Collection period 1 April 2014 - 31 March 2021

Dwellings Estimated¹⁵: 1,604

Capital Cost of recommended local/parish projects: £1,783,327

Contribution per dwelling¹⁶:

1 bedroom	£406
2 bedroom	£812
3 bedroom	£1,218
4 plus bedrooms	£1,827

¹²Inclusive of 5% District Council monitoring and collection fee

¹³This is calculated on the delivery of 7,400 dwellings between the period 2011-2031 less as at 1 April 2014 completions (965 dwellings) and planning permission granted (1851)

¹⁴This is calculated on the capital cost of the District leisure/open space projects, divided by the number of dwellings to be provided, proportioned on the identified housing mix as recommended in the Hart Strategic Housing Market Assessment (SHMA)

¹⁵This is calculated on the delivery of 7,400 dwellings between the period 2011-2031 less as at 1 April 2014 completions (965 dwellings) and planning permission granted (1851)

¹⁶This is calculated on the capital cost of the Parish area leisure/open space projects, divided by the number of dwellings to be provided between 2014 - 2021, proportioned on the identified housing mix as recommended in the Hart Strategic Housing Market Assessment (SHMA)

3. Education - Primary Schools

Collection period 1 April 2014 - 31 March 2031
 Dwellings Estimated 3,300
 Capital Cost of strategic projects¹⁷: £16,690,527

Contribution per dwelling ¹⁸ :	
2 bedroom	£3,370
3 bedroom	£5,055
4 plus bedrooms	£6,741

4. Education - Secondary Schools

Collection period 1 April 2014 - 31 March 2031
 Dwellings Estimated¹⁹: 3,300
 Capital Cost of strategic projects²⁰: £20,311,154

Contribution per dwelling:	
2 bedroom	£4,101
3 bedroom	£6,152
4 plus bedrooms	£8,203

¹⁷ This is calculated by the number of dwellings to be provided multiplied by £5,057 which is the County Council's 2013 tariff where an existing primary school is to be extended (Hampshire County Council, Developers' Contributions towards Children's Services Facilities 2013). Different contribution levels may be required for new schools: where a new 1 form entry school is required - £6,278 or where a new 2 form entry school is required - £4,944 per dwelling. Alternatively, where a specific facility can be identified and costed, for example where a primary school lacks an adequate school hall, the contribution will be based on the projected cost.

¹⁸ This is calculated on the capital cost of the Parish area leisure/open space projects, divided by the number of dwellings to be provided between 2006-2017, proportioned on the identified housing mix as recommended in the Hart Strategic Housing Market Assessment (SHMA)

¹⁹ This is calculated on the number of 2 or more bedroom dwelling to be provided between 2014-2031 less 20% to take account of limited development within the Hawley/Blackwater/Yateley catchments and proportioned in accordance with the housing mix as recommended in the Hart Strategic Housing Market Assessment (SHMA)

²⁰ This is calculated by the number of dwellings to be provided multiplied by £6,154 which is the County Council's 2013 tariff where an existing secondary school is to be extended (Hampshire County Council, Developers' Contributions towards Children's Services Facilities 2013). Alternatively, where a specific facility can be identified and costed, for example where a secondary school lacks adequate classrooms, the contribution will be based on the projected cost.

5. Hampshire Transport Contribution²¹

Residential - Contribution per dwelling (net):	
1 bedroom	£2,079
2 or 3 bedroom	£3,932
4 plus bedrooms	£5,730

Employment - Contribution (net)	
B1 – Business	£4,516/100m ²
B2 – General Industrial	£1,811/100m ²
B8 – Warehouse, storage, and Distribution	£2,270/100m ²

6. Thames Basin Heaths Special Protection Area (SPA) - Sutable Alternative Natural Greenspace (SANG) Contribution**A. Hitches Lane**

Contribution per dwelling (net):	
1 bedroom	£4,051
2 or 3 bedrooms	£7,542
4 plus bedrooms	£10,907

B. Hawley Meadow

Contribution per dwelling (net):	
1 bedroom	£3,549
2 or 3 bedrooms	£6,067
4 plus bedrooms	£9,555

7. Thames Basin Heaths Special Protection Area (SPA) – Strategic Access Management and Monitoring (SAMM)

Contribution per dwelling (net):	
1 bedroom	£359
2 or 3 bedrooms	£668
4 plus bedrooms	£967

²¹ Hampshire County Council: Transport Contributions Policy A New Approach to Calculating Transport Contributions in Hampshire